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# New Southwark Plan Evidence Base: Housing Policy Viability Update Study

Prepared for  
London Borough of Southwark

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# 1 Executive Summary

- 1.1 This report tests the ability of a range of development types throughout the London Borough of Southwark ('LBS') to viably meet planning policy requirements of the New Southwark Plan ('NSP') Proposed Submission Version (November 2017). The study tests the cumulative impact of the emerging draft policies, focusing in particular on the housing policies, in line with the requirements of the National Planning Policy Framework ('NPPF') and the Local Housing Delivery Group guidance '*Viability Testing Local Plans: Advice for planning practitioners*' (June 2012).
- 1.2 This study provides an update to the September 2015 New Southwark Plan Evidence Base: Housing Policy Viability Study ('2015 Viability Study') produced by BNP Paribas Real Estate on behalf of the Council, published in October 2015.

## Methodology

- 1.3 The study adopts the same methodology as that in the 2015 Viability Study, in that it compares the residual land values of a range of development typologies on sites throughout the LBS to their value in current use (plus a premium), herein after referred to as 'benchmark land value'. If a development incorporating the emerging NSP policy requirements generates a higher residual land value than the benchmark land value, then it can be judged that these policy requirements will not adversely impact upon viability.
- 1.4 The study utilises the residual land value method of calculating the value of each development. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance, CIL and S106) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development, and guides a developer in determining an appropriate offer price for the site.
- 1.5 The housing and commercial property markets are inherently cyclical and the Council is undertaking this viability assessment at a time when the market has recovered from the severe recession but there is a degree of uncertainty due to the result of the EU referendum and the commencement of negotiations to leave the EU following the triggering of Article 50. Notwithstanding this, residential values have improved significantly in the LBS since the recession and in June 2011 surpassed their December 2007 peak levels. The Land Registry's online database identifies that residential values are currently 71%<sup>1</sup> higher than the peak of the market values.
- 1.6 Forecasts for the medium term predict growth in mainstream London markets. In this regard we have tested the impact of this by running a sensitivity analysis which varies the base sales values and build costs, with values increasing by 10%, accompanied by cost inflation of 5%. This analysis is indicative only, but is intended to assist the Council in understanding the ability of developments to absorb its requirements both in today's terms but also in the future.
- 1.7 The viability analysis in this study provides a high level understanding of the viability of potential development sites in the context of the cumulative impact of the Council's emerging planning policies. It should be noted that some sites may require more detailed site and scheme specific viability analysis when they come forward through the development management process.

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<sup>1</sup> As identified from the Land Registry's online House Price Index database (<http://www.landregistry.gov.uk/public/house-prices-and-sales/search-the-index>)

## Key findings and recommendations

1.8 The key findings of the study are as follows:

- The results of this update study are reflective of current market conditions, which are likely to improve over the medium term, which is likely to lead to improving development viability. It is therefore important that the Council keeps the viability situation under review so that any policy requirements can be made and adjusted to reflect any future changes.
- Some development typologies tested were unviable in certain circumstances due to market factors, rather than the impact of the Council's proposed policy requirements and standards. In particular it tends to be in relation to the high benchmark land values. These schemes are identified in the appraisals as being unviable at 0% affordable housing. These schemes will not come forward until changes in market conditions i.e. an improvement in sales values by comparison to build costs and the development value vs the existing use and competing uses for the site. In this regard their current unviable status should not be taken as an indication that the Council's requirements cannot be accommodated.

### Affordable Housing

- The testing has demonstrated that the Council's Policy DM1 requirement of 35% affordable housing remains a reasonable requirement across all developments in the LBS. Some schemes (subject to their benchmark land values) are able to achieve higher amounts of affordable housing (50% affordable housing). As can be expected however, some schemes are also identified as having challenging viability. However, the Council's flexible approach in their policy i.e. that the provision will be subject to viability, will assist with both development viability and ensuring the delivery of the maximum quantum of viable affordable housing. Considering the results of this assessment holistically and considering the Council's preference for social rented accommodation, we recommend that the current requirement of 35% is maintained.
- In light of the results we consider that there is no need for the Council to adopt a sliding scale of affordable housing for units between 11 to 15 units, and that the Council's flexible policy approach allowing for viability will be sufficient to assist schemes where due to site specific circumstances they are unable to deliver 35% affordable housing.
- The sensitivity testing of affordable housing tenures as part of this assessment has identified that the Council's Policy DM1 approach of seeking 25% social rent to 10% intermediate (71%:29%) across the majority of the LBS can be delivered in a number of the scenarios tested. Further, the results identify that viability can be seen to improve marginally when London Affordable Rent ('LAR') is sought in place of Borough calculated social rent (of up to circa 5%). Given this position and that the Council has an identified a need for social rented housing in the we consider that the emerging NSP's policy approach of requiring rented affordable housing to be delivered as Borough calculated social rents as a priority is reasonable.
- Our assessment of shared ownership accommodation has identified that viability improves with increasing income thresholds from the Council's identified thresholds to the GLA's thresholds. However, this is seen to be only a marginal improvement in viability given that intermediate units make up a small part of the affordable housing offer (circa 29%).
- Our testing of schemes with the inclusion of London Living Rent ('LLR') in place of shared ownership is seen to have a limited impact on the viability in schemes where shared ownership values are based on the Council's lower income thresholds. Shared ownership at the GLA's income thresholds is identified as being more viable than LLR.

- As with the Council's approach to LAR, we consider that allowing the Higher GLA thresholds on intermediate units in exceptional circumstances to be reasonable. This is particularly given the context that this can be seen to improve viability by circa 5% in some schemes.
- Given the above, for schemes where viability is identified as being particularly challenging, the combination of allowing all or some of the following may assist the Council in achieving more affordable housing:
  - the inclusion of LAR units in place of social rent;
  - flexibility in the tenure split to allow a larger proportion of intermediate units; and
  - increasing the income thresholds.

#### **Private Rental Sector ('PRS')**

- This study has considered the ability for PRS schemes to deliver affordable housing. We have updated our appraisals undertaken in the 2015 Viability Study assuming the developer will retain the PRS investment. Our testing has identified that, much like conventional housing schemes, PRS developments can in most instances viably deliver affordable housing and some instances dependant on the rental values achieved, benchmark land value and tenure of affordable housing secured can secure more than 35% affordable housing. In this regard we consider that the Council's emerging NSP Policy DM4 affordable housing requirements, which seeks a minimum of 35% affordable housing when delivered as discount market rent units subject to viability, will suitably allow schemes to come forward allowing for site specific issues whilst ensuring the maximum reasonable quantum of affordable housing is delivered.

#### **Student Accommodation**

- With respect to student accommodation, the study has identified that in line with the requirements of the NSP Policy DM22, direct let/private student housing can accommodate affordable housing to varying degrees with some schemes able to support at least 35% affordable housing as well as up to 27% of units as affordable student accommodation as suggested by the London Plan and defined by The Mayor's 'Draft Interim Housing Supplementary Planning Guidance' (May 2015) as updated by the London Plan Annual Monitoring Report 13 2015/16 (July 2017). Our testing has highlighted that such schemes are sensitive to changes in inputs, such as tenancy lengths and rents and in this regard we recommend that the Council applies their emerging policy flexibly i.e. subject to viability.
- Our testing of nomination schemes/schemes let by universities at low rental levels and on shorter tenancies has identified that such schemes are unable to support much conventional affordable housing (up to circa 5% depending on the benchmark land value of the site).

#### **Mixed Use Schemes**

- This study has demonstrated that schemes can viably provide commercial floorspace within developments in the LBS along with other policy requirements including affordable housing. However, the degree to which this can be accommodated will differ from site to site and scheme to scheme. On this basis we consider that the emerging NSP Policy DM24, which requires applicants to provide evidence of lack of demand for floorspace and viability evidence where proposed schemes cannot provide replacement commercial floorspace, will provide suitable flexibility to ensure that appropriate development, providing a suitable mix of uses to support the identified needs of the LBS, comes forward.
- This study demonstrates that the Council's flexible approach to applying its policy requirements, will ensure an appropriate balance between delivering affordable housing, sustainability objectives, necessary infrastructure and the need for landowners and developers to achieve competitive returns, as required by the NPPF. Maintaining

this approach will lighten the 'scale of obligations and policy burdens' (para 174 of the NPPF) to ensure that sites are, as far as possible, able to be developed viably and thus facilitate the growth envisaged by the Council's plans throughout the economic cycle without jeopardising the delivery of the New Southwark Plan.

## 2 Introduction

- 2.1 In June 2017 the London Borough of Southwark ('the Council') consulted on the New Southwark Plan Preferred Option: New and Amended Policies. This interim version of the New Southwark Plan incorporates a revised approach to a number of policies. Given this position, the Council commissioned BNP Paribas Real Estate to undertake an update to the assessment of the viability of the delivery of the housing policies in the emerging New Southwark Plan to account for the changes to the Council's proposed policy framework. This is in accordance with paragraphs 173 and 175 of the National Planning Policy Framework (2011) ('NPPF') and the National Planning Practice Guidance (2014) ('NPPG'). This work provides an update to the work undertaken in the 2015 Viability Study and both documents will be used as part of the evidence base underpinning the emerging NSP.
- 2.2 In terms of methodology, we have adopted standard residual valuation approaches to test the impact on viability of the emerging draft NSP policies, which is in line with the earlier policy testing underpinning the NSP. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that conclusions must always be tempered by a level of flexibility in application of policy requirements on a site by site basis to allow schemes to come forward in the context of their site specific variations.
- 2.3 In light of the above, we would highlight that the purpose of this viability study is to support the Council's emerging policies through Examination in Public by providing evidence to show that the requirements set out within the NPPF are met. That is, that the policy requirements for development set out within the plan do not threaten the ability of the sites and scale of that development to be developed viably.
- 2.4 As an area wide study this assessment makes overall judgements as to viability in the LBS area and does not account for individual site circumstances and in this regard should not be relied upon for individual site applications.
- 2.5 This is recognised within Section 2 of the Local Housing Delivery Group guidance, which identifies the Purpose and role of viability assessments within plan-making. This identifies that: *"The role of the test is not to give a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage. Rather, it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan."*

## 3 Key policy changes

### Preferred Option: New and Amended Policies

- 3.1 As previously identified In June 2017 the Council consulted on the New Southwark Plan Preferred Option: New and Amended Policies. This interim version of the New Southwark Plan incorporated a revised approach to a number of policies in particular:
- **Policy DM1: Affordable Homes** – which seeks a minimum of 35% affordable homes on developments providing 11 or more homes, subject to viability. Of this 35%, a minimum of 25% (71%) must be for social rented homes and up to 10% (29%) is to be intermediate. In the Aylesbury Area Action Plan area, the target already set is a minimum of 50% affordable housing of which a minimum of 37.5% (75%) is to be social rented homes and a minimum of 12.5% (25%) is to be intermediate homes. For developments of 10 homes or fewer, a financial contribution towards the delivery of new council homes will be sought.
  - **Policy DM4: Private Rented Homes** – this sets out that PRS developments must provide affordable homes in accordance with DM1 or provide at least 35% affordable discount market rent homes, subject to viability, of which a minimum of 12% (34%) should be a social rent equivalent, a minimum of 18% (52%) should be Affordable Rent capped at London Living Rent equivalent and a minimum of 5% (14%) should be Affordable Rent for household incomes of between £60,000 and £90,000 per year.
  - **Policy DM22: Student Homes** – seeks 35% of gross internal area of schemes providing direct let student rooms at market rents as conventional affordable housing and 27% of student rooms let at a rent that is affordable to students. For schemes providing affordable housing for nominated further and higher institutions as much conventional affordable housing as is viable.
- 3.2 This study also takes into consideration the cost implications associated with design standards as set out in both the emerging NSP and the adopted London Plan. In particular considering LBS' requirements for lifetime homes (Policy SP7: Social Regeneration), access standards, water efficiency and car parking and electric vehicle charging (Policy DM48: Car Parking).

### Southwark CIL

- 3.1 The Council adopted its original CIL Charging Schedule on 1 April 2015. This set out a range of charges for different development types and in some instances geographical locations within the LBS. The Council has since revised it's charging schedule to ensure that the council can secure sufficient funding for infrastructure in particular to support growth in the Old Kent Road Opportunity Area ('OKROA'), including the Bakerloo Line extension in the Old Kent Road area. The revision includes amending the boundary between CIL Zones 2 and 3 so the whole of the OKROA falls within Zone 2 and formally setting the CIL rates at the indexed levels as specified by Regulation 40 of the CIL Regulations (as amended).
- 3.2 The Revised CIL Charging Schedule was examined in July 2017 with the Examiner concluding in his report dated August 2017 that the Charging Schedule provides an appropriate basis for the collection of the levy in the LBS subject to one very minor modification pertaining to the zone maps. The Council has reported the Revised CIL Charging Schedule to cabinet on 31 October 2017 and is due to report the Council Assembly on 29 November 2017. Subject to the approval by the Council Assembly the Council plans to bring the Revised Charging Schedule into effect on 1 December 2017.
- 3.3 The pertinent charges to this study are as set out in Table 3.3.1 below. We have undertaken the base viability testing assuming an allowance of 20% existing floorspace is eligible for discount. This is in line with the findings and assumptions adopted in the Council's recent CIL viability study.

**Table 3.3.1 LB Southwark Revised CIL Charging Schedule**

Use	Zone	CIL Rate per sq. m
Office	Zone 1 Zones 2-3	£76 £0
Residential	Zone 1 Zone 2 Zone 3	£435 £218 £54
Student Housing (assuming direct let – market rent levels)	Zones 1-3	£109
All retail (A1-A5 & Sui Generis uses akin to retail)	Zones 1-3	£136
Town centre car parking	Zones 1-3	£0
Industrial and warehousing	Zones 1-3	£0
Public libraries, health, education	Zones 1-3	£0
All other uses	Zones 1-3	£0

### Mayoral CIL

- 3.4 Southwark falls within Mayoral CIL Zone 2, where at present a Mayoral CIL charge of £35 per square metre (unindexed) is levied. In addition, the Crossrail and Mayoral CIL SPG identifies that in particular locations, where appropriate, the Mayor could negotiate Section 106 contributions over and above the Mayoral CIL towards Crossrail, dependant on the size and impact of the development and viability issues. Part of the north of the borough is located within the GLA's Central London designation liable for S106 contributions towards Crossrail.
- 3.5 We note that the Mayor published the Mayor of London Community Infrastructure Levy 2 Preliminary Draft Charging Schedule (MCIL2 PDCS) on 26 June 2017 for consultation until 7 August 2017. The Mayor intends that from April 2019 MCIL2 will supersede the current Mayor's CIL (MCIL1) and the associated planning obligation/S.106 charge scheme applicable in central London and the northern part of the Isle of Dogs. MCIL1 contributes to funding for Crossrail. MCIL2 will be used to contribute to funding for Crossrail 2.
- 3.6 The Mayor's MCIL2 PDCS identifies Southwark to be within Zone 2 as well as being subject to higher charges for office, retail and hotel uses in the north of the Borough. We set out the applicable charges in table 3.6.1 below.

**Table 3.6.1 MCIL2 Preliminary Draft CIL Charging Schedule**

Use	CIL Rate per sq. m
All uses (except for the proposed rates for office, retail and hotel in Central London and for health and education)	£60
Office in central London area	£185
Retail in central London area	£165
Hotel in central London area	£140

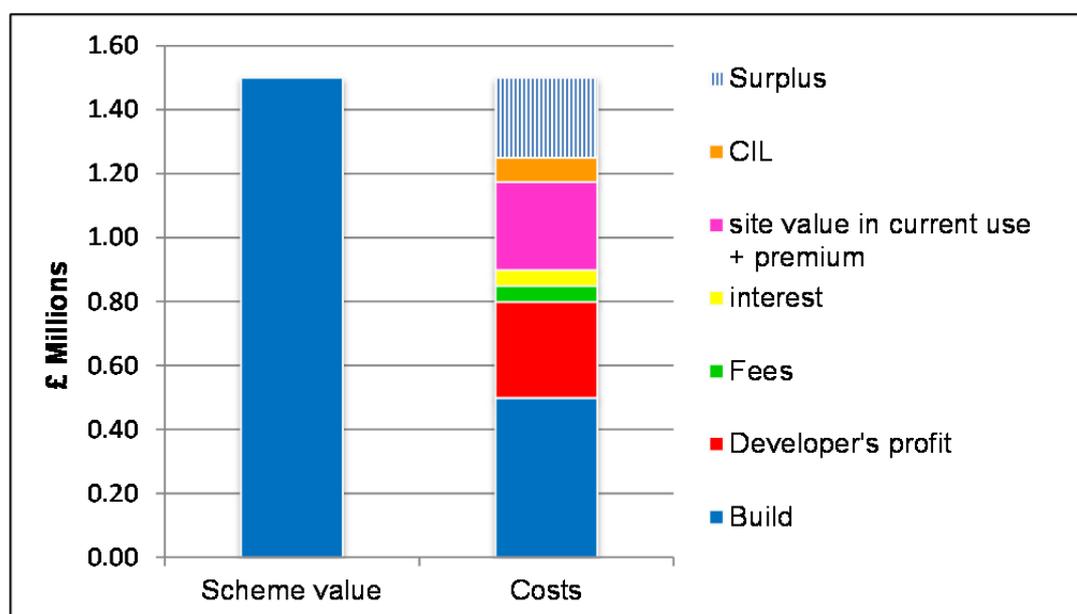
- 3.7 In light of this, this study accordingly takes into consideration the increased cost to development associated with the MCIL2.

## 4 Methodology

- 4.1 Our methodology follows standard development appraisal conventions, using assumptions that reflect local market and planning policy circumstances. The study is therefore specific to Southwark and reflects the Council's planning policy requirements.

### Approach to testing development viability

- 4.2 Appraisal models can be summarised via the following diagram. The total scheme value is calculated, as represented by the left hand bar. This includes the sales receipts from the private housing and the payment from a Registered Provider ('RP') for the completed affordable housing units. For a commercial scheme, scheme value equates to the capital value of the rental income. The model then deducts the build costs, fees, interest, Section 106 contributions and developer's profit. A 'residual' amount is left after all these costs are deducted – this is the land value that the Developer would pay to the landowner. The residual land value is represented by the red portion of the right hand bar in the diagram.



- 4.3 The Residual Land Value is normally a key variable in determining whether a scheme will proceed. If a proposal generates sufficient positive land value (in excess of existing use value), it will be implemented. If not, the proposal will not go ahead, unless there are alternative funding sources to bridge the 'gap'.
- 4.4 Problems with key appraisal variables can be summarised as follows:
- Development costs are subject to national and local monitoring and can be reasonably accurately assessed in 'normal' circumstances. In boroughs like Southwark, many sites will be previously developed. These sites can sometimes encounter 'exceptional' costs such as decontamination. Such costs can be very difficult to anticipate before detailed site surveys are undertaken;
  - Development value and costs will also be significantly affected by assumptions about the nature and type of affordable housing provision and other Planning Obligations. In addition, on major projects, assumptions about development phasing; and infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of the obligations are deferred, the less the real cost to the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and

- While Developer's Profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. While profit levels were typically up to around 15% of completed development value at the peak of the market in 2007, banks currently require schemes to show a higher profit to reflect the current risk. Typically developers and banks are targeting around 17% to 20% profit on gross development value generated by private elements (GDV) or cost. We noted in the LB Southwark CIL Viability Update report produced in November 2014 that there was market sentiment that given the improvement in the market over the last few years that targeted profit margins have moved in. This was supported by a letter from the District Valuer's Service (DVS), who undertake the majority of the Council's site specific viability assessments for planning applications. In their letter they commented that:
  - "We have never accepted a profit level in excess of 20% of value
  - Typically over the last 18 months we have assessed profit on value in the order of 17.5%
  - As an alternative, sometimes we have assessed scheme profit on cost and typically in the order of 20%
  - The exact % will vary from scheme to scheme"

We appreciate that following the result of the EU referendum and the commencement of negotiations to leave the EU following the triggering of Article 50, the market has started to reflect increased uncertainty through levels of profit at the higher end of this range. However, as identified above the exact profit level will differ from scheme to scheme and will be dependent on the view of the market in that location. Southwark's market continues to perform well with strong interest and development activity from developers and good demand and sales.

- 4.5 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value'<sup>2</sup> or another appropriate benchmark to make development worthwhile i.e. provides a 'competitive return' (Para 173 NPPF). The margin above existing use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.
- 4.6 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the current use. Ultimately, if landowners' expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that its policy may change at some future point with reduced requirements. It is within the scope of those expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value. However, landowner expectations and speculation on land values need to be balanced against the legitimate needs of communities which will accommodate new development, including the provision of affordable homes and infrastructure to support new residents.

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<sup>2</sup> For the purposes of this report, existing use value is defined as the value of the site in its existing use, assuming that it remains in that use. We are not referring the RICS Valuation Standards definition of 'Existing Use Value'.

## Viability benchmark

- 4.7 The NPPF is not prescriptive on the type of methodology local planning authorities should use when assessing viability. The National Planning Practice Guidance indicates that the NPPF requirement for a ‘competitive return’ to the landowner will need to allow for an incentive for the land owner to sell and options may include “*the current use value of the land or its value for a realistic alternative use that complies with planning policy*” (Para 024; reference ID 10-024-20140306).
- 4.8 The Local Housing Delivery Group published guidance<sup>3</sup> in June 2012 which provides guidance on testing viability of Local Plan policies. The guidance notes that “*consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy*”.
- 4.9 In light of the weaknesses in the market value approach, the Local Housing Delivery Group guidance recommends that benchmark land value “*is based on a premium over current use values*” with the “*precise figure that should be used as an appropriate premium above current use value [being] determined locally*”. The guidance considers that this approach “*is in line with reference in the NPPF to take account of a “competitive return” to a willing land owner*”.
- 4.10 The examination on the Mayor of London’s CIL charging schedule considered the issue of an appropriate land value benchmark. The Mayor had adopted existing use value, while certain objectors suggested that ‘Market Value’ was a more appropriate benchmark. The Examiner concluded that:
- “The market value approach... while offering certainty on the price paid for a development site, suffers from being based on prices agreed in an historic policy context.” (Para 8) and that “I don’t believe that the EUV approach can be accurately described as fundamentally flawed or that this examination should be adjourned to allow work based on the market approach to be done” (Para 9).*
- 4.11 In his concluding remark, the Examiner pointed out that:
- “the price paid for development land may be reduced [so that CIL may be accommodated]. As with profit levels there may be cries that this is unrealistic, but **a reduction in development land value is an inherent part of the CIL concept**. It may be argued that such a reduction may be all very well in the medium to long term but it is impossible in the short term because of the price already paid/agreed for development land. The difficulty with that argument is that if accepted the prospect of raising funds for infrastructure would be forever receding into the future. In any event in some instances it may be possible for contracts and options to be re-negotiated in the light of the changed circumstances arising from the imposition of CIL charges. (Para 32 – emphasis added).*
- 4.12 It is important to stress, therefore, that there is no single threshold land value at which land will come forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site’s current use in comparison to others; how offers received compare to the owner’s perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each planning authority.

<sup>3</sup> Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012

- 4.13 Respondents to consultations on planning policy documents in LBS and other local planning authorities in and out of London have made various references to the RICS Guidance on 'Viability in Planning' and have suggested that councils should run their analysis on market values. This would be an extremely misleading measure against which to test viability, as market values should reflect *existing policies already in place*, and would consequently tell us nothing as to how future (as yet un-adopted) policies might impact on viability. It has been widely accepted elsewhere that market values are inappropriate for testing planning policy requirements.
- 4.14 Notably Paragraph 18 of the GLA's adopted Affordable Housing and Viability SPG (August 2017) clearly states that:
- "The SPG is explicit about the Mayor's preference for using Existing Use Value Plus as the comparable Benchmark Land Value when assessing the viability of a proposal. The premium above Existing Use Value will be based on site specific justification reflecting the circumstances that apply."*
- 4.15 Paragraph 3.40 goes on to reiterate the NPPG's position that *"in all cases, land or site value should: reflect policy requirements and planning obligations and, where applicable, any Community Infrastructure Levy charge"*. Paragraph 3.41 goes on to explain that this is a *"key requirement"* as assuming that the granting of planning permission will increase the value of the site, but not including the costs of meeting planning requirements will result in an overinflated site value, contrary to the NPPG. The SPG goes on to identify in the next paragraph (3.42) that,
- "It is for this reason that the Mayor does not consider it appropriate within a development appraisal to apply a fixed land value as an input which is based on price paid for land or a purely aspirational sum sought by a landowner. Land transactions reflect the specific circumstances of the developer whereas planning viability appraisals are typically undertaken on a standardised basis. Reliance on land transactions for sites that are not genuinely comparable or that are based on assumptions of low affordable housing delivery, excess densities or predicted value growth, may lead to inflated site values. This undermines the implementation of Development Plan policies and the ability of planning authorities to deliver sustainable development."*
- 4.16 Relying upon historic transactions is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements, so an exercise using these transactions as a benchmark would tell the Council nothing about the potential for sites to absorb as yet unadopted policies. Various Local Plan inspectors and CIL examiners have accepted the key point that Local Plan policies and CIL will ultimately result in a reduction in land values, so benchmarks must consider a reasonable minimum threshold which landowners will accept. For local authority areas such as the LBS, the 'bottom line' in terms of land value will be the value of the site in its existing use. This fundamental point is recognised by the RICS at paragraph 3.4.4. of its Guidance Note on "Financial Viability in Planning":
- "For a development to be financially viable, any uplift from current use value to residual land value that arises when planning permission is granted should be able to meet the cost of planning obligations while ensuring an appropriate Site Value for the landowner and a market risk adjusted return to the developer in delivering that project (the NPPF refers to this as 'competitive returns' respectively). The return to the landowner will be in the form of a land value in excess of current use value"*.
- 4.17 The Guidance goes on to state that *"it would be inappropriate to assume an uplift based on set percentages... given the diversity of individual development sites"*.

- 4.18 Commentators also make reference to “market testing” of benchmark land values. This is another variant of the benchmarking advocated by respondents outlined at paragraph 3.13. These respondents advocate using benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of the respondents who advocate this have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:
- Transactions are often based on bids that ‘take a view’ on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to ‘market test’ CIL rates, the outcome would be unreliable and potentially highly misleading.
  - Historic transactions of housing sites are often based on the receipt of grant funding, which is no longer available.
  - There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.
  - Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisals are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer’s assumed future values). Using these transactions would produce unreliable and misleading results.
- 4.19 These issues are evident from a recent BNP Paribas Real Estate review of the differences between the value ascribed to developments by applicants and the amounts the sites were purchased for by the same parties. The prices paid exceeded the value of the consented schemes by between 52% and 18,000%.
- 4.20 The GLA’s SPG references the 2015 research published by the RICS<sup>4</sup>, which found that the ‘market value’ approach is not being applied correctly and sets out at page 26 that *“if market value is based on comparable evidence without proper adjustment to reflect policy compliant planning obligations, this introduces a circularity, which encourages developers to overpay for sites and try to recover some or all of the overpayment via reductions in planning obligations”*
- 4.21 For the reasons set out above, the approach of using current use values is a more reliable indicator of viability than using market values or prices paid for sites, as advocated by certain respondents. Our assessment follows this approach, as set out in Section 5.

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<sup>4</sup> RICS Financial Viability Appraisal in Planning Decisions: Theory and Practice. April 2015

## 5 Appraisal inputs

### Site areas and scheme content

#### Residential schemes

- 5.1 We have appraised the 8 residential development typologies reflecting both the range of sales values/capital values and also sizes/types of development and densities of development across the LBS that were tested in the 2015 Viability Study. In establishing these typologies the Council reviewed historic planning applications and had regard to development likely to come forward. These typologies are therefore reflective of developments that have been consented/delivered as well as those the Council expects to come forward in Southwark in future. Details of the residential schemes appraised are provided below in tables 5.1.1 and 5.1.2 below.

**Table 5.1.1: Residential development typologies**

No.	No. Resi units	Description of Development	Gross site area (Ha)	Site Gross to Net %
1	11	11 homes – up to 6 storeys	0.06	100%
2	30	30 homes – up to 6 storeys	0.47	100%
3	65	65 homes – 7- 13 storeys	0.66	100%
4	100	100 homes – 7 to 13 storeys	0.85	100%
5	180	180 homes – 7 to 13 storeys	1.51	100%
6	300	300 homes – 7 to 13 storeys	1.08	100%
7	450	450 homes – 14 to 35 storeys	2.61	95%
8	650	650 homes – 14 to 35 storeys	4.95	95%

**Table 5.1.2: Unit Mix (across all tenures taken together)**

	1 Bed flat	2 bed flat	3 bed flat	4 bed flat
Unit size	46 sq m	65 sq m	85 sq m	95 sq m
1	27%	55%	18%	0%
2	37%	42%	18%	3%
3	31%	48%	18%	3%
4	28%	49%	19%	4%
5	38%	46%	13%	3%
6	38%	42%	19%	1%
7	40%	47%	11%	2%
8	29%	38%	27%	6%

## Mixed use schemes

- 5.2 As part of this update study we have also tested the impact of the requirement of the emerging NSP policies to replace commercial uses in two mixed use schemes as previously tested in the 2015 Viability Study. These schemes are derived from schemes tested in the CIL Viability Update Study November 2014 ('the CIL Study') (sites 64 and 70) as recommended by the Council who consider that these schemes are representative of the average likely mixed use schemes that are expected to come forward within the borough in future. We have then assessed the viability of these schemes when varying the quantum of office floorspace in the schemes between 25% and 10% of floorspace, to establish whether the requirement to provide commercial accommodation would necessitate a subsidy from the residential uses on the site. We set out the variations of the schemes tested in Table 5.2.1 below.

**Table 5.2.1 Mixed Use development typologies gross floorspace (sq m)**

No.	Residential (C3) (sq m)	Office (B1) (sq m)	Retail (A1-A5) (sq m)	Site area (Ha)	Density (units per HA)
1MU (25% office)	8,044	2,674	168	0.154	551.95
2MU (20% office)	8,540	2,178	168	0.154	585.98
3MU (15% office)	9,085	1,633	168	0.154	623.38
4MU (10% office)	9,629	1,089	168	0.154	660.70
5MU (25% office)	19,111	6,597	677	0.74	266.61
6MU (20% office)	20,431	5,277	677	0.74	285.02
7MU (15% office)	22,230	3,478	677	0.74	310.12
8MU (10% office)	22,805	2,903	677	0.74	318.14

## Private Rented Sector ('PRS') and student accommodation

- 5.3 As in the 2015 Viability Study, for the student housing and PRS testing element of this study we have considered the impact of the emerging NSP options version policies on two of the schemes tested in the CIL Study November 2014. We have assessed the scheme in site no 54 for the student accommodation and the scheme site no 67 for PRS housing. Full details on these sites and schemes are set out in the CIL Viability Update Study. We would highlight that the schemes in the CIL Study were developments identified by the Council based on actual schemes where planning permission had been granted or notional schemes identified as evidence in the preparation of other planning policy documents.

## Appraisal inputs

- 5.4 Given the amount of time that has lapsed since the initial inputs to the 2014 CIL Viability Study were established we have undertaken research to consider appropriate current inputs, thereby ensuring that the best available evidence is utilised. We have also sought to maintain consistency in the Council's evidence base documents wherever possible and appropriate to do so. We set out further detail on the inputs adopted in the following sections.

### Residential sales values

#### *Economic and housing market context*

- 5.5 The housing and commercial property markets are inherently cyclical. The downwards adjustment in house prices in 2008/9 was followed by a prolonged period of real house price growth. By 2010 improved consumer confidence fed through into more positive interest from potential house purchasers. However, this brief resurgence abated with figures falling and then fluctuating in 2011 and 2012. The improvement in the housing market towards the end of 2012 continued through into 2013 at which point the growth in sales values improved

significantly through to the last quarter of 2014, where the pace of the improvement was seen to moderate and continued to do so in 2015. The UK economy sustained momentum following the result of the UK's referendum on its membership of the European Union (EU), and as a result the UK housing market surprised many in 2016. The average house price rose 4.5%, which was 0.2% lower than our forecast and ahead of the level recorded in 2015. While first time buyer numbers continued to recover in 2016, overall transaction levels slowed as some home movers and investors withdrew from the market.

- 5.6 The referendum held on 23 June 2016 on the UK's membership of the EU resulted in a small majority in favour of exit. The immediate aftermath of the result of the vote was a fall in the Pound Sterling to a 31 year low and stocks overselling due to the earnings of the FTSE being largely in US Dollars. As the Pound dropped significantly this supported the stock market, which has since recouped all of the losses seen and is near the all-time highs. We are now in a period of uncertainty in relation to many factors that impact the property investment and letting markets. In March 2017, the Sterling Exchange Rate Index ("ERI") fell a further 1.5% from the end of February and was 10.5% lower compared with the end of March 2016. Both the August 2017 and November 2017 Bank of England's Inflation Reports identify that Sterling has remained around 15%-20% below its November 2015 peak since the EU Referendum. In the run up to its August Report the Sterling ERI was 2% lower than at the time of its May Report, and 18% below its late-2015 peak, which remains unchanged in November 2017.
- 5.7 However in other areas there have been tentative signs of improvement and resilience in the market. For example, the International Monetary Fund revised its forecast for UK growth in 2016 on 4 October 2016 from 1.7% to 1.8%, thereby partly reversing the cut it made to the forecast shortly after the referendum (1.9% to 1.7%). Notwithstanding this, it further trimmed its 2017 forecast from 1.3% to 1.1%, which stood at 2.2% prior to the Referendum. This figure was subsequently increased to 2% in April 2017, however was reduced in July 2017 to 1.7%. This figure remains unchanged as reported in the IMF's current forecast set out in their October 2017 World Economic Outlook report. The IMF expects growth to slow again in 2018, with a current forecast of 1.5%. The IMF's judgment on the UK's prospects reflects weaker growth in consumer spending due to the fall in the value of the pound and the subsequent impact that this has had on real, inflation-adjusted, incomes.
- 5.8 The UK's first official growth figures following the referendum result vote exceeded initial estimates. According to the ONS figures published on 23 November 2017, the Economy slowed slightly from the Q2 figure of 0.5% to grow by 0.4% in Q3 2016, which was higher than analyst's predictions of 0.3%. The UK economy grew by 0.3% in Q1 and Q2 2017 as compared to 0.6% in Q4 2016. The UK economy expanded by 0.4% in Q3, which is marginally above the previous two quarters in 2017, which brings the year on year growth to 1.5%.
- 5.9 The Bank of England's November 2017 Inflation report identifies that,
- "The profile of GDP growth in recent years has been revised in the latest data. While on average the revisions have been fairly small, they point to a more gradual slowing in four-quarter growth since 2015 than previously estimated. Recent estimates are likely to be revised further once the ONS receives and incorporates a fuller range of data. The MPC's backcast, which takes into account information from business surveys and the past revision properties of the official data, points to an even more gradual slowing in growth.*
- The majority of the slowdown in output growth since the end of 2016 has been accounted for by slower growth within the service sector. Part of that may reflect sluggish growth in household consumption, as higher import prices following sterling's depreciation have weighed on households' purchasing power.*
- 5.10 The November 2017 Inflation Report goes on to highlight that, *"The decision to leave the European Union is having a noticeable impact on the economic outlook. The overshoot of inflation throughout the forecast predominantly reflects the effects on import prices of the referendum-related fall in sterling. Uncertainties associated with Brexit are weighing on domestic activity, which has slowed even as global growth has risen significantly. And*

*Brexit-related constraints on investment and labour supply appear to be reinforcing the marked slowdown that has been increasingly evident in recent years in the rate at which the economy can grow without generating inflationary pressures.”*

- 5.11 The key announcement in November 2017 from the Bank of England was that, as indicated in the August 2017 Inflation Report, the Monetary Policy Committee (MPC) voted (by a majority of 7–2) to increase Bank Rate by 0.25 percentage points, to 0.5%. The MPC sets monetary policy to meet the 2% inflation target, which it considers helps to sustain growth and employment. The Report identifies that, *“Monetary policy continues to provide significant support to jobs and activity in the current exceptional circumstances. All members agree that any future increases in Bank Rate would be expected to be at a gradual pace and to a limited extent.”* The Report goes on to identify that, *“The Committee will monitor closely the incoming evidence on [the response of households, businesses and financial markets] and other developments, including the impact of today’s increase in Bank Rate, and stands ready to respond to changes in the economic outlook as they unfold to ensure a sustainable return of inflation to the 2% target.”*
- 5.12 The Office for National Statistics (“ONS”) provides details of averaging incomes in the United Kingdom in its “Nowcasting household income in the UK financial year ending 2017” report published in July 2017. In this report the ONS sets out that that *“the median household disposable income for all households, during the financial year ending (“FYE”) 2017 was £27,200, an increase of 1.8% compared with FYE 2016 (£26,700) after accounting for inflation and household composition; this is 5.7% (£1,500) higher than its pre-economic downturn value of £25,700 in FYE 2008. However, the median income for retired and non-retired households was £22,000 and £29,000 respectively, for the FYE 2017, increasing by 1.7% and 1.5% respectively, compared with FYE 2016. Despite the similar growth rate, described previously for the retired and non-retired households, their pattern of change since the start of the economic downturn has been very different. The median income for retired households increased by an average 1.4% per year between the FYE 2008 (£19,500) and the FYE 2017. On the other hand, the median income for non-retired households remained almost flat for this time period, with an average growth rate of 0.0% per year between the FYE 2008 (£29,200) and the FYE 2017. The fall in average disposable income for non-retired households after the economic downturn reflected a fall in income from employment (including self-employment). Similarly, it is earnings growth at the household level, in part due to rising employment levels, that has been the main driver of the most recent increases in average income for non-retired households.”* Claudia Wells (Head of Household and Income and Expenditure Analysis at the ONS) has commented that *“this has a negative effect on the economy, as this slow increase in average household income, has affected consumer spending and increased borrowing and personal debt overtime”*.
- 5.13 It is worth noting that stamp duty changes when purchasing residential property from December 2014, has also had an effect on the housing market, as it encourages first time buyers, who predominantly purchase lower priced properties, to pay lower stamp duty rates: up to £125,000 (0%), up to £250,000 (2%); and discourages wealthier families to buy property who have the capital to buy a £1,000,000 but now have to pay 10% stamp duty rates, which will significantly impede their budgets and affordability. However, for overseas investors, the post-EU referendum fall in sterling has offset the impact of higher Stamp Duty to a large extent. As BNP Paribas Real Estate noted in our Q2 Housing Market Report and reaffirms in our Q3 2017 Housing Market Prospectus Report, *“the market has become increasingly reliant on first-time buyers, especially with the depletion of mortgaged movers from the market. Income weakness clearly has potential to dent activity amongst this group given the high average loan-to-value ratios needed to gain the first step on the ladder.”* In addition, there is further impact on the market due to tax changes on the purchase of second properties. The August Bank of England’s August 2017 Inflation Report highlighted that, *“Much of the weakness in housing market activity over the past 18 months reflects a fall in the number of buy-to-let property transactions following policy changes such as the introduction of the stamp duty charge for additional properties in April 2016. Buy-to-let mortgage completions fell sharply in April 2016 (middle panel of Chart A) and have remained broadly flat since then. Perhaps consistent with that, the slowdown in housing market activity over the past 18 months has been particularly pronounced in London and the South*

*East, which together account for around 50% of buy-to-let transactions.” We note that the November 2017 Report identifies that, “The outlook for the housing market remains fairly subdued, with the balance of respondents to the September RICS housing survey reporting lower price and sales expectations for the coming months than earlier in the year. In the near term, price inflation and activity in the housing market are projected to remain well below past averages, broadly consistent with the outlook for income and consumption. While housing investment was weak in Q2, the stabilisation in housing activity should provide some support to measured housing investment in the near term.”*

- 5.14 BNP Paribas Real Estate’s Q3 Housing Market Prospectus Report, highlights that, the Council of Mortgage Lenders (CML) published a report entitled ‘Missing Movers: A Long-Term Decline in Housing Transactions?’, which investigates the reasons for the low level of housing transactions that have become a feature of the UK market since the financial crisis. The research finds long-term economic and demographic issues are responsible for the dip in activity, with ageing and equity-rich households reducing activity at one end of the market while affordability has sapped activity amongst mortgaged households, the former being the bedrock of housing activity. With little expectation of either improving real incomes, or a growth in equity to make potential moves worthwhile, the report concludes that in the absence of any radical changes to housing or indeed wider related policies “*we should expect for the foreseeable future movement among mortgaged households to remain constrained.*” It is notable therefore that more affordable regions of the country such as, the West Midland and the South West, benefiting from a solid economic base are currently *showing more robust levels of activity (RICS).*
- 5.15 The November 2017 Halifax House Price Index Report identifies that “*The annual rate of growth has continued to rise for the third month in succession, rising from 4.0% in September to 4.5% in October. The average house price is now £225,826 – exceeding last month’s previous high. House prices in the three months to October were 2.3% higher than in the previous quarter, the fastest quarterly increase since January.*” Nationwide’s November 2017 House Price Index Report identifies that the UK annual house price growth remained stable at 2.5% in September, with annual growth “*remaining within the 2-4% range that has prevailed since March 2017.*”
- 5.16 As has been continuously reported on by both Robert Gardiner (Nationwide’s Chief Economist) and Russell Galley, (Managing Director of Halifax Community Bank) the UK house prices continue to be supported by an ongoing shortage of properties on the market for sale, low mortgage rates and strong growth in employment. However, this is being partially offset by increasing pressure on household incomes/spending power and continuing affordability concerns.
- 5.17 The Nationwide Report also highlighted that they consider that there will be limited impact from the recently announced stamp duty changes. Robert Gardiner considers that “*The decision in the Budget to abolish stamp duty (SDLT) for first time buyers purchasing a property up to £300,000 (with relief for those purchasing a property up to £500,000) is likely to have only a modest impact on overall demand. In many regions, first time buyers already paid little or no stamp duty as the price of the typical first time buyer property was below the previous threshold of £125,000.*” Further, “*The potential savings are more substantial for borrowers where house prices are higher, especially in London and the South East. However, as the Office for Budget Responsibility noted, some of the benefit is likely to be passed on to existing home owners through higher house prices, though overall impact on prices is likely to be very modest (the OBR estimate they may be increased by c.0.3%, mostly in 2018).*”
- 5.18 Residential sales value forecasts by numerous property firms identify that uncertainty has weighed down the market slowing sales value growth. The future trajectory of house prices is currently uncertain. Property firms’ forecasts identify that values are expected to increase over the next five years, however this price growth is identified as being more moderate than over the past 20 years. There is a consensus that a low level of price growth is expected over the next year with a return to stronger sales value growth in 2019 – 2020, when it is anticipated that there will be more certainty on the deal agreed for the UK’s exit from the EU

and employment growth, wage growth and GDP growth return towards trend levels. Savills highlight in their Spotlight Autumn 2017 Residential Property Forecasts Report that, “any rise in the Bank of England base rate, no matter how gradual or limited, will increase the cost of borrowing for households with a variable-rate mortgage. It will also hit households looking to agree a new mortgage: lenders must apply an interest rate ‘stress test’ to make sure their borrowers can afford repayments should rates rise. These new tests will push mortgage availability out of the reach of more households. This is what limits our growth forecasts for 2021 and 2022. With mortgage affordability increasingly constrained, any house price growth will be driven by earnings growth.”

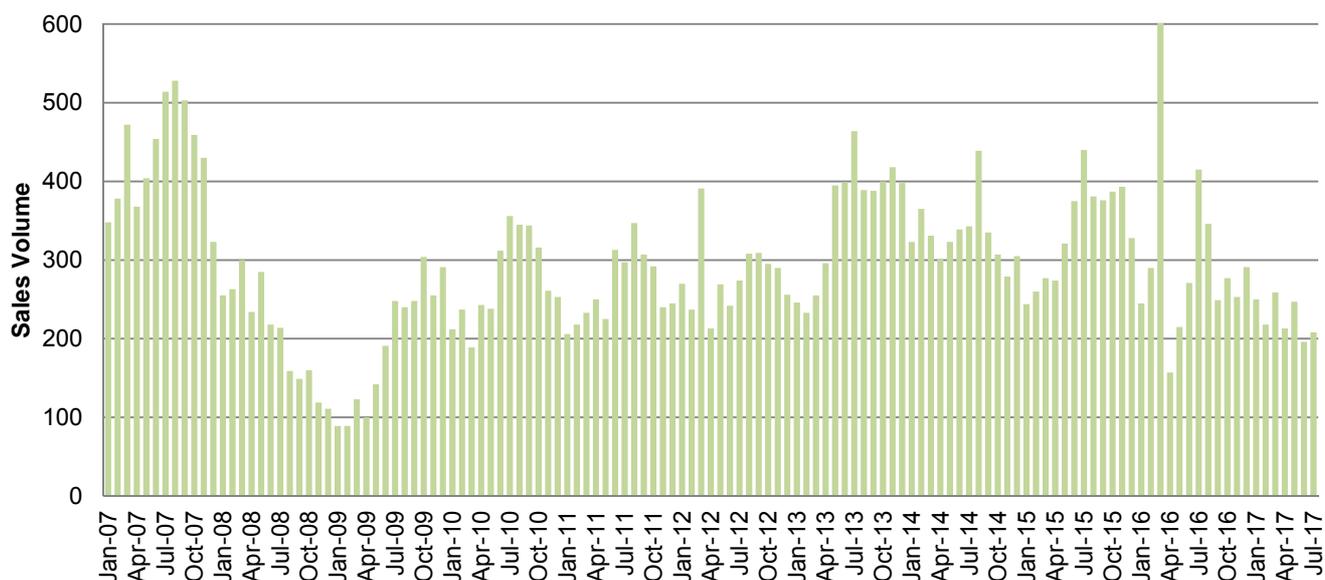
5.19 BNP Paribas Real Estate’s UK Housing Market Report published in Q2 2017 forecast for a period of muted activity and price change expecting “the average UK house price to rise by 2.2% [in 2017], half that seen in 2016”. In the Q3 2017 Housing Market Prospectus, we report that, “we expect the average UK house price to rise by around 3.5%, effectively remaining close to flat in real terms given the current pace of inflation.” Further, “we expect the average UK home to have increased in value by 13.7% or just over £28,000 over the next four years. This translates to an average UK house price increase of 3.4% per annum, although given the political and economic uncertainty ahead, the journey is unlikely to feel quite so benign with the average masking inevitable volatility”. We provide further detail on sales value forecasts for London below.

5.20 According to Land Registry data (see graphs below), residential sales values in Southwark have recovered since the lowest point in the cycle in May 2009. Prices have increased by 109% between June 2009 and September 2017 (the most recent month for which data is available). In September 2017, sales values were circa 1.3% higher than the same period in 2016. In June 2011 house prices exceeded the previous peak prices in December 2007 and at September 2017 were circa 71% above the peak of the market values, demonstrating a strong recovery.

**Figure 5.20.1: House prices in Southwark**



**Figure 5.20.2: Sales volumes in Southwark**



Source: Land Registry, Dates: January 2008 – November 2017

- 5.21 We have undertaken research into residential sales values using a number of online sources including Moliar London, Land Registry, Rightmove and Zoopla as well as knowledge of the market from undertaking site specific viability assessments in the LBS. Based on this information we have adopted a range of sales values reflective of each of the CIL Zones, which are set out in Table 5.21.1 below.

**Table 5.21.1 Range of sales values adopted in study**

CIL Zone	Value category	£ per sq ft	£ per sq m
Zone 1	High	£2,155	£23,196
Zone 1	Medium	£1,400	£15,070
Zone 1	Low	£1,150	£12,379
Zone 2	High	£1,175	£12,648
Zone 2	Medium	£850	£9,149
Zone 2	Low	£710	£7,642
Zone 3	High	£775	£8,342
Zone 3	Medium	£725	£7,804
Zone 3	Low	£650	£6,997

- 5.22 We have reviewed a number of residential sales values forecasts for London, all of which predict that sales values will increase over the medium term. These forecasts are as follows:

- BNP Paribas Real Estate (Published September 2017) – less than 3% per annum for next three years (2017 - 2020);
- Savills (published November 2017) – 7.1% growth in mainstream London and 20.3% growth for prime central London and 10.2% growth for prime other London markets between 2018-2022; and
- JLL (published November 2017) – 11.4% growth in Greater London markets, 9.8% in central London developments and 8.7% in prime Central London markets 2018-2022; and

- Knight Frank (published May 2017) – 12.5% growth in mainstream London markets, between 15.9% and 10.4% in prime central London and 11.4% in prime outer markets between 2017-2021;

5.23 Whilst this predicted growth cannot be guaranteed, we have run sensitivity analyses assuming growth in sales values of 10%, accompanied by cost inflation of 5%. These analyses provide the Council with an indication of the impact of potential changes in values and costs on viability.

5.24 We have also undertaken research on weekly residential rental values being achieved in PRS schemes in the LBS using data from the Moliar London online database. Based on our findings we set out in Table 5.24.1 the rental values adopted in our assessment of PRS schemes.

**Table 5.24.1 Range of residential rental values adopted in study**

Def of rent	Unit Type	Average Weekly Market Rent	Average Monthly Market Rent
High	1 bed	£600	£2,600
High	2 bed	£650	£2,817
High	3 bed	£750	£3,250
Med	1 bed	£410	£1,780
Med	2 bed	£489	£2,120
Med	3 bed	£618	£2,680
Low	1 bed	£350	£1,520
Low	2 bed	£433	£1,880
Low	3 bed	£563	£2,440

5.25 In our assessment of the viability of PRS schemes we have assumed an allowance for the likely rents that could be achieved based on the information set out in Table 5.24.1 above. We have then included an allowance of 25% which accounts for the costs of maintenance, lettings management, repairs, void periods, insurance, utilities and replacement of fixtures and fittings. This figure is considered to be at the upper end of such costs with larger schemes being able to achieve better economies of scale and the actual costs incurred being closely linked to the nature and range of onsite facilities and services offered.

5.26 We have capitalised the net annual rental income of the units by a net yield of 3.15%, which is in line with market research published by CBRE<sup>5</sup>.

### **Affordable housing tenure and values**

5.27 As identified in section 3 above, the NSP's emerging policy DM 1 – Affordable Homes, sets out that that the Council will seek a minimum of 35% affordable housing on developments of 11 or more units, subject to viability, with a tenure mix that varies according to area. Of this 35%, a minimum of 25% must be for social rented homes and up to 10% is to be intermediate across the Borough outside the Aylesbury Area Action Plan ('AAAP') area. Sites located within in the AAAP, the target already set is a minimum of 50% affordable housing of which a minimum of 37.5% is to be social rented homes and a minimum of 12.5% is to be intermediate homes.

5.28 In this Update study we have tested the ability of the typologies to deliver 10% to 50% affordable housing at 5% increments, as well as 0% and 100% affordable housing. We have assessed the 25% social rented homes element at both locally calculated social rents and London Affordable Rents for 2017/18 as set out in the Homes for Londoners London Affordable ('LAR') Homes Programme 2016-2021 (November 2016).

<sup>5</sup> CBRE UK Residential Property Investment Yields (September 2017)

- 5.29 The benchmarks for LAR reflect the formula rent cap figures for social rents uprated by CPI for September 2016 plus one per cent. These benchmarks will be uprated each April by the increase in CPI (for the previous September) plus one per cent and updated benchmarks will be published by the GLA on an annual basis.
- 5.30 As with the 2015 Viability Report, we have used our bespoke model to value the affordable housing, specifically created for this purpose, which replicates how RPs undertake such appraisals. This model runs cashflows for the rented tenures in Southwark over a period of circa 35 years which capitalises the net rental income stream. With respect to the social rented accommodation the model calculates the gross rent for these properties derived from a combination of property values (as at January 1999), local earnings and property size subject to not exceeding the rent cap for the 2015-2016 period, in line with HCA guidance. The net rent is then calculated by taking into account factors such as: standard levels for individual registered providers (RP's) management and maintenance costs; finance rates currently obtainable in the sector; allowances for voids and bad debt.
- 5.31 With respect to intermediate affordable housing, our assessment of shared ownership units has been based on the following assumptions. RPs will sell 25% initial equity stakes and charge a rent of up to 2.75% on the retained equity. A 3% charge for management is deducted from the rental income and the net amount is capitalised using a yield of 5%. In all cases, the values are capped (if necessary) to ensure that total housing costs (mortgage payment, rent and service charge) are affordable to households on incomes identified in the emerging NSP and that households spend no more than 40% of their net income on housing. We have also undertaken sensitivity testing based on the GLA's higher income thresholds. We set out these income thresholds in Table 5.31.1 below.

**Table 5.31.1 Intermediate income thresholds**

Unit Type	LB Southwark threshold	GLA threshold
1 Bed	£46,136	£90,000
2 Bed	£54,513	£90,000
3 Bed	£63,218	£90,000
4 Bed	£71,766	£90,000

- 5.32 The Council has also expressed interest in understanding the impact on viability of adopting London Living Rent ('LLR') in place of shared ownership products in schemes. The Mayor of London introduced LLR as an intermediate affordable housing product with locally specified sub-market rents on time-limited tenancies aimed at households who aspire to home ownership. Eligibility is restricted to households with an income no greater than £60,000 and who save towards a housing deposit. We have undertaken an assessment of the GLA's published LLR values attributed to the wards in Southwark and have adopted the following rent assumptions in the study.

**Table 5.32.1 LLRs adopted in study based on GLA ward based rental data for LBS**

CIL Zone	Def of Rent	1 Bed	2 Bed	3 Bed	4 Bed
1	High	£1,120	£1,245	£1,369	£1,494
1	Med	£1,116	£1,240	£1,364	£1,488
1	Low	£1,116	£1,240	£1,364	£1,488
2	High	£998	£1,109	£1,220	£1,331
2	Med	£935	£1,039	£1,143	£1,247
2	Low	£842	£936	£1,029	£1,123

CIL Zone	Def of Rent	1 Bed	2 Bed	3 Bed	4 Bed
3	High	£901	£1,001	£1,101	£1,201
3	Med	£844	£937	£1,031	£1,125
3	Low	£747	£830	£913	£996

5.33 We set out the results of our appraisals of the value of affordable housing achievable in the LBS at **Appendix 1**.

### Commercial revenue

5.34 As with the residential inputs we have undertaken research into updated inputs for the commercial uses tested in this study using a range of sources including EGi, Costar Suite, research reports published by reputable property companies, information on rents published by student accommodation providers and our understanding of the local markets from site specific viability assessments. We set out the assumptions adopted in Table 5.34.1 below.

**Table 5.34.1: Commercial revenue inputs adopted in study**

Use	Rent	Yield	Incentives/vacancy assumptions
<b>Office (B1)</b>			
Zone 1	£65 per sq ft	4.75%	18 months rent free & void
Zone 2	£50 - £25 per sq ft	5.5% - 6.5%	18 months rent free & void
Zone 3	£25 - £18 per sq ft	6.5% - 7.00%	18 months rent free & void
<b>Retail (A1-A5)</b>			
Zone 1	£58 per sq ft	5%	12 months rent free & void
Zone 2	£58 - £30 per sq ft	5% - 6%	12 months rent free & void
Zone 3	£30 - £25 per sq ft	6% - 7%	12 months rent free & void
<b>Student housing (C2)</b>		4.5%	95% occupancy term time and 50% occupancy summer let
Direct let/private scheme	£215 per week for singles and £269 per week for studios; and  £265 per week for singles and £335 per week for studios;		- 40 week term time let and 11 week summer let; and - 51 week let
Low nomination / university schemes	£168 per week and £240 during summer period; and		- 40 week term time let and 11 week summer let
GLA Affordable student accommodation	£159 per week and £240 during summer period		- 38 week term time let and 13 week summer let

### Build costs

5.35 The LBS has commissioned WT Partnership ('WTP') to provide cost consultancy advice in relation to the build costs and extra over costs associated with policy requirements.

5.36 With respect to residential schemes, WTP have advised that an allowance for external works of 10% would be reasonable based on the average of such costs on the benchmarks considered. They have also included allowances of 0.35% of base build costs for lifetime homes, 0.5% for car parking and electric vehicle charging, 0.4% for SUDs and water attenuation and a further 2.5% for existing energy policies.

5.37 For commercial uses, WTP have advised that a 10% allowance for external works and a further 1% of base build costs to achieve BREEAM excellent.

- 5.38 WTP have advised that in our assessment of student accommodation schemes we should include an allowance of 10% for external works, 0.4% for SUDs and water attenuation and a further 2.5% for existing energy policies and 0.5% for wheelchair accessible student accommodation.
- 5.39 We summarise the costs adopted in Tables 5.39.1 and 5.39.2 below. For full details and breakdown of all the costs see Appendix 2 for a copy of WTP's report.

**Table 5.39.1: Residential build costs adopted in typology testing**

No.	Height	Gross to net	All in Residential (C3) costs per sq m
1	Up to 6 storeys	80%	£2,342
2	Up to 6 storeys	80%	£2,342
3	7 to 13 storeys	75%	£2,914
4	7 to 13 storeys	75%	£2,914
5	7 to 13 storeys	75%	£2,914
6	7 to 13 storeys	75%	£2,914
7	14 to 35 storeys	75%	£3,371
8	14 to 35 storeys	75%	£3,371

**Table 5.39.2: Commercial build costs adopted in typology testing**

Use	All in Build Cost per sq m
Office (B1)	CIL Zone 1 - £ 2,746 CIL Zone 2 - £2,746 - £2,231 CIL Zone 3 - £2,231
Retail (A1-A5)	£1,716
Student housing (C2)	£2,875

- 5.40 In addition to the above, we have allowed for a cost of £120 per sq m for demolitions based on the average identified from benchmark schemes considered as well as a contingency of 5%.

**Professional fees**

- 5.41 In addition to base build costs, schemes will incur professional fees, covering design, valuation, highways consultants and so on. Our appraisals incorporate a 10-12% allowance, dependant on the nature of the scheme and site constraints, which is a reasonable range for most schemes.

**Marketing costs**

- 5.42 Our appraisals incorporate an allowance of 3% for marketing costs, which includes show homes and agents' fees, plus 0.5% for sales legal fees.

**Development finance**

- 5.43 Our appraisals assume that development finance can be secured at a rate of 7%, inclusive of arrangement and exit fees, reflective of current funding conditions.

## **CIL and S106**

- 5.44 We have included allowances for MCIL2 and the Updated LBS CIL as appropriate. In calculating the CIL liability of schemes we have allowed for a 20% discount to CIL liable floorspace related to existing floorspace which has been occupied for 6 months in the last 36 months in line with the CIL Regulations. This is based on the analysis of the average existing floorspace identified in the OKROA and CIL Update Viability study prepared in 2016.
- 5.45 Our appraisals also incorporate notional allowances of £2,000 per unit for residential schemes and £30 per sq m for commercial schemes to address any residual Section 106 costs, which is in accordance with the assumptions included in previous viability assessments undertaken on behalf of the Council.

## **Development and sales periods**

- 5.46 Development and sales periods are based on an assumption of a sales rate of 7 units per month, which is reflective of current market conditions. We have also allowed for an element of off plan sales as we understand from agents active in the local market that schemes have been achieving off plan sales in excess of 50%.

## **Developer's profit**

- 5.47 Further to our comments set out in section 4 above, we highlight that Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. In 2007, profit levels were at around 15-17% of development costs. However, following the impact of the credit crunch and the collapse in interbank lending and the various government bailouts of the banking sector, profit margins have increased. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the Boards of the major housebuilders will set targets for minimum profit).
- 5.48 The views of the banks which fund development are more important; if the banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals.
- 5.49 The near collapse of the global banking system in the final quarter of 2008 resulted in a much tighter regulatory system, with UK banks having to take a much more cautious approach to all lending. In this context, and against the backdrop of the current sovereign debt crisis in the Eurozone, the banks were for a time reluctant to allow profit levels to decrease. Perceived risk in the UK housing market had been receding with a range of developer profit of between 17% to 20% being seen on developments across London, but the outcome of the referendum on the UK's membership of the European Union and the commencement of negotiations to leave the EU following the triggering of Article 50, has resulted in a degree of uncertainty about the future trajectory of house prices. The Council has advised that information received on site specific viability assessments highlights that developers are currently targeting profit levels of between 17% to 20% of private housing GDV in the Borough. We have adopted a profit margin of 20% for testing purposes (being at the higher end of the range previously experienced), although individual schemes may require lower or higher profits, depending on site specific circumstances.
- 5.50 Our assumed profit on PRS schemes however is 15%, which reflects the fact that the risks associated with void periods etc. are already factored into the management and maintenance costs.
- 5.51 Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RP prior to commencement. Any risk associated

with take up of intermediate housing is borne by the acquiring RP, not by the developer. A reduced profit level on the affordable housing reflects the GLA 'Development Control Toolkit' guidance and Homes and Communities Agency's guidelines in its Economic Appraisal Tool.

- 5.52 This issue was considered in detail by the Inspector of the Former Holsworthy Showground, Trewyn Road, Holsworth Appeal<sup>6</sup>. The Inspector identified that, *'profit margin will vary from site to site and in different circumstances. On risky sites it is to be expected that profit expectations would be higher, and vice versa.'* He goes on to state that, *'there are various 'rules of thumb' which are quoted when discussing developer profit, and these tend to vary between 15% and 25%. That would tend to support a mid range figure in the region of 20% for a 'run of the mill' site. But equally it is often a 'rule of thumb' that affordable housing carries less risk and that a profit of about 6% is reasonable. That is not the aspiration of the developer here. However, I have heard no convincing evidence that the risks of affordable housing provision on this site are such that 20% across the board profit is reasonable. Adoption of 20% for open market and 6% affordable in this case would produce a 'blended' margin of about 18%.'* He concludes by stating that, *'taking these matters in the round I am not persuaded that a profit of 20% on both open market and affordable housing has been justified. The risk of affordable provision here is not greater than would be expected on any site given the existing need for affordable housing.'*
- 5.53 This approach accords with the approach taken in the Council's previous viability studies as well as that adopted by developers in their assessments submitted to the Council for actual schemes seeking planning consent in the LBS.

#### **Exceptional costs**

- 5.54 Exceptional costs can be an issue for development viability on previously developed land. Exceptional costs relate to works that are "atypical", such as remediation of sites in former industrial use and that are over and above standard build costs. However, for the purposes of this exercise, it is not possible to provide a reliable estimate of what exceptional costs would be, as they will differ significantly from site to site. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results. An "average" level of costs for decontamination, flood risk mitigation and other "abnormal" costs is already reflected in base build costs data, as such costs are frequently encountered on sites that form the basis of the benchmark data that have informed WT Partnership's advice.
- 5.55 We would also highlight that the Bristol CIL examiner identified at Para 26 of his report dated July 2012, that, "By definition, the CIL cannot make allowance for abnormal, site specific, costs. The rates have to be based on a generic analysis of a variety of size and type of schemes across the area, taking into account average local build costs, not the individual circumstances of particular sites. The fact that a few specific schemes that are already marginal may become unviable in certain locations should not have a significant impact on the delivery of new housing across the city to meet the requirements of the adopted CS." In addition it is considered that the costs associated with the remediation of such sites would be taken into consideration in the land value.

#### **Benchmark land values**

- 5.56 As identified in Section 4 above, BNP Paribas Real Estate considers the appropriate benchmark land values to be based on the existing use value or alternative use value of sites in the assessment of development economics for testing planning policies and tariffs. This position is supported by the Harman Group Guidance. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's existing use value. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways – as a hotel rather than residential for example; or at least a different mix of uses. Existing use value or alternative use value are effectively the 'bottom line' in a financial sense and therefore a key factor in this study.

<sup>6</sup>Appeal Ref: APP/W1145/Q/13/2204429

- 5.57 The 2015 Viability Study adopted a range of benchmark values, which were initially derived from the CIL Viability Study 2014. This ensured the consideration of a wide spread of existing uses, which were based on actual development proposals/schemes in the LBS and therefore the benchmarks adopted reflect an appropriate range of values for the study to consider. We have reviewed the site specific benchmark land values adopted in the 2015 Viability Study based on reassessing the existing values using appropriate current inputs for the sites in the CIL Viability Study 2014 and the OKROA and CIL Update study 2016, which also included testing based on actual schemes/ planning permissions.
- 5.58 The benchmark values, have been derived by analysing the above benchmark land value data on a per hectare basis for each of the CIL Zones. From this data we have established appropriate average high, medium and low land values, which we have adopted as our benchmark range. These are as follows:

**Table 5.58.1 Benchmarks adopted in study per Ha**

Benchmark	CIL Zone 1	CIL Zone 2	CIL Zone 3
Low	£41,552,000	£6,784,000	£6,784,000
Medium	£72,325,000	£17,299,000	£13,474,000
High	£90,000,000	£27,624,000	£27,624,000

## 6 Appraisal results

6.1 In this section we set out the results of our appraisals and viability testing to establish the impact of the Council's proposed policies in the emerging NSP on development.

### **Affordable Housing testing**

6.2 As identified in section 5, we have tested 8 residential typologies reflecting different densities and types of development that have historically and will in future come forward across the borough. Each appraisal incorporates the emerging NSP policy requirements and tests delivery of affordable housing as set out in section 5 and summarised below:

- a range of different levels (0%, 10%, 15%, 20%, 25%, 30%, 35%, 40%, 45%, 50% and 100%);
- rented vs intermediate tenure splits (71%:29% (equating to 25%:10% in line with Policy DM1) as well as sensitivity testing 75%:25% and 60%:40%);
- tenures (Rented accommodation as social rent or LAR and intermediate accommodation as shared ownership); and
- intermediate affordability criteria (Southwark and GLA intermediate income thresholds).

6.3 The methodology adopted for reporting the results of this testing is a 'traffic light' system. Each page of the full results in Appendices 3 and 4 show the residual land value generated by the scheme (based on the particular combination of affordable housing percentage, sales values and costs), in the grey boxes, and compares this to the high, medium and low benchmark land values for each CIL Zone, identified in the yellow boxes. The comparison is then set out in the summary tables in which:

- Green shading indicates that scheme is viable (where the residual land value is higher than the benchmark land value);
- Orange shading indicates that the scheme generates a residual value less than the benchmark value incorporating a 20% premium but greater than or equal to the Existing Use Value<sup>7</sup>;
- Red shading indicates that the scheme is unviable (where the residual land value is lower than the benchmark Land Value).

6.4 We set out below the results from our base position testing for typologies 3 and 6 in tables 6.4.1 and 6.4.2 respectively, to assist with demonstrating the findings of this study. These set out the results of schemes tested as current day values and cost. As identified above, the full results of our testing can be found at Appendix 3.

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<sup>7</sup> Whether the site comes forward for development would depend on whether the landowner would accept a lower or no premium on the existing use of the site

**Table 6.4.1: Viability of developments – Development Typology 3 (65 units)**
**CIL Zone 1 High Value – Z1 High Benchmark**

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£15,035,130	£15,035,130	£15,035,130	£15,035,130	£15,035,130	£15,035,130
10%	71%	£20,334,539	£20,200,505	£20,325,609	£20,191,575	£20,314,703	£20,305,773
15%	71%	£22,984,243	£22,783,193	£22,970,848	£22,769,798	£22,954,491	£22,941,095
20%	71%	£25,633,948	£25,365,881	£25,616,087	£25,348,021	£25,594,277	£25,576,416
25%	71%	£28,283,653	£27,948,569	£28,261,327	£27,926,243	£28,234,064	£28,211,739
30%	71%	£30,933,357	£30,531,257	£30,906,566	£30,504,466	£30,873,851	£30,847,060
35%	71%	£33,583,062	£33,113,945	£33,551,805	£33,082,689	£33,513,638	£33,482,381
40%	71%	£36,232,766	£35,696,633	£36,197,045	£35,660,911	£36,153,424	£36,117,704
45%	71%	£38,882,471	£38,279,320	£38,842,284	£38,239,134	£38,793,212	£38,753,025
50%	71%	£41,532,175	£40,862,009	£41,487,523	£40,817,357	£41,432,998	£41,388,346
100%	71%	£68,294,495	£66,913,033	£68,202,451	£66,820,990	£68,090,056	£67,998,012
10%	75%	£20,340,402	£20,223,123	£20,331,025	£20,213,746	£20,323,047	£20,313,670
15%	75%	£22,993,038	£22,817,120	£22,978,973	£22,803,055	£22,967,005	£22,952,939
20%	75%	£25,645,675	£25,411,116	£25,626,922	£25,392,363	£25,610,963	£25,592,209
25%	75%	£28,298,311	£28,005,113	£28,274,869	£27,981,671	£28,254,921	£28,231,479
30%	75%	£30,950,947	£30,599,110	£30,922,817	£30,570,979	£30,898,879	£30,870,749
35%	75%	£33,603,583	£33,193,106	£33,570,765	£33,160,288	£33,542,837	£33,510,019
40%	75%	£36,256,220	£35,787,103	£36,218,713	£35,749,596	£36,186,797	£36,149,289
45%	75%	£38,908,856	£38,381,100	£38,866,660	£38,338,904	£38,830,755	£38,788,558
50%	75%	£41,561,492	£40,975,097	£41,514,608	£40,928,212	£41,474,713	£41,427,829
10%	60%	£20,315,776	£20,128,129	£20,308,274	£20,120,627	£20,288,006	£20,280,504
15%	60%	£22,956,098	£22,674,629	£22,944,846	£22,663,377	£22,914,445	£22,903,193
20%	60%	£25,596,422	£25,221,128	£25,581,419	£25,206,125	£25,540,883	£25,525,880
25%	60%	£28,236,744	£27,767,628	£28,217,991	£27,748,874	£28,167,321	£28,148,567
30%	60%	£30,877,068	£30,314,128	£30,854,564	£30,291,624	£30,793,759	£30,771,255
35%	60%	£33,517,390	£32,860,627	£33,491,136	£32,834,372	£33,420,197	£33,393,942
40%	60%	£36,157,714	£35,407,126	£36,127,708	£35,377,121	£36,046,636	£36,016,630
45%	60%	£38,798,036	£37,953,626	£38,764,280	£37,919,870	£38,673,074	£38,639,317
50%	60%	£41,438,359	£40,500,126	£41,400,852	£40,462,619	£41,299,512	£41,262,004

**CIL Zone 1 High Value – Z1 Medium Benchmark**

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,369,055	£3,369,055	£3,369,055	£3,369,055	£3,369,055	£3,369,055
10%	71%	£8,668,464	£8,534,431	£8,659,535	£8,525,501	£8,648,629	£8,639,699
15%	71%	£11,318,169	£11,117,119	£11,304,773	£11,103,723	£11,288,416	£11,275,020
20%	71%	£13,967,874	£13,699,806	£13,950,013	£13,681,947	£13,928,203	£13,910,342
25%	71%	£16,617,578	£16,282,495	£16,595,253	£16,260,169	£16,567,990	£16,545,664
30%	71%	£19,267,283	£18,865,183	£19,240,491	£18,838,391	£19,207,776	£19,180,986
35%	71%	£21,916,987	£21,447,870	£21,885,731	£21,416,615	£21,847,564	£21,816,307
40%	71%	£24,566,692	£24,030,559	£24,530,971	£23,994,837	£24,487,350	£24,451,629
45%	71%	£27,216,397	£26,613,246	£27,176,210	£26,573,060	£27,127,137	£27,086,951
50%	71%	£29,866,100	£29,195,934	£29,821,449	£29,151,283	£29,766,924	£29,722,272
100%	71%	£56,628,421	£55,246,959	£56,536,377	£55,154,916	£56,423,981	£56,331,938
10%	75%	£8,674,328	£8,557,049	£8,664,951	£8,547,672	£8,656,972	£8,647,596
15%	75%	£11,326,964	£11,151,046	£11,312,898	£11,136,980	£11,300,931	£11,286,865
20%	75%	£13,979,600	£13,745,042	£13,960,847	£13,726,288	£13,944,889	£13,926,135
25%	75%	£16,632,236	£16,339,038	£16,608,795	£16,315,597	£16,588,847	£16,565,404
30%	75%	£19,284,873	£18,933,036	£19,256,743	£18,904,905	£19,232,805	£19,204,675
35%	75%	£21,937,509	£21,527,032	£21,904,691	£21,494,213	£21,876,763	£21,843,945
40%	75%	£24,590,145	£24,121,029	£24,552,638	£24,083,521	£24,520,722	£24,483,214
45%	75%	£27,242,781	£26,715,025	£27,200,586	£26,672,830	£27,164,680	£27,122,484
50%	75%	£29,895,418	£29,309,023	£29,848,534	£29,262,138	£29,808,639	£29,761,755
10%	60%	£8,649,701	£8,462,055	£8,642,200	£8,454,553	£8,621,932	£8,614,430
15%	60%	£11,290,024	£11,008,554	£11,278,772	£10,997,302	£11,248,371	£11,237,118
20%	60%	£13,930,347	£13,555,054	£13,915,345	£13,540,051	£13,874,808	£13,859,806
25%	60%	£16,570,670	£16,101,554	£16,551,917	£16,082,800	£16,501,247	£16,482,493
30%	60%	£19,210,994	£18,648,054	£19,188,489	£18,625,549	£19,127,685	£19,105,181
35%	60%	£21,851,316	£21,194,552	£21,825,061	£21,168,298	£21,754,123	£21,727,868
40%	60%	£24,491,640	£23,741,052	£24,461,633	£23,711,047	£24,380,561	£24,350,555
45%	60%	£27,131,962	£26,287,552	£27,098,206	£26,253,795	£27,006,999	£26,973,243
50%	60%	£29,772,285	£28,834,052	£29,734,778	£28,796,545	£29,633,438	£29,595,930

### CIL Zone 1 High Value – Z1 Low Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£16,942,125	£16,942,125	£16,942,125	£16,942,125	£16,942,125	£16,942,125
10%	71%	£11,642,716	£11,776,749	£11,651,645	£11,785,679	£11,662,551	£11,671,481
15%	71%	£8,993,011	£9,194,061	£9,006,407	£9,207,457	£9,022,764	£9,036,160
20%	71%	£6,343,306	£6,611,373	£6,361,167	£6,629,233	£6,382,977	£6,400,838
25%	71%	£3,693,602	£4,028,685	£3,715,927	£4,051,011	£3,743,190	£3,765,516
30%	71%	£1,043,897	£1,445,997	£1,070,689	£1,472,789	£1,103,404	£1,130,194
35%	71%	£1,605,808	£1,136,690	£1,574,551	£1,105,435	£1,536,384	£1,505,127
40%	71%	£4,255,512	£3,719,379	£4,219,791	£3,683,657	£4,176,170	£4,140,449
45%	71%	£6,905,217	£6,302,066	£6,865,030	£6,261,880	£6,815,957	£6,775,771
50%	71%	£9,554,920	£8,884,754	£9,510,269	£8,840,103	£9,455,744	£9,411,092
100%	71%	£36,317,241	£34,935,779	£36,225,197	£34,843,736	£36,112,801	£36,020,758
10%	75%	£11,636,852	£11,754,131	£11,646,229	£11,763,508	£11,654,207	£11,663,584
15%	75%	£8,984,216	£9,160,134	£8,998,281	£9,174,199	£9,010,249	£9,024,315
20%	75%	£6,331,580	£6,566,138	£6,350,333	£6,584,892	£6,366,291	£6,385,045
25%	75%	£3,678,943	£3,972,142	£3,702,385	£3,995,583	£3,722,333	£3,745,775
30%	75%	£1,026,307	£1,378,144	£1,054,437	£1,406,275	£1,078,375	£1,106,505
35%	75%	£1,626,329	£1,215,852	£1,593,511	£1,183,034	£1,565,583	£1,532,765
40%	75%	£4,278,965	£3,809,849	£4,241,458	£3,772,341	£4,209,542	£4,172,034
45%	75%	£6,931,601	£6,403,845	£6,889,406	£6,361,650	£6,853,500	£6,811,304
50%	75%	£9,584,238	£8,997,843	£9,537,354	£8,950,958	£9,497,459	£9,450,575
10%	60%	£11,661,479	£11,849,125	£11,668,980	£11,856,627	£11,689,248	£11,696,750
15%	60%	£9,021,156	£9,302,626	£9,032,408	£9,313,878	£9,062,809	£9,074,062
20%	60%	£6,380,833	£6,756,126	£6,395,835	£6,771,129	£6,436,372	£6,451,374
25%	60%	£3,740,510	£4,209,626	£3,759,263	£4,228,380	£3,809,933	£3,828,687
30%	60%	£1,100,186	£1,663,126	£1,122,691	£1,685,631	£1,183,495	£1,205,999
35%	60%	£1,540,136	£883,372	£1,513,881	£857,118	£1,442,943	£1,416,688
40%	60%	£4,180,460	£3,429,872	£4,150,454	£3,399,867	£4,069,381	£4,039,375
45%	60%	£6,820,782	£5,976,372	£6,787,026	£5,942,615	£6,695,819	£6,662,063
50%	60%	£9,461,105	£8,522,872	£9,423,598	£8,485,365	£9,322,258	£9,284,750

### CIL Zone 1 High Value – Z2 High Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£26,135,057	£26,135,057	£26,135,057	£26,135,057	£26,135,057	£26,135,057
10%	71%	£20,835,648	£20,969,682	£20,844,578	£20,978,612	£20,855,484	£20,864,414
15%	71%	£18,185,943	£18,386,993	£18,199,339	£18,400,389	£18,215,696	£18,229,092
20%	71%	£15,536,239	£15,804,306	£15,554,100	£15,822,166	£15,575,910	£15,593,771
25%	71%	£12,886,534	£13,221,618	£12,908,860	£13,243,943	£12,936,123	£12,958,448
30%	71%	£10,236,830	£10,638,929	£10,263,621	£10,665,721	£10,296,336	£10,323,127
35%	71%	£7,587,125	£8,056,242	£7,618,382	£8,087,498	£7,656,549	£7,687,806
40%	71%	£4,937,420	£5,473,554	£4,973,142	£5,509,275	£5,016,763	£5,052,483
45%	71%	£2,287,716	£2,890,867	£2,327,902	£2,931,053	£2,376,975	£2,417,162
50%	71%	£361,988	£308,178	£317,336	£352,830	£262,811	£218,160
100%	71%	£27,124,309	£25,742,847	£27,032,265	£25,650,803	£26,919,869	£26,827,828
10%	75%	£20,829,785	£20,947,064	£20,839,162	£20,956,441	£20,847,140	£20,856,517
15%	75%	£18,177,149	£18,353,067	£18,191,214	£18,367,132	£18,203,182	£18,217,247
20%	75%	£15,524,512	£15,759,070	£15,543,265	£15,777,824	£15,559,224	£15,577,978
25%	75%	£12,871,876	£13,165,074	£12,895,318	£13,188,516	£12,915,266	£12,938,708
30%	75%	£10,219,240	£10,571,077	£10,247,370	£10,599,208	£10,271,307	£10,299,437
35%	75%	£7,566,604	£7,977,081	£7,599,422	£8,009,899	£7,627,349	£7,660,168
40%	75%	£4,913,967	£5,383,083	£4,951,474	£5,420,591	£4,983,390	£5,020,898
45%	75%	£2,261,331	£2,789,087	£2,303,526	£2,831,283	£2,339,432	£2,381,628
50%	75%	£391,305	£195,090	£344,421	£241,975	£304,526	£257,642
10%	60%	£20,854,411	£21,042,058	£20,861,913	£21,049,560	£20,882,181	£20,889,683
15%	60%	£18,214,089	£18,495,558	£18,225,341	£18,506,810	£18,255,742	£18,266,994
20%	60%	£15,573,765	£15,949,058	£15,588,768	£15,964,062	£15,629,304	£15,644,307
25%	60%	£12,933,443	£13,402,559	£12,952,195	£13,421,313	£13,002,865	£13,021,619
30%	60%	£10,293,119	£10,856,059	£10,315,623	£10,878,563	£10,376,428	£10,398,932
35%	60%	£7,652,796	£8,309,560	£7,679,051	£8,335,815	£7,749,990	£7,776,245
40%	60%	£5,012,473	£5,763,060	£5,042,479	£5,793,066	£5,123,551	£5,153,557
45%	60%	£2,372,150	£3,216,561	£2,405,907	£3,250,317	£2,497,113	£2,530,870
50%	60%	£268,172	£670,061	£230,665	£707,568	£129,325	£91,818

### CIL Zone 1 Medium Value – Z1 High Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£36,078,595	£36,078,595	£36,078,595	£36,078,595	£36,078,595	£36,078,595
10%	71%	£39,279,253	£39,145,219	£39,264,728	£39,130,694	£39,245,722	£39,245,722
15%	71%	£40,879,581	£40,678,530	£40,857,793	£40,656,743	£40,851,074	£40,829,286
20%	71%	£42,479,909	£42,211,843	£42,450,860	£42,182,793	£42,441,899	£42,412,849
25%	71%	£44,080,238	£43,745,154	£44,043,926	£43,708,843	£44,032,725	£43,996,413
30%	71%	£45,680,566	£45,278,467	£45,636,991	£45,234,892	£45,623,551	£45,579,976
35%	71%	£47,280,895	£46,811,778	£47,230,058	£46,760,941	£47,214,377	£47,163,540
40%	71%	£48,881,224	£48,345,090	£48,823,124	£48,286,991	£48,805,203	£48,747,103
45%	71%	£50,486,247	£49,878,402	£50,419,964	£49,813,040	£50,399,519	£50,333,235
50%	71%	£52,097,329	£51,417,713	£52,023,681	£51,344,065	£52,000,963	£51,927,316
100%	71%	£68,352,158	£66,970,696	£68,202,451	£66,820,990	£68,156,275	£68,006,568
10%	75%	£39,285,396	£39,168,116	£39,270,144	£39,152,865	£39,268,766	£39,253,515
15%	75%	£40,888,795	£40,712,877	£40,865,919	£40,690,001	£40,863,851	£40,840,974
20%	75%	£42,492,196	£42,257,638	£42,461,693	£42,227,135	£42,458,937	£42,428,434
25%	75%	£44,095,596	£43,802,398	£44,057,469	£43,764,271	£44,054,022	£44,015,895
30%	75%	£45,698,996	£45,347,159	£45,653,243	£45,301,405	£45,649,107	£45,603,355
35%	75%	£47,302,396	£46,891,919	£47,249,018	£46,838,540	£47,244,193	£47,190,814
40%	75%	£48,905,796	£48,436,679	£48,844,792	£48,375,675	£48,839,278	£48,778,274
45%	75%	£50,514,282	£49,981,440	£50,444,684	£49,912,810	£50,438,393	£50,368,796
50%	75%	£52,128,479	£51,533,814	£52,051,148	£51,456,484	£52,044,159	£51,968,828
10%	60%	£39,259,594	£39,071,947	£39,247,393	£39,059,746	£39,232,987	£39,220,786
15%	60%	£40,850,093	£40,568,623	£40,831,792	£40,531,792	£40,810,183	£40,791,881
20%	60%	£42,440,593	£42,065,300	£42,416,191	£42,040,897	£42,387,379	£42,362,977
25%	60%	£44,031,092	£43,561,975	£44,000,590	£43,531,474	£43,964,574	£43,934,072
30%	60%	£45,621,592	£45,058,652	£45,584,989	£45,022,049	£45,541,770	£45,505,167
35%	60%	£47,212,091	£46,555,327	£47,169,388	£46,512,625	£47,118,965	£47,076,263
40%	60%	£48,802,591	£48,052,004	£48,753,787	£48,003,201	£48,696,162	£48,647,358
45%	60%	£50,396,538	£49,548,680	£50,340,860	£49,493,776	£50,275,117	£50,219,440
50%	60%	£51,997,652	£51,046,190	£51,935,788	£50,984,352	£51,862,740	£51,800,876

### CIL Zone 1 Medium Value – Z1 Medium Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£24,412,521	£24,412,521	£24,412,521	£24,412,521	£24,412,521	£24,412,521
10%	71%	£27,613,178	£27,479,145	£27,598,654	£27,464,620	£27,594,172	£27,579,648
15%	71%	£29,213,507	£29,012,456	£29,191,719	£28,990,669	£29,184,999	£29,163,211
20%	71%	£30,813,835	£30,545,768	£30,784,785	£30,516,718	£30,775,825	£30,746,775
25%	71%	£32,414,163	£32,079,080	£32,377,852	£32,042,768	£32,366,651	£32,330,338
30%	71%	£34,014,492	£33,612,392	£33,970,917	£33,568,817	£33,957,477	£33,913,902
35%	71%	£35,614,821	£35,145,704	£35,563,984	£35,094,866	£35,548,302	£35,497,465
40%	71%	£37,215,149	£36,679,016	£37,157,050	£36,620,917	£37,139,128	£37,081,029
45%	71%	£38,820,173	£38,212,327	£38,753,889	£38,146,966	£38,733,444	£38,667,161
50%	71%	£40,431,255	£39,751,639	£40,357,607	£39,677,990	£40,334,889	£40,261,241
100%	71%	£56,686,083	£55,304,621	£56,536,377	£55,154,916	£56,490,200	£56,340,494
10%	75%	£27,619,322	£27,502,042	£27,604,070	£27,486,791	£27,602,692	£27,587,441
15%	75%	£29,222,721	£29,046,803	£29,199,844	£29,023,926	£29,197,777	£29,174,900
20%	75%	£30,826,121	£30,591,563	£30,795,619	£30,561,061	£30,792,863	£30,762,360
25%	75%	£32,429,522	£32,136,324	£32,391,394	£32,098,196	£32,387,948	£32,349,820
30%	75%	£34,032,921	£33,681,084	£33,987,169	£33,635,331	£33,983,033	£33,937,280
35%	75%	£35,636,322	£35,225,845	£35,582,943	£35,172,466	£35,578,119	£35,524,739
40%	75%	£37,239,722	£36,770,605	£37,178,718	£36,709,601	£37,173,204	£37,112,199
45%	75%	£38,848,208	£38,315,365	£38,778,610	£38,246,736	£38,772,319	£38,702,721
50%	75%	£40,462,404	£39,867,740	£40,385,073	£39,790,409	£40,378,084	£40,300,754
10%	60%	£27,593,520	£27,405,873	£27,581,319	£27,393,672	£27,566,912	£27,554,712
15%	60%	£29,184,019	£28,902,549	£29,165,718	£28,884,248	£29,144,108	£29,125,807
20%	60%	£30,774,519	£30,399,225	£30,750,116	£30,374,823	£30,721,305	£30,696,902
25%	60%	£32,365,018	£31,895,901	£32,334,515	£31,865,399	£32,298,500	£32,267,998
30%	60%	£33,955,517	£33,392,577	£33,918,915	£33,355,974	£33,875,696	£33,839,093
35%	60%	£35,546,017	£34,889,253	£35,503,314	£34,846,550	£35,452,891	£35,410,188
40%	60%	£37,136,516	£36,385,930	£37,087,713	£36,337,126	£37,030,087	£36,981,284
45%	60%	£38,730,463	£37,882,605	£38,674,786	£37,827,701	£38,609,043	£38,553,365
50%	60%	£40,331,578	£39,380,116	£40,269,714	£39,318,278	£40,196,666	£40,134,802

### CIL Zone 1 Medium Value – Z1 Low Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,101,341	£4,101,341	£4,101,341	£4,101,341	£4,101,341	£4,101,341
10%	71%	£7,301,998	£7,167,965	£7,287,474	£7,153,440	£7,282,993	£7,268,468
15%	71%	£8,902,327	£8,701,276	£8,880,539	£8,679,489	£8,873,819	£8,852,031
20%	71%	£10,502,655	£10,234,589	£10,473,605	£10,205,538	£10,464,645	£10,435,595
25%	71%	£12,102,983	£11,767,900	£12,066,672	£11,731,588	£12,055,471	£12,019,158
30%	71%	£13,703,312	£13,301,212	£13,659,737	£13,257,637	£13,646,297	£13,602,722
35%	71%	£15,303,641	£14,834,524	£15,252,804	£14,783,687	£15,237,123	£15,186,285
40%	71%	£16,903,969	£16,367,836	£16,845,870	£16,309,737	£16,827,948	£16,769,849
45%	71%	£18,508,993	£17,901,147	£18,442,709	£17,835,786	£18,422,264	£18,355,981
50%	71%	£20,120,075	£19,440,459	£20,046,427	£19,366,810	£20,023,709	£19,950,061
100%	71%	£36,374,904	£34,993,441	£36,225,197	£34,843,736	£36,179,020	£36,029,314
10%	75%	£7,308,142	£7,190,862	£7,292,890	£7,175,611	£7,291,512	£7,276,261
15%	75%	£8,911,541	£8,735,623	£8,888,664	£8,712,746	£8,886,597	£8,863,720
20%	75%	£10,514,942	£10,280,383	£10,484,439	£10,249,881	£10,481,683	£10,451,180
25%	75%	£12,118,342	£11,825,144	£12,080,214	£11,787,016	£12,076,768	£12,038,640
30%	75%	£13,721,741	£13,369,904	£13,675,989	£13,324,151	£13,671,853	£13,626,100
35%	75%	£15,325,142	£14,914,665	£15,271,763	£14,861,286	£15,266,939	£15,213,559
40%	75%	£16,928,542	£16,459,425	£16,867,538	£16,398,421	£16,862,024	£16,801,020
45%	75%	£18,537,028	£18,004,185	£18,467,430	£17,935,556	£18,461,139	£18,391,541
50%	75%	£20,151,224	£19,556,560	£20,073,893	£19,479,229	£20,066,904	£19,989,574
10%	60%	£7,282,340	£7,094,693	£7,270,139	£7,082,492	£7,255,732	£7,243,532
15%	60%	£8,872,839	£8,591,369	£8,854,538	£8,673,068	£8,832,928	£8,814,627
20%	60%	£10,463,339	£10,088,045	£10,438,936	£10,063,643	£10,410,125	£10,385,722
25%	60%	£12,053,838	£11,584,721	£12,023,335	£11,554,219	£12,007,320	£11,956,818
30%	60%	£13,644,337	£13,081,398	£13,607,735	£13,044,794	£13,564,516	£13,527,913
35%	60%	£15,234,837	£14,578,073	£15,192,134	£14,535,370	£15,141,711	£15,099,008
40%	60%	£16,825,336	£16,074,750	£16,776,533	£16,025,946	£16,719,907	£16,670,104
45%	60%	£18,419,283	£17,571,425	£18,363,606	£17,516,522	£18,297,863	£18,242,185
50%	60%	£20,020,398	£19,068,936	£19,958,534	£19,007,098	£19,885,486	£19,823,622

### CIL Zone 1 Medium Value – Z2 High Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£5,091,592	£5,091,592	£5,091,592	£5,091,592	£5,091,592	£5,091,592
10%	71%	£1,890,934	£2,024,968	£1,905,459	£2,039,492	£1,909,940	£1,924,465
15%	71%	£290,606	£491,656	£312,393	£513,443	£319,113	£340,901
20%	71%	£1,309,722	£1,041,656	£1,280,673	£1,012,606	£1,271,713	£1,242,662
25%	71%	£2,910,051	£2,574,967	£2,873,739	£2,538,656	£2,862,538	£2,826,226
30%	71%	£4,510,379	£4,108,280	£4,466,805	£4,064,705	£4,453,364	£4,409,789
35%	71%	£6,110,708	£5,641,591	£6,059,871	£5,590,754	£6,044,190	£5,993,353
40%	71%	£7,711,037	£7,174,903	£7,652,937	£7,116,804	£7,635,016	£7,576,916
45%	71%	£9,316,060	£8,708,215	£9,249,777	£8,642,853	£9,229,332	£9,163,048
50%	71%	£10,927,142	£10,247,527	£10,853,494	£10,173,878	£10,830,777	£10,757,129
100%	71%	£27,181,971	£25,800,509	£27,032,265	£25,650,803	£26,986,088	£26,836,382
10%	75%	£1,884,791	£2,002,071	£1,900,043	£2,017,322	£1,901,421	£1,916,671
15%	75%	£281,391	£457,309	£304,268	£480,186	£306,336	£329,212
20%	75%	£1,322,009	£1,087,451	£1,291,506	£1,056,948	£1,288,750	£1,258,248
25%	75%	£2,925,409	£2,632,211	£2,887,282	£2,594,084	£2,883,835	£2,845,708
30%	75%	£4,528,809	£4,176,972	£4,483,056	£4,131,218	£4,478,920	£4,433,168
35%	75%	£6,132,209	£5,721,732	£6,078,831	£5,668,354	£6,074,006	£6,020,627
40%	75%	£7,735,610	£7,266,492	£7,674,605	£7,205,488	£7,669,091	£7,608,087
45%	75%	£9,344,095	£8,811,253	£9,274,498	£8,742,624	£9,268,206	£9,198,609
50%	75%	£10,958,292	£10,363,628	£10,880,961	£10,286,297	£10,873,972	£10,796,641
10%	60%	£1,910,593	£2,098,239	£1,922,794	£2,110,441	£1,937,200	£1,949,400
15%	60%	£320,093	£601,564	£338,395	£619,864	£360,004	£378,306
20%	60%	£1,270,406	£895,113	£1,246,004	£870,711	£1,217,192	£1,192,790
25%	60%	£2,860,905	£2,391,788	£2,830,403	£2,361,287	£2,794,387	£2,763,886
30%	60%	£4,451,405	£3,888,465	£4,414,803	£3,851,862	£4,371,583	£4,334,980
35%	60%	£6,041,904	£5,385,141	£5,999,201	£5,342,438	£5,948,779	£5,906,076
40%	60%	£7,632,404	£6,881,817	£7,583,600	£6,833,014	£7,525,975	£7,477,171
45%	60%	£9,226,351	£8,378,493	£9,170,673	£8,323,589	£9,104,930	£9,049,253
50%	60%	£10,827,465	£9,876,003	£10,765,601	£9,814,165	£10,692,553	£10,630,689

### CIL Zone 1 Low Value – Z1 High Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£43,046,631	-£43,046,631	-£43,046,631	-£43,046,631	-£43,046,631	-£43,046,631
10%	71%	-£45,559,675	-£45,425,641	-£45,535,959	-£45,401,925	-£45,540,869	-£45,516,953
15%	71%	-£46,816,197	-£46,615,147	-£46,780,623	-£46,579,573	-£46,787,689	-£46,752,115
20%	71%	-£48,072,718	-£47,804,652	-£48,025,288	-£47,757,221	-£48,034,709	-£47,987,277
25%	71%	-£49,333,984	-£48,994,176	-£49,273,859	-£48,934,869	-£49,285,800	-£49,225,676
30%	71%	-£50,598,475	-£50,190,705	-£50,526,325	-£50,118,555	-£50,540,855	-£50,468,505
35%	71%	-£51,862,966	-£51,387,235	-£51,778,790	-£51,303,060	-£51,795,509	-£51,711,335
40%	71%	-£53,127,457	-£52,583,764	-£53,031,257	-£52,487,564	-£53,050,365	-£52,954,164
45%	71%	-£54,391,948	-£53,780,294	-£54,283,723	-£53,672,069	-£54,305,219	-£54,196,994
50%	71%	-£55,656,439	-£54,976,823	-£55,536,189	-£54,856,573	-£55,560,074	-£55,439,823
100%	71%	-£68,446,884	-£67,065,423	-£68,202,451	-£66,820,990	-£68,251,001	-£68,006,568
10%	75%	-£45,566,277	-£45,448,998	-£45,541,376	-£45,424,096	-£45,549,648	-£45,524,746
15%	75%	-£46,826,100	-£46,650,182	-£46,788,749	-£46,612,830	-£46,801,156	-£46,763,805
20%	75%	-£48,085,924	-£47,851,366	-£48,036,122	-£47,801,563	-£48,052,666	-£48,002,862
25%	75%	-£49,350,722	-£49,053,391	-£49,287,592	-£48,990,297	-£49,308,563	-£49,245,432
30%	75%	-£50,618,562	-£50,261,764	-£50,542,805	-£50,186,006	-£50,567,970	-£50,492,213
35%	75%	-£51,886,401	-£51,470,136	-£51,798,017	-£51,381,753	-£51,827,377	-£51,738,994
40%	75%	-£53,154,240	-£52,678,509	-£53,053,230	-£52,577,499	-£53,086,784	-£52,985,774
45%	75%	-£54,422,079	-£53,886,881	-£54,308,443	-£53,773,246	-£54,346,191	-£54,232,555
50%	75%	-£55,689,918	-£55,095,255	-£55,563,655	-£54,968,992	-£55,605,598	-£55,479,336
10%	60%	-£45,538,546	-£45,350,899	-£45,518,625	-£45,330,978	-£45,511,938	-£45,492,018
15%	60%	-£46,784,503	-£46,503,034	-£46,754,622	-£46,473,152	-£46,744,592	-£46,714,711
20%	60%	-£48,030,462	-£47,655,167	-£47,990,619	-£47,615,325	-£47,977,247	-£47,937,405
25%	60%	-£49,280,417	-£48,807,302	-£49,229,912	-£48,757,500	-£49,212,961	-£49,162,456
30%	60%	-£50,534,195	-£49,963,318	-£50,473,589	-£49,902,712	-£50,453,248	-£50,392,642
35%	60%	-£51,787,972	-£51,121,948	-£51,717,265	-£51,051,242	-£51,693,534	-£51,622,828
40%	60%	-£53,041,750	-£52,280,580	-£52,960,942	-£52,199,773	-£52,933,821	-£52,853,013
45%	60%	-£54,295,528	-£53,439,212	-£54,204,619	-£53,348,303	-£54,174,107	-£54,083,199
50%	60%	-£55,549,305	-£54,597,843	-£55,448,296	-£54,496,834	-£55,414,394	-£55,313,384

### CIL Zone 1 Low Value – Z1 Medium Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£31,380,556	-£31,380,556	-£31,380,556	-£31,380,556	-£31,380,556	-£31,380,556
10%	71%	-£33,893,601	-£33,759,567	-£33,869,885	-£33,735,851	-£33,874,595	-£33,850,879
15%	71%	-£35,150,122	-£34,949,072	-£35,114,548	-£34,913,499	-£35,121,615	-£35,086,041
20%	71%	-£36,406,644	-£36,138,578	-£36,359,213	-£36,091,147	-£36,368,634	-£36,321,203
25%	71%	-£37,667,909	-£37,328,102	-£37,607,785	-£37,268,795	-£37,619,726	-£37,559,601
30%	71%	-£38,932,400	-£38,524,630	-£38,860,250	-£38,452,481	-£38,874,580	-£38,802,431
35%	71%	-£40,196,891	-£39,721,160	-£40,112,716	-£39,636,985	-£40,129,435	-£40,045,261
40%	71%	-£41,461,382	-£40,917,689	-£41,365,183	-£40,821,490	-£41,384,290	-£41,288,090
45%	71%	-£42,725,874	-£42,114,219	-£42,617,649	-£42,005,994	-£42,639,145	-£42,530,920
50%	71%	-£43,990,365	-£43,310,748	-£43,870,114	-£43,190,499	-£43,893,999	-£43,773,749
100%	71%	-£56,780,810	-£55,399,349	-£56,536,377	-£55,154,916	-£56,584,927	-£56,340,494
10%	75%	-£33,900,203	-£33,782,924	-£33,875,302	-£33,758,022	-£33,883,573	-£33,858,672
15%	75%	-£35,160,026	-£34,984,108	-£35,122,675	-£34,946,756	-£35,135,082	-£35,097,731
20%	75%	-£36,419,850	-£36,185,292	-£36,370,048	-£36,135,489	-£36,386,591	-£36,336,788
25%	75%	-£37,684,648	-£37,387,317	-£37,621,518	-£37,324,222	-£37,642,488	-£37,579,358
30%	75%	-£38,952,487	-£38,585,690	-£38,876,731	-£38,519,932	-£38,901,895	-£38,826,139
35%	75%	-£40,220,327	-£39,804,062	-£40,131,943	-£39,715,679	-£40,161,302	-£40,072,919
40%	75%	-£41,488,166	-£41,012,435	-£41,387,155	-£40,911,425	-£41,420,709	-£41,319,700
45%	75%	-£42,756,004	-£42,220,807	-£42,642,368	-£42,107,171	-£42,680,117	-£42,566,481
50%	75%	-£44,023,843	-£43,429,180	-£43,897,581	-£43,302,918	-£43,939,524	-£43,813,261
10%	60%	-£33,872,471	-£33,684,825	-£33,852,551	-£33,664,904	-£33,845,864	-£33,825,943
15%	60%	-£35,118,429	-£34,836,959	-£35,088,548	-£34,807,078	-£35,078,518	-£35,048,636
20%	60%	-£36,364,387	-£35,989,093	-£36,324,544	-£35,949,251	-£36,311,172	-£36,271,330
25%	60%	-£37,614,342	-£37,141,228	-£37,563,838	-£37,091,425	-£37,546,887	-£37,496,382
30%	60%	-£38,868,120	-£38,297,243	-£38,807,515	-£38,236,638	-£38,787,173	-£38,726,568
35%	60%	-£40,121,897	-£39,455,874	-£40,051,191	-£39,385,167	-£40,027,460	-£39,956,753
40%	60%	-£41,375,676	-£40,614,506	-£41,294,868	-£40,533,698	-£41,267,746	-£41,186,939
45%	60%	-£42,629,454	-£41,773,138	-£42,538,545	-£41,682,228	-£42,508,033	-£42,417,125
50%	60%	-£43,883,231	-£42,931,769	-£43,782,221	-£42,830,759	-£43,748,320	-£43,647,309

### CIL Zone 1 Low Value – Z1 Low Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£11,069,376	-£11,069,376	-£11,069,376	-£11,069,376	-£11,069,376	-£11,069,376
10%	71%	-£13,582,421	-£13,448,387	-£13,558,705	-£13,424,671	-£13,563,415	-£13,539,899
15%	71%	-£14,838,942	-£14,637,892	-£14,803,369	-£14,602,319	-£14,810,435	-£14,774,861
20%	71%	-£16,095,464	-£15,827,398	-£16,048,033	-£15,779,967	-£16,057,454	-£16,010,023
25%	71%	-£17,356,729	-£17,016,922	-£17,296,605	-£16,957,615	-£17,308,546	-£17,248,421
30%	71%	-£18,621,220	-£18,213,451	-£18,549,070	-£18,141,301	-£18,563,400	-£18,491,251
35%	71%	-£19,885,711	-£19,409,980	-£19,801,536	-£19,325,805	-£19,818,255	-£19,734,081
40%	71%	-£21,150,203	-£20,606,509	-£21,054,003	-£20,510,310	-£21,073,110	-£20,976,910
45%	71%	-£22,414,694	-£21,803,039	-£22,306,469	-£21,694,815	-£22,327,965	-£22,219,740
50%	71%	-£23,679,185	-£22,999,568	-£23,558,935	-£22,879,319	-£23,582,819	-£23,462,569
100%	71%	-£36,469,630	-£35,088,169	-£36,225,197	-£34,843,736	-£36,273,747	-£36,029,314
10%	75%	-£13,589,023	-£13,471,744	-£13,564,122	-£13,446,842	-£13,572,393	-£13,547,492
15%	75%	-£14,848,846	-£14,672,928	-£14,811,495	-£14,635,576	-£14,823,902	-£14,786,551
20%	75%	-£16,108,670	-£15,874,112	-£16,058,868	-£15,824,309	-£16,075,411	-£16,025,608
25%	75%	-£17,373,468	-£17,076,137	-£17,310,338	-£17,013,043	-£17,331,308	-£17,268,178
30%	75%	-£18,641,307	-£18,284,510	-£18,565,551	-£18,208,752	-£18,590,715	-£18,514,959
35%	75%	-£19,909,147	-£19,492,882	-£19,820,763	-£19,404,499	-£19,850,122	-£19,761,739
40%	75%	-£21,176,986	-£20,701,255	-£21,075,976	-£20,600,245	-£21,109,529	-£21,008,520
45%	75%	-£22,444,824	-£21,909,627	-£22,331,188	-£21,795,991	-£22,368,937	-£22,255,301
50%	75%	-£23,712,664	-£23,118,000	-£23,586,401	-£22,991,738	-£23,628,344	-£23,502,081
10%	60%	-£13,561,291	-£13,373,645	-£13,541,371	-£13,353,724	-£13,534,684	-£13,514,763
15%	60%	-£14,807,249	-£14,525,779	-£14,777,368	-£14,495,898	-£14,767,338	-£14,737,456
20%	60%	-£16,053,207	-£15,677,913	-£16,013,364	-£15,638,071	-£16,022,518	-£15,999,992
25%	60%	-£17,303,162	-£16,830,048	-£17,252,658	-£16,780,246	-£17,235,707	-£17,185,202
30%	60%	-£18,556,940	-£17,986,063	-£18,496,335	-£17,925,458	-£18,475,993	-£18,415,388
35%	60%	-£19,810,717	-£19,144,694	-£19,740,011	-£19,073,988	-£19,716,280	-£19,645,573
40%	60%	-£21,064,496	-£20,303,326	-£20,983,688	-£20,222,518	-£20,956,567	-£20,875,759
45%	60%	-£22,318,274	-£21,461,958	-£22,227,365	-£21,371,048	-£22,196,853	-£22,105,945
50%	60%	-£23,572,051	-£22,620,589	-£23,471,041	-£22,519,579	-£23,437,140	-£23,336,129

### CIL Zone 1 Low Value – Z2 High Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,876,444	-£1,876,444	-£1,876,444	-£1,876,444	-£1,876,444	-£1,876,444
10%	71%	-£4,389,488	-£4,255,454	-£4,365,772	-£4,231,739	-£4,370,482	-£4,346,766
15%	71%	-£5,646,010	-£5,444,960	-£5,610,436	-£5,409,386	-£5,617,502	-£5,581,928
20%	71%	-£6,902,531	-£6,634,465	-£6,855,101	-£6,587,035	-£6,864,522	-£6,817,090
25%	71%	-£8,163,797	-£7,823,989	-£8,103,672	-£7,764,682	-£8,115,613	-£8,055,489
30%	71%	-£9,428,288	-£9,020,518	-£9,356,138	-£8,948,368	-£9,370,468	-£9,298,318
35%	71%	-£10,692,779	-£10,217,048	-£10,608,604	-£10,132,873	-£10,625,322	-£10,541,148
40%	71%	-£11,957,270	-£11,413,577	-£11,861,070	-£11,317,377	-£11,880,178	-£11,783,977
45%	71%	-£13,221,761	-£12,610,107	-£13,113,536	-£12,501,882	-£13,135,032	-£13,026,807
50%	71%	-£14,486,252	-£13,806,636	-£14,366,002	-£13,686,387	-£14,389,887	-£14,269,636
100%	71%	-£27,276,697	-£25,895,236	-£27,032,265	-£25,650,803	-£27,080,814	-£26,836,382
10%	75%	-£4,396,091	-£4,278,812	-£4,371,189	-£4,253,909	-£4,379,461	-£4,354,560
15%	75%	-£5,655,914	-£5,479,995	-£5,618,562	-£5,442,643	-£5,630,969	-£5,593,618
20%	75%	-£6,915,737	-£6,681,179	-£6,865,935	-£6,631,376	-£6,882,479	-£6,832,676
25%	75%	-£8,180,536	-£7,883,204	-£8,117,405	-£7,820,110	-£8,138,376	-£8,075,246
30%	75%	-£9,448,375	-£9,091,577	-£9,372,618	-£9,015,820	-£9,397,783	-£9,322,026
35%	75%	-£10,716,214	-£10,299,949	-£10,627,830	-£10,211,566	-£10,657,190	-£10,568,807
40%	75%	-£11,984,053	-£11,508,322	-£11,883,043	-£11,407,312	-£11,916,597	-£11,815,587
45%	75%	-£13,251,892	-£12,716,695	-£13,138,256	-£12,603,059	-£13,176,004	-£13,062,368
50%	75%	-£14,519,731	-£13,925,068	-£14,393,469	-£13,798,805	-£14,435,411	-£14,309,149
10%	60%	-£4,368,359	-£4,180,712	-£4,348,438	-£4,160,792	-£4,341,751	-£4,321,831
15%	60%	-£5,614,316	-£5,332,847	-£5,584,435	-£5,302,965	-£5,574,406	-£5,544,524
20%	60%	-£6,860,275	-£6,484,981	-£6,820,432	-£6,445,138	-£6,807,060	-£6,767,218
25%	60%	-£8,110,230	-£7,637,115	-£8,059,725	-£7,587,313	-£8,042,774	-£7,992,269
30%	60%	-£9,364,008	-£8,793,131	-£9,303,402	-£8,732,525	-£9,283,061	-£9,222,455
35%	60%	-£10,617,785	-£9,951,762	-£10,547,078	-£9,881,055	-£10,523,347	-£10,452,641
40%	60%	-£11,871,563	-£11,110,393	-£11,790,755	-£11,029,586	-£11,763,634	-£11,682,826
45%	60%	-£13,125,341	-£12,269,025	-£13,034,433	-£12,178,116	-£13,003,921	-£12,913,012
50%	60%	-£14,379,118	-£13,427,656	-£14,278,109	-£13,326,647	-£14,244,207	-£14,143,197

### CIL Zone 2 High Value – Z2 High Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£345,260	-£345,260	-£345,260	-£345,260	-£345,260	-£345,260
10%	71%	-£3,010,504	-£2,873,890	-£2,987,707	-£2,851,093	-£3,029,898	-£3,007,102
15%	71%	-£4,343,125	-£4,138,204	-£4,308,931	-£4,104,010	-£4,372,218	-£4,338,022
20%	71%	-£5,675,747	-£5,402,519	-£5,630,154	-£5,356,927	-£5,714,536	-£5,668,944
25%	71%	-£7,008,368	-£6,666,834	-£6,951,378	-£6,609,843	-£7,056,856	-£6,999,865
30%	71%	-£8,340,990	-£7,931,149	-£8,272,601	-£7,862,760	-£8,399,175	-£8,330,785
35%	71%	-£9,681,673	-£9,196,784	-£9,600,761	-£9,115,871	-£9,750,512	-£9,669,599
40%	71%	-£11,023,225	-£10,469,065	-£10,930,754	-£10,376,593	-£11,101,898	-£11,009,426
45%	71%	-£12,364,777	-£11,741,347	-£12,260,746	-£11,637,316	-£12,453,283	-£12,349,253
50%	71%	-£13,706,328	-£13,013,627	-£13,590,739	-£12,898,038	-£13,804,669	-£13,689,080
100%	71%	-£27,267,225	-£25,859,166	-£27,032,265	-£25,624,206	-£27,467,124	-£27,232,164
10%	75%	-£3,017,061	-£2,897,523	-£2,993,124	-£2,873,587	-£3,034,031	-£3,010,095
15%	75%	-£4,352,961	-£4,173,655	-£4,317,056	-£4,137,751	-£4,378,416	-£4,342,512
20%	75%	-£5,688,860	-£5,449,787	-£5,640,988	-£5,401,914	-£5,722,801	-£5,674,929
25%	75%	-£7,024,760	-£6,725,918	-£6,964,920	-£6,666,077	-£7,067,187	-£7,007,346
30%	75%	-£8,360,661	-£8,002,050	-£8,288,853	-£7,930,240	-£8,411,698	-£8,339,763
35%	75%	-£9,704,945	-£9,280,667	-£9,619,987	-£9,195,709	-£9,750,512	-£9,680,221
40%	75%	-£11,049,821	-£10,564,932	-£10,952,727	-£10,467,837	-£11,118,661	-£11,021,565
45%	75%	-£12,394,698	-£11,849,197	-£12,285,466	-£11,739,965	-£12,472,141	-£12,362,910
50%	75%	-£13,739,574	-£13,133,461	-£13,618,205	-£13,012,092	-£13,825,622	-£13,704,253
10%	60%	-£2,989,522	-£2,798,262	-£2,970,373	-£2,779,114	-£3,016,675	-£2,997,526
15%	60%	-£4,311,652	-£4,024,764	-£4,282,929	-£4,096,040	-£4,352,382	-£4,323,659
20%	60%	-£5,633,784	-£5,251,265	-£5,595,485	-£5,212,967	-£5,688,089	-£5,649,791
25%	60%	-£6,955,914	-£6,477,766	-£6,908,042	-£6,429,894	-£7,023,796	-£6,975,924
30%	60%	-£8,278,045	-£7,704,268	-£8,220,598	-£7,646,820	-£8,359,504	-£8,302,056
35%	60%	-£9,607,202	-£8,930,768	-£9,539,236	-£8,863,747	-£9,703,576	-£9,635,609
40%	60%	-£10,938,115	-£10,162,291	-£10,860,439	-£10,084,614	-£11,048,257	-£10,970,581
45%	60%	-£12,269,027	-£11,396,225	-£12,181,642	-£11,308,840	-£12,392,937	-£12,305,552
50%	60%	-£13,599,940	-£12,630,160	-£13,502,844	-£12,533,065	-£13,737,617	-£13,640,522

### CIL Zone 2 High Value – Z2 Medium Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£6,469,575	£6,469,575	£6,469,575	£6,469,575	£6,469,575	£6,469,575
10%	71%	£3,804,332	£3,940,945	£3,827,129	£3,963,742	£3,784,937	£3,807,734
15%	71%	£2,471,710	£2,676,631	£2,505,905	£2,710,826	£2,442,618	£2,476,813
20%	71%	£1,139,089	£1,412,316	£1,184,681	£1,457,909	£1,100,299	£1,145,892
25%	71%	-£193,533	£148,001	-£136,543	£204,993	-£242,021	-£185,029
30%	71%	-£1,526,155	-£1,116,314	-£1,457,765	-£1,047,924	-£1,584,339	-£1,515,950
35%	71%	-£2,866,838	-£2,381,948	-£2,785,925	-£2,301,035	-£2,935,677	-£2,854,764
40%	71%	-£4,208,389	-£3,654,229	-£4,115,918	-£3,561,758	-£4,287,062	-£4,194,591
45%	71%	-£5,549,941	-£4,926,511	-£5,445,911	-£4,822,480	-£5,638,448	-£5,534,417
50%	71%	-£6,891,492	-£6,198,792	-£6,775,903	-£6,083,203	-£6,989,833	-£6,874,244
100%	71%	-£20,452,389	-£19,044,331	-£20,217,429	-£18,809,371	-£20,652,289	-£20,417,329
10%	75%	£3,797,775	£3,917,312	£3,821,712	£3,941,248	£3,780,804	£3,804,741
15%	75%	£2,461,875	£2,641,181	£2,497,780	£2,677,085	£2,436,420	£2,472,324
20%	75%	£1,125,975	£1,365,049	£1,173,848	£1,412,921	£1,092,034	£1,139,907
25%	75%	-£209,925	£88,918	-£150,084	£148,759	-£252,351	-£192,511
30%	75%	-£1,545,825	-£1,187,214	-£1,474,017	-£1,115,405	-£1,596,863	-£1,524,928
35%	75%	-£2,890,110	-£2,465,831	-£2,805,152	-£2,380,873	-£2,950,344	-£2,865,386
40%	75%	-£4,234,986	-£3,750,097	-£4,137,892	-£3,653,001	-£4,303,825	-£4,206,730
45%	75%	-£5,579,862	-£5,034,361	-£5,470,630	-£4,925,130	-£5,657,306	-£5,548,074
50%	75%	-£6,924,738	-£6,318,626	-£6,803,370	-£6,197,257	-£7,010,787	-£6,889,417
10%	60%	£3,825,314	£4,016,573	£3,844,463	£4,035,722	£3,798,161	£3,817,310
15%	60%	£2,503,183	£2,790,072	£2,531,906	£2,818,795	£2,462,454	£2,491,177
20%	60%	£1,181,052	£1,563,571	£1,219,350	£1,601,869	£1,126,746	£1,165,045
25%	60%	-£141,079	£337,069	-£93,206	£384,942	-£208,961	-£161,088
30%	60%	-£1,463,210	-£889,432	-£1,405,762	-£831,985	-£1,544,668	-£1,487,221
35%	60%	-£2,792,367	-£2,115,933	-£2,724,400	-£2,048,911	-£2,888,740	-£2,820,774
40%	60%	-£4,123,280	-£3,347,455	-£4,045,603	-£3,269,779	-£4,233,422	-£4,155,745
45%	60%	-£5,454,191	-£4,581,390	-£5,366,806	-£4,494,004	-£5,578,102	-£5,490,716
50%	60%	-£6,785,104	-£5,815,325	-£6,688,009	-£5,718,230	-£6,922,782	-£6,825,687

### CIL Zone 2 High Value – Z2 Low Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£13,409,817	£13,409,817	£13,409,817	£13,409,817	£13,409,817	£13,409,817
10%	71%	£10,744,574	£10,881,187	£10,767,370	£10,903,984	£10,725,179	£10,747,976
15%	71%	£9,411,952	£9,616,873	£9,446,147	£9,651,068	£9,382,859	£9,417,055
20%	71%	£8,079,330	£8,352,558	£8,124,923	£8,398,150	£8,040,541	£8,086,133
25%	71%	£6,746,709	£7,088,243	£6,803,699	£7,145,234	£6,698,221	£6,755,212
30%	71%	£5,414,087	£5,823,928	£5,482,476	£5,892,317	£5,355,903	£5,424,292
35%	71%	£4,073,404	£4,558,293	£4,154,316	£4,639,206	£4,004,565	£4,085,478
40%	71%	£2,731,852	£3,286,012	£2,824,324	£3,378,484	£2,653,179	£2,745,651
45%	71%	£1,390,300	£2,013,731	£1,494,331	£2,117,761	£1,301,794	£1,405,825
50%	71%	£48,749	£741,450	£164,338	£857,039	£-49,592	£65,997
100%	71%	£-13,512,147	£-12,104,089	£-13,277,187	£-11,869,129	£-13,712,047	£-13,477,087
10%	75%	£10,738,016	£10,857,554	£10,761,953	£10,881,490	£10,721,046	£10,744,983
15%	75%	£9,402,116	£9,581,422	£9,438,021	£9,617,326	£9,376,661	£9,412,565
20%	75%	£8,066,217	£8,305,290	£8,114,089	£8,353,163	£8,032,276	£8,080,148
25%	75%	£6,730,317	£7,029,159	£6,790,158	£7,089,000	£6,687,890	£6,747,731
30%	75%	£5,394,416	£5,753,027	£5,466,225	£5,824,837	£5,343,379	£5,415,314
35%	75%	£4,050,132	£4,474,410	£4,135,090	£4,559,368	£3,989,897	£4,074,856
40%	75%	£2,705,256	£3,190,145	£2,802,350	£3,287,240	£2,636,416	£2,733,512
45%	75%	£1,360,380	£1,905,880	£1,469,611	£2,015,112	£1,282,936	£1,392,167
50%	75%	£15,504	£621,616	£136,872	£742,985	£-70,545	£50,824
10%	60%	£10,765,555	£10,956,815	£10,784,704	£10,975,963	£10,738,402	£10,757,552
15%	60%	£9,443,425	£9,730,314	£9,472,148	£9,759,037	£9,402,695	£9,431,418
20%	60%	£8,121,293	£8,503,812	£8,159,592	£8,542,111	£8,066,988	£8,105,286
25%	60%	£6,799,163	£7,277,311	£6,847,036	£7,325,183	£6,731,281	£6,779,153
30%	60%	£5,477,032	£6,050,809	£5,534,479	£6,108,257	£5,395,573	£5,453,021
35%	60%	£4,147,875	£4,824,309	£4,215,842	£4,891,331	£4,051,501	£4,119,468
40%	60%	£2,816,962	£3,592,786	£2,894,639	£3,670,463	£2,706,820	£2,784,497
45%	60%	£1,486,050	£2,358,852	£1,573,436	£2,446,237	£1,362,140	£1,449,525
50%	60%	£155,137	£1,124,917	£252,233	£1,222,012	£17,460	£114,555

### CIL Zone 2 Medium Value – Z2 High Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£-9,423,335	£-9,423,335	£-9,423,335	£-9,423,335	£-9,423,335	£-9,423,335
10%	71%	£-11,220,657	£-11,116,136	£-11,170,068	£-11,065,547	£-11,251,843	£-11,201,254
15%	71%	£-12,119,318	£-11,962,536	£-12,043,434	£-11,886,653	£-12,166,096	£-12,090,213
20%	71%	£-13,017,979	£-12,808,937	£-12,916,800	£-12,707,759	£-13,080,350	£-12,979,172
25%	71%	£-13,916,639	£-13,655,337	£-13,790,167	£-13,528,865	£-13,994,604	£-13,868,132
30%	71%	£-14,815,301	£-14,501,738	£-14,663,533	£-14,349,971	£-14,908,858	£-14,757,091
35%	71%	£-15,713,961	£-15,348,138	£-15,536,900	£-15,171,077	£-15,823,112	£-15,646,050
40%	71%	£-16,612,623	£-16,194,539	£-16,410,266	£-15,992,183	£-16,737,365	£-16,535,010
45%	71%	£-17,511,283	£-17,040,939	£-17,283,633	£-16,813,289	£-17,651,619	£-17,423,969
50%	71%	£-18,412,843	£-17,887,341	£-18,156,999	£-17,634,395	£-18,571,321	£-18,314,240
100%	71%	£-27,546,430	£-26,484,126	£-27,032,265	£-25,969,962	£-27,863,388	£-27,349,223
10%	75%	£-11,228,680	£-11,137,223	£-11,175,561	£-11,084,105	£-11,255,967	£-11,202,848
15%	75%	£-12,131,351	£-11,994,169	£-12,051,674	£-11,914,490	£-12,172,283	£-12,092,605
20%	75%	£-13,034,024	£-12,851,113	£-12,927,787	£-12,744,876	£-13,088,599	£-12,982,363
25%	75%	£-13,936,697	£-13,708,057	£-13,803,900	£-13,575,261	£-14,004,916	£-13,872,119
30%	75%	£-14,839,369	£-14,565,002	£-14,680,014	£-14,405,646	£-14,921,232	£-14,761,876
35%	75%	£-15,742,042	£-15,421,946	£-15,556,126	£-15,236,031	£-15,837,547	£-15,651,633
40%	75%	£-16,644,713	£-16,278,890	£-16,432,240	£-16,066,417	£-16,753,864	£-16,541,390
45%	75%	£-17,547,386	£-17,135,836	£-17,308,352	£-16,896,802	£-17,670,180	£-17,431,146
50%	75%	£-18,453,613	£-17,992,780	£-18,184,466	£-17,727,187	£-18,592,282	£-18,322,345
10%	60%	£-11,194,984	£-11,048,655	£-11,152,489	£-11,006,160	£-11,238,644	£-11,196,149
15%	60%	£-12,080,808	£-11,861,315	£-12,017,066	£-11,797,573	£-12,146,298	£-12,082,556
20%	60%	£-12,966,633	£-12,673,974	£-12,881,643	£-12,588,985	£-13,053,953	£-12,968,963
25%	60%	£-13,852,457	£-13,486,634	£-13,746,220	£-13,380,397	£-13,961,608	£-13,855,371
30%	60%	£-14,738,282	£-14,299,294	£-14,610,798	£-14,171,810	£-14,869,262	£-14,741,777
35%	60%	£-15,624,106	£-15,111,954	£-15,475,374	£-14,963,222	£-15,776,916	£-15,628,185
40%	60%	£-16,509,931	£-15,924,614	£-16,339,951	£-15,754,635	£-16,684,571	£-16,514,591
45%	60%	£-17,395,755	£-16,737,274	£-17,204,529	£-16,546,047	£-17,592,226	£-17,400,999
50%	60%	£-18,282,379	£-17,549,933	£-18,069,106	£-17,337,460	£-18,504,249	£-18,288,300

### CIL Zone 2 Medium Value – Z2 Medium Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2,608,499	-£2,608,499	-£2,608,499	-£2,608,499	-£2,608,499	-£2,608,499
10%	71%	-£4,405,821	-£4,301,300	-£4,355,232	-£4,250,711	-£4,437,007	-£4,386,418
15%	71%	-£5,304,483	-£5,147,700	-£5,228,598	-£5,071,817	-£5,351,260	-£5,275,377
20%	71%	-£6,203,143	-£5,994,102	-£6,101,965	-£5,892,923	-£6,265,514	-£6,164,336
25%	71%	-£7,101,804	-£6,840,502	-£6,975,331	-£6,714,029	-£7,179,769	-£7,053,296
30%	71%	-£8,000,465	-£7,686,903	-£7,848,698	-£7,535,135	-£8,094,023	-£7,942,255
35%	71%	-£8,899,126	-£8,533,303	-£8,722,064	-£8,356,241	-£9,008,277	-£8,831,214
40%	71%	-£9,797,787	-£9,379,704	-£9,595,431	-£9,177,347	-£9,922,530	-£9,720,174
45%	71%	-£10,696,448	-£10,226,104	-£10,468,797	-£9,998,453	-£10,836,784	-£10,609,133
50%	71%	-£11,595,007	-£11,072,505	-£11,342,164	-£10,819,559	-£11,756,486	-£11,499,404
100%	71%	-£20,731,594	-£19,669,291	-£20,217,429	-£19,155,127	-£21,048,553	-£20,534,388
10%	75%	-£4,413,844	-£4,322,388	-£4,360,725	-£4,269,270	-£4,441,132	-£4,388,013
15%	75%	-£5,316,516	-£5,179,333	-£5,236,839	-£5,099,655	-£5,357,448	-£5,277,769
20%	75%	-£6,219,189	-£6,036,278	-£6,112,951	-£5,930,040	-£6,273,763	-£6,167,527
25%	75%	-£7,121,861	-£6,893,222	-£6,989,065	-£6,760,425	-£7,190,080	-£7,057,284
30%	75%	-£8,024,534	-£7,750,166	-£7,865,178	-£7,590,811	-£8,106,396	-£7,947,041
35%	75%	-£8,927,206	-£8,607,111	-£8,741,291	-£8,421,196	-£9,022,712	-£8,836,797
40%	75%	-£9,829,878	-£9,464,055	-£9,617,404	-£9,251,581	-£9,939,029	-£9,726,554
45%	75%	-£10,732,551	-£10,321,000	-£10,493,517	-£10,081,966	-£10,855,345	-£10,616,311
50%	75%	-£11,638,778	-£11,177,945	-£11,369,630	-£10,912,352	-£11,777,446	-£11,507,510
10%	60%	-£4,380,148	-£4,233,820	-£4,337,654	-£4,191,324	-£4,423,809	-£4,381,313
15%	60%	-£5,265,973	-£5,046,479	-£5,202,231	-£4,982,737	-£5,331,463	-£5,267,721
20%	60%	-£6,151,797	-£5,859,139	-£6,066,807	-£5,774,149	-£6,239,117	-£6,154,128
25%	60%	-£7,037,622	-£6,671,799	-£6,931,384	-£6,565,561	-£7,146,772	-£7,040,535
30%	60%	-£7,923,446	-£7,484,458	-£7,795,962	-£7,356,974	-£8,054,427	-£7,926,942
35%	60%	-£8,809,271	-£8,297,119	-£8,660,539	-£8,148,386	-£8,962,081	-£8,813,349
40%	60%	-£9,695,095	-£9,109,779	-£9,525,116	-£8,939,799	-£9,869,735	-£9,699,756
45%	60%	-£10,580,920	-£9,922,438	-£10,389,694	-£9,731,211	-£10,777,390	-£10,586,163
50%	60%	-£11,467,543	-£10,735,098	-£11,254,270	-£10,522,624	-£11,689,414	-£11,473,464

### CIL Zone 2 Medium Value – Z2 Low Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,331,743	£4,331,743	£4,331,743	£4,331,743	£4,331,743	£4,331,743
10%	71%	£2,534,420	£2,638,941	£2,585,010	£2,689,530	£2,503,234	£2,553,824
15%	71%	£1,635,759	£1,792,541	£1,711,643	£1,868,424	£1,588,981	£1,664,865
20%	71%	£737,098	£946,140	£838,277	£1,047,318	£674,727	£775,906
25%	71%	-£161,562	£99,740	-£35,090	£226,212	-£239,527	-£113,054
30%	71%	-£1,060,224	-£746,661	-£908,456	-£594,894	-£1,153,781	-£1,002,013
35%	71%	-£1,958,884	-£1,593,061	-£1,781,823	-£1,416,000	-£2,068,035	-£1,890,972
40%	71%	-£2,857,546	-£2,439,462	-£2,655,189	-£2,237,106	-£2,982,288	-£2,779,932
45%	71%	-£3,756,206	-£3,285,862	-£3,528,555	-£3,058,212	-£3,896,542	-£3,668,891
50%	71%	-£4,657,765	-£4,132,263	-£4,401,922	-£3,879,318	-£4,816,244	-£4,559,163
100%	71%	-£13,791,353	-£12,729,049	-£13,277,187	-£12,214,885	-£14,108,311	-£13,594,146
10%	75%	£2,526,397	£2,617,854	£2,579,516	£2,670,972	£2,499,110	£2,552,229
15%	75%	£1,623,726	£1,760,908	£1,703,403	£1,840,587	£1,582,794	£1,662,472
20%	75%	£721,053	£903,964	£827,290	£1,010,201	£666,478	£772,715
25%	75%	-£181,619	£47,020	-£48,823	£179,816	-£249,839	-£117,042
30%	75%	-£1,084,292	-£809,925	-£924,937	-£650,569	-£1,166,154	-£1,006,799
35%	75%	-£1,986,965	-£1,666,869	-£1,801,049	-£1,480,954	-£2,082,470	-£1,896,556
40%	75%	-£2,889,636	-£2,523,813	-£2,677,163	-£2,311,340	-£2,998,787	-£2,786,312
45%	75%	-£3,792,309	-£3,380,759	-£3,553,275	-£3,141,725	-£3,915,103	-£3,676,069
50%	75%	-£4,698,536	-£4,237,703	-£4,429,389	-£3,972,110	-£4,837,205	-£4,567,268
10%	60%	£2,560,094	£2,706,422	£2,602,588	£2,748,917	£2,516,433	£2,558,928
15%	60%	£1,674,269	£1,893,762	£1,738,011	£1,957,504	£1,608,779	£1,672,521
20%	60%	£788,445	£1,081,103	£873,434	£1,166,092	£701,124	£786,114
25%	60%	-£97,380	£268,443	£8,857	£374,680	-£206,531	-£100,293
30%	60%	-£983,204	-£544,217	-£855,720	-£416,733	-£1,114,185	-£986,700
35%	60%	-£1,869,029	-£1,356,877	-£1,720,297	-£1,208,145	-£2,021,839	-£1,873,108
40%	60%	-£2,754,853	-£2,169,537	-£2,584,874	-£1,999,558	-£2,929,494	-£2,759,514
45%	60%	-£3,640,678	-£2,982,197	-£3,449,452	-£2,790,970	-£3,837,149	-£3,645,922
50%	60%	-£4,527,301	-£3,794,856	-£4,314,029	-£3,582,383	-£4,749,172	-£4,533,223

### CIL Zone 2 Low Value – Z2 High Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£13,357,344	-£13,357,344	-£13,357,344	-£13,357,344	-£13,357,344	-£13,357,344
10%	71%	-£14,789,660	-£14,706,597	-£14,710,676	-£14,627,613	-£14,839,184	-£14,760,200
15%	71%	-£15,505,818	-£15,381,224	-£15,387,342	-£15,262,748	-£15,580,104	-£15,461,628
20%	71%	-£16,221,976	-£16,055,851	-£16,064,007	-£15,897,882	-£16,321,024	-£16,163,056
25%	71%	-£16,938,134	-£16,730,477	-£16,740,674	-£16,533,017	-£17,061,944	-£16,864,484
30%	71%	-£17,654,292	-£17,405,104	-£17,417,340	-£17,168,152	-£17,802,864	-£17,565,913
35%	71%	-£18,372,702	-£18,079,731	-£18,094,006	-£17,803,286	-£18,548,871	-£18,267,906
40%	71%	-£19,100,573	-£18,762,888	-£18,779,470	-£18,441,785	-£19,301,909	-£18,980,806
45%	71%	-£19,828,444	-£19,448,549	-£19,467,203	-£19,087,307	-£20,054,947	-£19,693,706
50%	71%	-£20,556,315	-£20,134,209	-£20,154,936	-£19,732,830	-£20,807,984	-£20,406,606
100%	71%	-£27,835,023	-£26,990,811	-£27,032,265	-£26,188,053	-£28,338,364	-£27,535,605
10%	75%	-£14,799,103	-£14,726,423	-£14,716,170	-£14,643,489	-£14,842,436	-£14,759,503
15%	75%	-£15,519,981	-£15,410,962	-£15,395,582	-£15,286,562	-£15,584,982	-£15,460,582
20%	75%	-£16,240,861	-£16,095,502	-£16,074,995	-£15,929,635	-£16,327,528	-£16,161,662
25%	75%	-£16,961,741	-£16,780,041	-£16,754,407	-£16,572,708	-£17,070,075	-£16,862,741
30%	75%	-£17,682,619	-£17,464,580	-£17,433,820	-£17,215,781	-£17,812,620	-£17,563,820
35%	75%	-£18,406,291	-£18,149,119	-£18,113,232	-£17,858,853	-£18,560,439	-£18,265,426
40%	75%	-£19,138,961	-£18,843,487	-£18,801,802	-£18,506,328	-£19,315,130	-£18,977,972
45%	75%	-£19,871,630	-£19,539,222	-£19,492,327	-£19,159,919	-£20,069,821	-£19,690,517
50%	75%	-£20,604,300	-£20,234,957	-£20,182,852	-£19,813,509	-£20,824,511	-£20,403,063
10%	60%	-£14,759,444	-£14,643,156	-£14,693,097	-£14,576,810	-£14,828,778	-£14,762,431
15%	60%	-£15,460,494	-£15,286,062	-£15,360,974	-£15,186,543	-£15,564,495	-£15,464,975
20%	60%	-£16,161,544	-£15,928,968	-£16,028,851	-£15,796,275	-£16,300,211	-£16,167,518
25%	60%	-£16,862,594	-£16,571,874	-£16,696,727	-£16,406,008	-£17,035,928	-£16,870,062
30%	60%	-£17,563,644	-£17,214,781	-£17,364,604	-£17,015,741	-£17,771,645	-£17,572,605
35%	60%	-£18,265,216	-£17,857,686	-£18,032,480	-£17,625,474	-£18,511,852	-£18,275,842
40%	60%	-£18,977,732	-£18,504,973	-£18,708,005	-£18,235,247	-£19,259,603	-£18,989,875
45%	60%	-£19,690,247	-£19,158,394	-£19,386,805	-£18,854,951	-£20,007,352	-£19,703,909
50%	60%	-£20,402,763	-£19,811,815	-£20,065,604	-£19,474,657	-£20,755,102	-£20,417,943

### CIL Zone 2 Low Value – Z2 Medium Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£6,542,508	-£6,542,508	-£6,542,508	-£6,542,508	-£6,542,508	-£6,542,508
10%	71%	-£7,974,825	-£7,891,762	-£7,895,840	-£7,812,778	-£8,024,348	-£7,945,364
15%	71%	-£8,690,983	-£8,566,388	-£8,572,506	-£8,447,913	-£8,765,269	-£8,646,793
20%	71%	-£9,407,141	-£9,241,015	-£9,249,172	-£9,083,047	-£9,506,188	-£9,348,221
25%	71%	-£10,123,298	-£9,915,642	-£9,925,838	-£9,718,182	-£10,247,109	-£10,049,649
30%	71%	-£10,839,456	-£10,590,268	-£10,602,505	-£10,353,317	-£10,988,028	-£10,751,077
35%	71%	-£11,557,867	-£11,264,895	-£11,279,170	-£10,988,451	-£11,734,035	-£11,453,070
40%	71%	-£12,285,738	-£11,948,052	-£11,964,635	-£11,626,950	-£12,487,074	-£12,165,970
45%	71%	-£13,013,608	-£12,633,713	-£12,652,367	-£12,272,472	-£13,240,111	-£12,978,871
50%	71%	-£13,741,480	-£13,319,373	-£13,340,100	-£12,917,994	-£13,993,149	-£13,591,771
100%	71%	-£21,020,188	-£20,175,976	-£20,217,429	-£19,373,217	-£21,523,528	-£20,720,770
10%	75%	-£7,984,267	-£7,911,588	-£7,901,334	-£7,828,653	-£8,027,601	-£7,944,667
15%	75%	-£8,705,146	-£8,596,127	-£8,580,747	-£8,471,727	-£8,770,147	-£8,645,747
20%	75%	-£9,426,025	-£9,280,666	-£9,260,159	-£9,114,800	-£9,512,693	-£9,346,827
25%	75%	-£10,146,905	-£9,965,205	-£9,939,572	-£9,757,872	-£10,255,239	-£10,047,906
30%	75%	-£10,867,784	-£10,649,745	-£10,618,984	-£10,400,945	-£10,997,784	-£10,748,985
35%	75%	-£11,591,456	-£11,334,284	-£11,298,397	-£11,044,017	-£11,745,604	-£11,450,590
40%	75%	-£12,324,126	-£12,028,651	-£11,986,967	-£11,691,492	-£12,500,294	-£12,163,136
45%	75%	-£13,056,795	-£12,724,386	-£12,677,492	-£12,345,084	-£13,254,985	-£12,875,681
50%	75%	-£13,789,464	-£13,420,121	-£13,368,016	-£12,998,674	-£14,009,676	-£13,588,227
10%	60%	-£7,944,608	-£7,828,321	-£7,878,262	-£7,761,975	-£8,013,942	-£7,947,595
15%	60%	-£8,645,659	-£8,471,226	-£8,546,139	-£8,371,707	-£8,749,659	-£8,650,139
20%	60%	-£9,346,708	-£9,114,133	-£9,214,015	-£9,041,415	-£9,485,376	-£9,352,682
25%	60%	-£10,047,759	-£9,757,039	-£9,881,891	-£9,591,173	-£10,221,092	-£10,055,226
30%	60%	-£10,748,808	-£10,399,945	-£10,549,768	-£10,200,905	-£10,956,809	-£10,757,769
35%	60%	-£11,450,380	-£11,042,851	-£11,217,645	-£10,810,638	-£11,697,017	-£11,461,006
40%	60%	-£12,162,896	-£11,690,137	-£11,893,170	-£11,420,411	-£12,444,767	-£12,175,040
45%	60%	-£12,875,412	-£12,343,559	-£12,571,970	-£12,040,116	-£13,192,517	-£12,889,074
50%	60%	-£13,587,928	-£12,996,979	-£13,250,769	-£12,659,821	-£13,940,266	-£13,603,107

### CIL Zone 2 Low Value – Z2 Low Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£397,734	£397,734	£397,734	£397,734	£397,734	£397,734
10%	71%	-£1,034,583	-£951,520	-£955,598	-£872,536	-£1,084,107	-£1,005,123
15%	71%	-£1,750,741	-£1,626,146	-£1,632,265	-£1,507,671	-£1,825,027	-£1,706,551
20%	71%	-£2,466,899	-£2,300,774	-£2,308,930	-£2,142,805	-£2,565,947	-£2,407,979
25%	71%	-£3,183,057	-£2,975,400	-£2,985,597	-£2,777,940	-£3,306,867	-£3,109,407
30%	71%	-£3,899,215	-£3,650,026	-£3,662,263	-£3,413,075	-£4,047,787	-£3,810,835
35%	71%	-£4,617,625	-£4,324,654	-£4,338,929	-£4,048,209	-£4,793,794	-£4,512,829
40%	71%	-£5,345,496	-£5,007,811	-£5,024,393	-£4,686,708	-£5,546,832	-£5,225,729
45%	71%	-£6,073,367	-£5,693,472	-£5,712,126	-£5,332,230	-£6,299,870	-£5,938,629
50%	71%	-£6,801,238	-£6,379,132	-£6,399,859	-£5,977,752	-£7,052,907	-£6,651,529
100%	71%	-£14,079,946	-£13,235,734	-£13,277,187	-£12,432,976	-£14,583,287	-£13,780,528
10%	75%	-£1,044,026	-£971,346	-£961,092	-£888,412	-£1,087,359	-£1,004,426
15%	75%	-£1,764,904	-£1,655,885	-£1,640,505	-£1,531,485	-£1,829,905	-£1,705,505
20%	75%	-£2,485,784	-£2,340,424	-£2,319,918	-£2,174,558	-£2,572,451	-£2,406,585
25%	75%	-£3,206,663	-£3,024,964	-£2,999,330	-£2,817,630	-£3,314,997	-£3,107,664
30%	75%	-£3,927,542	-£3,709,503	-£3,678,743	-£3,460,704	-£4,057,543	-£3,808,743
35%	75%	-£4,651,214	-£4,394,042	-£4,358,155	-£4,103,776	-£4,805,362	-£4,510,349
40%	75%	-£5,383,884	-£5,088,410	-£5,046,725	-£4,751,251	-£5,560,053	-£5,222,895
45%	75%	-£6,116,553	-£5,784,145	-£5,737,250	-£5,404,842	-£6,314,743	-£5,935,440
50%	75%	-£6,849,223	-£6,479,879	-£6,427,774	-£6,058,432	-£7,069,434	-£6,647,986
10%	60%	-£1,004,366	-£888,079	-£938,020	-£821,733	-£1,073,701	-£1,007,353
15%	60%	-£1,705,417	-£1,530,985	-£1,605,897	-£1,431,466	-£1,809,417	-£1,709,897
20%	60%	-£2,406,466	-£2,173,891	-£2,273,774	-£2,041,198	-£2,545,134	-£2,412,440
25%	60%	-£3,107,517	-£2,816,797	-£2,941,650	-£2,650,931	-£3,280,851	-£3,114,984
30%	60%	-£3,808,566	-£3,459,704	-£3,609,526	-£3,260,664	-£4,016,567	-£3,817,528
35%	60%	-£4,510,139	-£4,102,609	-£4,277,403	-£3,870,396	-£4,766,775	-£4,520,765
40%	60%	-£5,222,654	-£4,749,896	-£4,952,928	-£4,480,169	-£5,504,526	-£5,234,798
45%	60%	-£5,935,170	-£5,403,317	-£5,631,728	-£5,099,874	-£6,252,275	-£5,948,832
50%	60%	-£6,647,686	-£6,056,737	-£6,310,527	-£5,719,579	-£7,000,024	-£6,662,865

### CIL Zone 3 High Value – Z3 High Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£11,100,486	-£11,100,486	-£11,100,486	-£11,100,486	-£11,100,486	-£11,100,486
10%	71%	-£12,784,212	-£12,667,542	-£12,700,558	-£12,603,888	-£12,790,243	-£12,726,588
15%	71%	-£13,596,076	-£13,451,071	-£13,500,595	-£13,355,589	-£13,635,121	-£13,539,640
20%	71%	-£14,427,939	-£14,234,599	-£14,300,631	-£14,107,290	-£14,480,000	-£14,352,692
25%	71%	-£15,259,803	-£15,018,127	-£15,100,667	-£14,858,992	-£15,324,878	-£15,165,743
30%	71%	-£16,091,667	-£15,801,656	-£15,900,704	-£15,610,693	-£16,169,757	-£15,978,795
35%	71%	-£16,923,531	-£16,585,184	-£16,700,741	-£16,362,394	-£17,014,635	-£16,791,846
40%	71%	-£17,755,394	-£17,368,713	-£17,500,777	-£17,114,096	-£17,859,515	-£17,604,898
45%	71%	-£18,589,612	-£18,152,241	-£18,300,813	-£17,865,797	-£18,708,664	-£18,417,949
50%	71%	-£19,435,080	-£18,943,823	-£19,111,604	-£18,620,348	-£19,567,360	-£19,243,883
100%	71%	-£27,889,768	-£26,907,254	-£27,242,815	-£26,260,302	-£28,154,327	-£27,507,375
10%	75%	-£12,772,888	-£12,688,302	-£12,706,052	-£12,621,465	-£12,795,665	-£12,728,828
15%	75%	-£13,609,090	-£13,482,210	-£13,508,834	-£13,381,955	-£13,643,255	-£13,543,000
20%	75%	-£14,445,291	-£14,276,118	-£14,311,618	-£14,142,444	-£14,490,845	-£14,357,171
25%	75%	-£15,281,493	-£15,070,027	-£15,114,401	-£14,902,935	-£15,338,434	-£15,171,342
30%	75%	-£16,117,694	-£15,863,935	-£15,917,184	-£15,663,425	-£16,186,024	-£15,985,514
35%	75%	-£16,953,896	-£16,657,843	-£16,719,967	-£16,423,914	-£17,033,614	-£16,799,685
40%	75%	-£17,790,098	-£17,451,752	-£17,522,750	-£17,184,404	-£17,881,203	-£17,613,856
45%	75%	-£18,629,293	-£18,245,660	-£18,325,534	-£17,944,894	-£18,733,462	-£18,428,027
50%	75%	-£19,479,171	-£19,049,320	-£19,139,520	-£18,709,670	-£19,594,915	-£19,255,265
10%	60%	-£12,736,449	-£12,601,111	-£12,682,980	-£12,547,641	-£12,772,892	-£12,719,422
15%	60%	-£13,554,431	-£13,351,423	-£13,474,227	-£13,271,219	-£13,609,094	-£13,528,890
20%	60%	-£14,372,413	-£14,101,736	-£14,265,474	-£13,994,797	-£14,445,298	-£14,338,358
25%	60%	-£15,190,395	-£14,852,049	-£15,056,721	-£14,718,375	-£15,281,500	-£15,147,826
30%	60%	-£16,008,376	-£15,602,361	-£15,847,968	-£15,441,953	-£16,117,704	-£15,957,294
35%	60%	-£16,826,358	-£16,352,674	-£16,639,215	-£16,165,530	-£16,953,906	-£16,766,763
40%	60%	-£17,644,340	-£17,102,986	-£17,430,462	-£16,889,108	-£17,790,110	-£17,576,232
45%	60%	-£18,462,634	-£17,853,299	-£18,221,710	-£17,612,686	-£18,629,306	-£18,385,700
50%	60%	-£19,293,993	-£18,606,234	-£19,022,273	-£18,336,264	-£19,473,185	-£19,207,465

### CIL Zone 3 High Value – Z3 Medium Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,550,475	-£1,550,475	-£1,550,475	-£1,550,475	-£1,550,475	-£1,550,475
10%	71%	-£3,214,202	-£3,117,532	-£3,150,548	-£3,053,878	-£3,240,233	-£3,176,578
15%	71%	-£4,046,066	-£3,901,060	-£3,950,585	-£3,805,579	-£4,085,111	-£3,989,630
20%	71%	-£4,877,929	-£4,684,589	-£4,750,621	-£4,557,280	-£4,929,990	-£4,802,682
25%	71%	-£5,709,793	-£5,468,117	-£5,550,657	-£5,308,981	-£5,774,868	-£5,615,733
30%	71%	-£6,541,657	-£6,251,645	-£6,350,693	-£6,060,683	-£6,619,747	-£6,428,785
35%	71%	-£7,373,520	-£7,035,174	-£7,150,731	-£6,812,384	-£7,464,625	-£7,241,835
40%	71%	-£8,205,384	-£7,818,703	-£7,950,767	-£7,564,086	-£8,309,504	-£8,054,887
45%	71%	-£9,039,602	-£8,602,230	-£8,750,803	-£8,315,787	-£9,158,653	-£8,867,939
50%	71%	-£9,885,070	-£9,393,813	-£9,561,594	-£9,070,338	-£10,017,350	-£9,693,873
100%	71%	-£18,339,758	-£17,357,244	-£17,692,805	-£16,710,292	-£18,604,317	-£17,957,365
10%	75%	-£3,222,878	-£3,138,292	-£3,156,042	-£3,071,455	-£3,245,655	-£3,178,818
15%	75%	-£4,059,080	-£3,932,200	-£3,958,824	-£3,831,945	-£4,093,245	-£3,992,989
20%	75%	-£4,895,281	-£4,726,108	-£4,761,607	-£4,592,434	-£4,940,835	-£4,807,161
25%	75%	-£5,731,483	-£5,520,017	-£5,564,391	-£5,352,924	-£5,788,424	-£5,621,332
30%	75%	-£6,567,684	-£6,313,925	-£6,367,174	-£6,113,415	-£6,636,014	-£6,435,504
35%	75%	-£7,403,886	-£7,107,833	-£7,169,957	-£6,873,904	-£7,483,604	-£7,249,675
40%	75%	-£8,240,088	-£7,901,742	-£7,972,740	-£7,634,394	-£8,331,193	-£8,063,846
45%	75%	-£9,079,283	-£8,695,650	-£8,775,524	-£8,394,884	-£9,183,452	-£8,878,017
50%	75%	-£9,929,161	-£9,499,310	-£9,589,510	-£9,159,660	-£10,044,905	-£9,705,255
10%	60%	-£3,186,439	-£3,051,100	-£3,132,970	-£2,997,631	-£3,222,881	-£3,169,412
15%	60%	-£4,004,421	-£3,801,413	-£3,924,217	-£3,721,209	-£4,059,084	-£3,978,880
20%	60%	-£4,822,403	-£4,551,726	-£4,715,464	-£4,444,787	-£4,895,287	-£4,788,348
25%	60%	-£5,640,385	-£5,302,039	-£5,506,711	-£5,168,365	-£5,731,490	-£5,597,816
30%	60%	-£6,458,366	-£6,052,351	-£6,297,958	-£5,891,943	-£6,567,693	-£6,407,284
35%	60%	-£7,276,348	-£6,802,664	-£7,089,205	-£6,615,520	-£7,403,896	-£7,216,753
40%	60%	-£8,094,330	-£7,552,976	-£7,880,452	-£7,339,098	-£8,240,099	-£8,026,221
45%	60%	-£8,912,624	-£8,303,289	-£8,671,699	-£8,062,676	-£9,079,296	-£8,835,690
50%	60%	-£9,743,983	-£9,056,223	-£9,472,263	-£8,786,254	-£9,929,175	-£9,657,455

### CIL Zone 3 High Value – Z3 Low Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,865,142	£2,865,142	£2,865,142	£2,865,142	£2,865,142	£2,865,142
10%	71%	£1,201,415	£1,298,086	£1,265,070	£1,361,739	£1,175,385	£1,239,039
15%	71%	£369,552	£514,557	£465,032	£610,039	£330,507	£425,987
20%	71%	-£462,312	-£268,972	-£335,004	-£141,663	-£514,373	-£387,065
25%	71%	-£1,294,175	-£1,052,499	-£1,135,040	-£893,364	-£1,359,251	-£1,200,115
30%	71%	-£2,126,040	-£1,836,028	-£1,935,076	-£1,645,066	-£2,204,130	-£2,013,167
35%	71%	-£2,957,903	-£2,619,557	-£2,735,113	-£2,396,767	-£3,049,008	-£2,826,218
40%	71%	-£3,789,766	-£3,403,085	-£3,535,149	-£3,148,468	-£3,893,887	-£3,639,270
45%	71%	-£4,623,984	-£4,186,613	-£4,335,186	-£3,900,170	-£4,743,036	-£4,452,322
50%	71%	-£5,469,453	-£4,978,196	-£5,145,977	-£4,654,720	-£5,601,732	-£5,278,256
100%	71%	-£13,924,141	-£12,941,626	-£13,277,187	-£12,294,674	-£14,188,700	-£13,541,747
10%	75%	£1,192,739	£1,277,325	£1,259,575	£1,344,163	£1,169,963	£1,236,799
15%	75%	£356,537	£483,417	£456,793	£583,672	£322,373	£422,628
20%	75%	-£479,664	-£310,491	-£345,990	-£176,817	-£525,217	-£391,543
25%	75%	-£1,315,866	-£1,104,400	-£1,148,773	-£937,307	-£1,372,806	-£1,205,715
30%	75%	-£2,152,067	-£1,898,308	-£1,951,556	-£1,697,797	-£2,220,396	-£2,019,886
35%	75%	-£2,988,269	-£2,692,215	-£2,754,340	-£2,458,286	-£3,067,986	-£2,834,057
40%	75%	-£3,824,471	-£3,486,124	-£3,557,123	-£3,218,777	-£3,915,576	-£3,648,229
45%	75%	-£4,663,665	-£4,280,032	-£4,359,906	-£3,979,267	-£4,767,835	-£4,462,399
50%	75%	-£5,513,543	-£5,083,693	-£5,173,893	-£4,744,042	-£5,629,288	-£5,289,637
10%	60%	£1,229,178	£1,364,517	£1,282,648	£1,417,987	£1,192,736	£1,246,206
15%	60%	£411,196	£614,205	£491,400	£694,409	£356,533	£436,738
20%	60%	-£406,786	-£136,109	-£299,846	-£29,169	-£479,670	-£372,731
25%	60%	-£1,224,768	-£886,421	-£1,091,094	-£752,747	-£1,315,873	-£1,182,199
30%	60%	-£2,042,749	-£1,636,734	-£1,882,340	-£1,476,326	-£2,152,076	-£1,991,667
35%	60%	-£2,860,730	-£2,387,046	-£2,673,588	-£2,199,903	-£2,988,279	-£2,801,136
40%	60%	-£3,678,712	-£3,137,359	-£3,464,834	-£2,923,481	-£3,824,482	-£3,610,604
45%	60%	-£4,497,006	-£3,887,671	-£4,256,082	-£3,647,059	-£4,663,678	-£4,420,072
50%	60%	-£5,328,366	-£4,640,606	-£5,056,645	-£4,370,637	-£5,513,558	-£5,241,838

### CIL Zone 3 Medium Value – Z3 High Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£12,505,489	-£12,505,489	-£12,505,489	-£12,505,489	-£12,505,489	-£12,505,489
10%	71%	-£14,040,508	-£13,954,304	-£13,965,062	-£13,878,858	-£14,078,535	-£14,003,089
15%	71%	-£14,808,017	-£14,678,713	-£14,694,847	-£14,565,544	-£14,865,059	-£14,751,890
20%	71%	-£15,575,527	-£15,403,121	-£15,424,634	-£15,252,228	-£15,651,583	-£15,500,690
25%	71%	-£16,343,036	-£16,127,529	-£16,154,420	-£15,938,913	-£16,438,106	-£16,249,490
30%	71%	-£17,110,546	-£16,851,937	-£16,884,207	-£16,625,597	-£17,224,629	-£16,998,290
35%	71%	-£17,878,055	-£17,576,344	-£17,613,993	-£17,312,283	-£18,011,152	-£17,747,091
40%	71%	-£18,648,872	-£18,300,753	-£18,343,778	-£18,000,686	-£18,803,472	-£18,496,751
45%	71%	-£19,428,935	-£19,034,677	-£19,083,873	-£18,689,616	-£19,602,859	-£19,257,798
50%	71%	-£20,208,996	-£19,770,933	-£19,825,595	-£19,387,532	-£20,402,247	-£20,018,845
100%	71%	-£28,009,618	-£27,133,491	-£27,242,815	-£26,366,688	-£28,396,117	-£27,629,314
10%	75%	-£14,049,774	-£13,974,346	-£13,970,555	-£13,895,127	-£14,083,048	-£14,003,829
15%	75%	-£14,821,915	-£14,708,774	-£14,703,087	-£14,589,946	-£14,871,828	-£14,753,000
20%	75%	-£15,594,058	-£15,443,202	-£15,435,621	-£15,284,765	-£15,660,607	-£15,502,169
25%	75%	-£16,366,200	-£16,177,631	-£16,168,153	-£15,979,584	-£16,449,386	-£16,251,340
30%	75%	-£17,138,343	-£16,912,060	-£16,900,686	-£16,674,404	-£17,238,165	-£17,000,510
35%	75%	-£17,910,485	-£17,646,489	-£17,633,220	-£17,369,223	-£18,026,945	-£17,749,680
40%	75%	-£18,686,541	-£18,380,917	-£18,365,752	-£18,064,042	-£18,821,816	-£18,499,759
45%	75%	-£19,471,312	-£19,126,337	-£19,108,998	-£18,764,023	-£19,623,496	-£19,261,181
50%	75%	-£20,256,083	-£19,872,777	-£19,853,511	-£19,470,206	-£20,425,176	-£20,022,605
10%	60%	-£14,010,857	-£13,890,173	-£13,947,483	-£13,826,798	-£14,064,097	-£14,000,722
15%	60%	-£14,763,542	-£14,582,516	-£14,668,479	-£14,487,453	-£14,843,401	-£14,748,339
20%	60%	-£15,516,226	-£15,274,858	-£15,389,476	-£15,148,109	-£15,622,705	-£15,495,954
25%	60%	-£16,268,911	-£15,967,201	-£16,110,473	-£15,808,764	-£16,402,009	-£16,243,571
30%	60%	-£17,021,595	-£16,659,542	-£16,831,470	-£16,469,418	-£17,181,312	-£16,991,187
35%	60%	-£17,774,280	-£17,351,885	-£17,552,468	-£17,130,073	-£17,960,616	-£17,738,804
40%	60%	-£18,528,332	-£18,044,228	-£18,273,465	-£17,790,728	-£18,744,772	-£18,487,127
45%	60%	-£19,293,327	-£18,741,367	-£19,003,476	-£18,451,515	-£19,536,821	-£19,246,970
50%	60%	-£20,058,322	-£19,445,032	-£19,736,265	-£19,122,975	-£20,328,871	-£20,006,814

### CIL Zone 3 Medium Value – Z3 Medium Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2,955,479	-£2,955,479	-£2,955,479	-£2,955,479	-£2,955,479	-£2,955,479
10%	71%	-£4,490,498	-£4,404,294	-£4,415,052	-£4,328,848	-£4,528,525	-£4,453,079
15%	71%	-£5,258,007	-£5,128,703	-£5,144,837	-£5,015,534	-£5,315,048	-£5,201,880
20%	71%	-£6,025,517	-£5,853,111	-£5,874,624	-£5,702,218	-£6,101,573	-£5,950,680
25%	71%	-£6,793,026	-£6,577,519	-£6,604,410	-£6,388,903	-£6,888,096	-£6,699,480
30%	71%	-£7,560,536	-£7,301,926	-£7,334,196	-£7,075,587	-£7,674,619	-£7,448,280
35%	71%	-£8,328,045	-£8,026,334	-£8,063,983	-£7,762,273	-£8,461,142	-£8,197,081
40%	71%	-£9,098,862	-£8,750,743	-£8,793,768	-£8,448,957	-£9,253,462	-£8,946,741
45%	71%	-£9,878,925	-£9,484,667	-£9,533,863	-£9,139,606	-£10,052,849	-£9,707,787
50%	71%	-£10,658,986	-£10,220,923	-£10,275,585	-£9,837,522	-£10,852,236	-£10,468,834
100%	71%	-£18,459,608	-£17,583,481	-£17,692,805	-£16,816,678	-£18,846,107	-£18,079,304
10%	75%	-£4,499,763	-£4,424,336	-£4,420,545	-£4,345,117	-£4,533,038	-£4,453,819
15%	75%	-£5,271,905	-£5,158,764	-£5,153,077	-£5,039,936	-£5,321,817	-£5,202,990
20%	75%	-£6,044,048	-£5,893,192	-£5,885,611	-£5,734,755	-£6,110,596	-£5,952,159
25%	75%	-£6,816,190	-£6,627,621	-£6,618,143	-£6,429,574	-£6,899,376	-£6,701,330
30%	75%	-£7,588,333	-£7,362,050	-£7,350,676	-£7,124,393	-£7,688,155	-£7,450,499
35%	75%	-£8,360,474	-£8,096,479	-£8,083,209	-£7,819,212	-£8,476,935	-£8,199,670
40%	75%	-£9,136,531	-£8,830,907	-£8,815,742	-£8,514,032	-£9,271,806	-£8,949,749
45%	75%	-£9,921,302	-£9,576,327	-£9,558,988	-£9,214,012	-£10,073,486	-£9,711,171
50%	75%	-£10,706,073	-£10,322,767	-£10,303,501	-£9,920,196	-£10,875,166	-£10,472,595
10%	60%	-£4,460,847	-£4,340,163	-£4,397,472	-£4,276,788	-£4,514,087	-£4,450,712
15%	60%	-£5,213,532	-£5,032,506	-£5,118,469	-£4,937,443	-£5,293,391	-£5,198,329
20%	60%	-£5,966,216	-£5,724,848	-£5,839,466	-£5,598,098	-£6,072,695	-£5,945,944
25%	60%	-£6,718,901	-£6,417,191	-£6,560,463	-£6,258,754	-£6,851,999	-£6,693,561
30%	60%	-£7,471,585	-£7,109,532	-£7,281,460	-£6,919,408	-£7,631,302	-£7,441,177
35%	60%	-£8,224,270	-£7,801,875	-£8,002,458	-£7,580,063	-£8,410,606	-£8,188,794
40%	60%	-£8,978,322	-£8,494,218	-£8,723,454	-£8,240,718	-£9,194,761	-£8,937,116
45%	60%	-£9,743,317	-£9,191,357	-£9,453,465	-£8,901,505	-£9,986,811	-£9,696,959
50%	60%	-£10,508,312	-£9,895,022	-£10,186,255	-£9,572,965	-£10,778,861	-£10,456,804

### CIL Zone 3 Medium Value – Z3 Low Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,460,139	£1,460,139	£1,460,139	£1,460,139	£1,460,139	£1,460,139
10%	71%	£74,880	£11,323	£566	£86,769	£112,908	£37,462
15%	71%	£842,389	£713,086	£729,220	£599,916	£899,431	£786,262
20%	71%	£1,609,899	£1,437,493	£1,459,006	£1,286,600	£1,685,955	£1,535,062
25%	71%	£2,377,408	£2,161,901	£2,188,793	£1,973,286	£2,472,478	£2,283,863
30%	71%	£3,144,918	£2,886,309	£2,918,579	£2,659,970	£3,259,002	£3,032,663
35%	71%	£3,912,427	£3,610,717	£3,648,366	£3,346,655	£4,045,525	£3,781,463
40%	71%	£4,683,245	£4,335,126	£4,378,151	£4,033,339	£4,837,844	£4,531,123
45%	71%	£5,463,307	£5,069,049	£5,118,246	£4,723,989	£5,637,232	£5,292,170
50%	71%	£6,243,369	£5,805,305	£5,859,968	£5,421,904	£6,436,619	£6,053,217
100%	71%	£14,043,990	£13,167,863	£13,277,187	£12,401,060	£14,430,490	£13,663,687
10%	75%	£84,146	£8,718	£4,927	£70,500	£117,420	£38,202
15%	75%	£866,288	£743,147	£737,460	£624,319	£906,200	£787,372
20%	75%	£1,628,431	£1,477,575	£1,469,993	£1,319,138	£1,694,979	£1,536,542
25%	75%	£2,400,572	£2,212,003	£2,202,526	£2,013,957	£2,483,759	£2,285,712
30%	75%	£3,172,715	£2,946,433	£2,935,058	£2,708,776	£3,272,538	£3,034,882
35%	75%	£3,944,857	£3,680,861	£3,667,592	£3,403,595	£4,061,318	£3,784,053
40%	75%	£4,720,914	£4,415,290	£4,400,125	£4,098,414	£4,856,188	£4,534,131
45%	75%	£5,505,685	£5,160,709	£5,143,370	£4,798,395	£5,657,868	£5,295,554
50%	75%	£6,290,455	£5,907,150	£5,887,884	£5,504,578	£6,459,549	£6,056,977
10%	60%	£45,230	£75,454	£18,145	£138,829	£98,469	£35,095
15%	60%	£797,914	£816,888	£702,852	£521,826	£877,773	£782,711
20%	60%	£1,550,598	£1,309,231	£1,423,849	£1,182,481	£1,657,077	£1,530,327
25%	60%	£2,303,284	£2,001,573	£2,144,845	£1,843,136	£2,436,381	£2,277,943
30%	60%	£3,055,968	£2,693,915	£2,865,842	£2,503,790	£3,215,685	£3,025,560
35%	60%	£3,808,652	£3,386,258	£3,586,840	£3,164,445	£3,994,989	£3,773,177
40%	60%	£4,562,705	£4,078,600	£4,307,837	£3,825,101	£4,779,144	£4,521,499
45%	60%	£5,327,700	£4,775,739	£5,037,848	£4,485,888	£5,571,194	£5,281,342
50%	60%	£6,092,694	£5,479,404	£5,770,637	£5,157,347	£6,363,243	£6,041,186

### CIL Zone 3 Low Value – Z3 High Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£14,612,994	£14,612,994	£14,612,994	£14,612,994	£14,612,994	£14,612,994
10%	71%	£15,954,951	£15,884,448	£15,861,816	£15,791,314	£16,013,283	£15,920,148
15%	71%	£16,625,929	£16,520,176	£16,486,227	£16,380,474	£16,713,426	£16,573,725
20%	71%	£17,296,908	£17,155,903	£17,110,638	£16,969,634	£17,413,571	£17,227,301
25%	71%	£17,967,885	£17,791,631	£17,735,049	£17,558,795	£18,113,715	£17,880,878
30%	71%	£18,642,062	£18,427,358	£18,359,460	£18,147,955	£18,819,919	£18,535,947
35%	71%	£19,324,015	£19,073,223	£18,992,712	£18,741,920	£19,531,515	£19,200,213
40%	71%	£20,005,967	£19,719,347	£19,627,335	£19,340,716	£20,243,110	£19,864,479
45%	71%	£20,687,919	£20,365,472	£20,261,958	£19,939,512	£20,954,706	£20,528,745
50%	71%	£21,369,871	£21,011,597	£20,896,582	£20,538,307	£21,666,301	£21,193,011
100%	71%	£28,189,394	£27,472,845	£27,242,815	£26,526,267	£28,782,252	£27,835,674
10%	75%	£15,965,101	£15,903,412	£15,867,309	£15,805,620	£16,016,141	£15,918,350
15%	75%	£16,641,154	£16,548,621	£16,494,467	£16,401,933	£16,717,714	£16,571,028
20%	75%	£17,317,207	£17,193,829	£17,121,624	£16,998,246	£17,419,287	£17,223,705
25%	75%	£17,993,261	£17,839,038	£17,748,782	£17,594,559	£18,120,862	£17,876,383
30%	75%	£18,673,010	£18,484,917	£18,375,940	£18,190,873	£18,828,635	£18,530,464
35%	75%	£19,360,121	£19,140,677	£19,012,254	£18,792,810	£19,541,684	£19,193,816
40%	75%	£20,047,231	£19,796,439	£19,649,668	£19,398,876	£20,254,732	£19,857,168
45%	75%	£20,734,342	£20,452,200	£20,287,083	£20,004,943	£20,967,780	£20,520,521
50%	75%	£21,421,452	£21,107,962	£20,924,498	£20,611,008	£21,680,828	£21,183,874
10%	60%	£15,922,470	£15,823,768	£15,844,237	£15,745,535	£16,004,135	£15,925,902
15%	60%	£16,577,209	£16,429,155	£16,459,859	£16,311,805	£16,699,705	£16,582,355
20%	60%	£17,231,946	£17,034,542	£17,075,480	£16,878,075	£17,395,275	£17,238,809
25%	60%	£17,886,685	£17,639,928	£17,691,103	£17,444,346	£18,090,847	£17,895,264
30%	60%	£18,543,028	£18,245,315	£18,306,724	£18,010,616	£18,792,028	£18,553,490
35%	60%	£19,208,475	£18,857,366	£18,930,181	£18,579,072	£19,498,976	£19,220,681
40%	60%	£19,873,921	£19,472,654	£19,555,870	£19,154,603	£20,205,922	£19,887,871
45%	60%	£20,539,367	£20,087,942	£20,181,561	£19,730,136	£20,912,868	£20,555,062
50%	60%	£21,204,814	£20,703,231	£20,807,251	£20,305,667	£21,619,815	£21,222,252

### CIL Zone 3 Low Value – Z3 Medium Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£5,062,984	£5,062,984	£5,062,984	£5,062,984	£5,062,984	£5,062,984
10%	71%	£6,404,941	£6,334,438	£6,311,806	£6,241,304	£6,463,273	£6,370,138
15%	71%	£7,075,919	£6,970,166	£6,936,217	£6,830,464	£7,163,416	£7,023,714
20%	71%	£7,746,897	£7,605,893	£7,560,628	£7,419,624	£7,863,561	£7,677,291
25%	71%	£8,417,875	£8,241,621	£8,185,039	£8,008,784	£8,563,705	£8,330,868
30%	71%	£9,092,052	£8,877,348	£8,809,449	£8,597,944	£9,269,909	£8,985,937
35%	71%	£9,774,004	£9,523,212	£9,442,702	£9,191,910	£9,981,504	£9,650,203
40%	71%	£10,455,957	£10,169,337	£10,077,325	£9,790,706	£10,693,100	£10,314,469
45%	71%	£11,137,909	£10,815,462	£10,711,948	£10,389,501	£11,404,696	£10,978,735
50%	71%	£11,819,861	£11,461,587	£11,346,572	£10,988,297	£12,116,291	£11,643,001
100%	71%	£18,639,384	£17,922,835	£17,692,805	£16,976,257	£19,232,242	£18,285,664
10%	75%	£6,415,090	£6,353,401	£6,317,299	£6,255,610	£6,466,131	£6,368,339
15%	75%	£7,091,143	£6,998,611	£6,944,457	£6,851,923	£7,167,704	£7,021,017
20%	75%	£7,767,197	£7,643,819	£7,571,614	£7,448,236	£7,869,277	£7,673,695
25%	75%	£8,443,251	£8,289,028	£8,198,772	£8,044,549	£8,570,852	£8,326,373
30%	75%	£9,123,000	£8,934,907	£8,825,930	£8,640,863	£9,278,625	£8,980,454
35%	75%	£9,810,111	£9,590,667	£9,462,244	£9,242,800	£9,991,674	£9,643,806
40%	75%	£10,497,221	£10,246,429	£10,099,658	£9,848,866	£10,704,722	£10,307,158
45%	75%	£11,184,332	£10,902,190	£10,737,073	£10,454,932	£11,417,770	£10,970,511
50%	75%	£11,871,441	£11,557,952	£11,374,488	£11,060,998	£12,130,817	£11,633,863
10%	60%	£6,372,460	£6,273,758	£6,294,227	£6,195,525	£6,454,125	£6,375,892
15%	60%	£7,027,199	£6,879,145	£6,909,849	£6,761,795	£7,149,695	£7,032,345
20%	60%	£7,681,936	£7,484,531	£7,525,470	£7,328,065	£7,845,265	£7,688,799
25%	60%	£8,336,675	£8,089,918	£8,141,092	£7,894,336	£8,540,836	£8,345,254
30%	60%	£8,993,018	£8,695,305	£8,756,714	£8,460,606	£9,242,018	£8,903,480
35%	60%	£9,658,464	£9,307,355	£9,380,171	£9,029,062	£9,948,965	£9,670,671
40%	60%	£10,323,911	£9,922,644	£10,005,860	£9,604,593	£10,655,912	£10,337,861
45%	60%	£10,989,357	£10,537,932	£10,631,551	£10,180,125	£11,362,858	£11,005,052
50%	60%	£11,654,804	£11,153,221	£11,257,241	£10,755,657	£12,069,805	£11,672,242

### CIL Zone 3 Low Value – Z3 Low Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£647,367	£647,367	£647,367	£647,367	£647,367	£647,367
10%	71%	£1,989,323	£1,918,821	£1,896,189	£1,825,687	£2,047,655	£1,954,520
15%	71%	£2,660,301	£2,554,549	£2,520,599	£2,414,847	£2,747,799	£2,608,097
20%	71%	£3,331,280	£3,190,276	£3,145,010	£3,004,007	£3,447,944	£3,261,674
25%	71%	£4,002,258	£3,826,004	£3,769,421	£3,593,167	£4,148,087	£3,915,251
30%	71%	£4,676,435	£4,461,731	£4,393,832	£4,182,327	£4,854,292	£4,570,319
35%	71%	£5,358,387	£5,107,595	£5,027,084	£4,776,292	£5,565,887	£5,234,585
40%	71%	£6,040,339	£5,753,720	£5,661,708	£5,375,088	£6,277,482	£5,898,851
45%	71%	£6,722,292	£6,399,845	£6,296,331	£5,973,884	£6,989,078	£6,563,117
50%	71%	£7,404,243	£7,045,970	£6,930,954	£6,572,680	£7,700,673	£7,227,383
100%	71%	£14,223,766	£13,507,218	£13,277,187	£12,560,640	£14,816,625	£13,870,047
10%	75%	£1,999,473	£1,937,784	£1,901,682	£1,839,993	£2,050,513	£1,952,722
15%	75%	£2,675,526	£2,582,993	£2,528,840	£2,436,306	£2,752,087	£2,605,400
20%	75%	£3,351,579	£3,228,201	£3,155,997	£3,032,619	£3,453,660	£3,258,077
25%	75%	£4,027,633	£3,873,410	£3,783,155	£3,628,932	£4,155,234	£3,910,755
30%	75%	£4,707,383	£4,519,289	£4,410,312	£4,225,246	£4,863,008	£4,564,837
35%	75%	£5,394,494	£5,175,050	£5,046,626	£4,827,182	£5,576,057	£5,228,188
40%	75%	£6,081,603	£5,830,811	£5,684,041	£5,433,249	£6,289,104	£5,891,541
45%	75%	£6,768,714	£6,486,573	£6,321,455	£6,039,315	£7,002,152	£6,554,893
50%	75%	£7,455,824	£7,142,334	£6,958,871	£6,645,380	£7,715,200	£7,218,246
10%	60%	£1,956,842	£1,858,140	£1,878,609	£1,779,907	£2,038,507	£1,960,274
15%	60%	£2,611,581	£2,463,527	£2,494,232	£2,346,178	£2,734,078	£2,616,728
20%	60%	£3,266,319	£3,068,914	£3,109,853	£2,912,448	£3,429,648	£3,273,182
25%	60%	£3,921,058	£3,674,301	£3,725,475	£3,478,718	£4,125,219	£3,929,636
30%	60%	£4,577,401	£4,279,688	£4,341,096	£4,044,988	£4,826,401	£4,587,863
35%	60%	£5,242,847	£4,891,738	£4,964,553	£4,613,444	£5,533,348	£5,255,053
40%	60%	£5,908,293	£5,507,262	£5,590,243	£5,188,976	£6,240,295	£5,922,244
45%	60%	£6,573,740	£6,122,315	£6,215,933	£5,764,508	£6,947,241	£6,589,434
50%	60%	£7,239,186	£6,737,603	£6,841,624	£6,340,040	£7,654,187	£7,256,625

**Table 6.4.2: Viability of developments – Development Typology 6 (300 units)**
**CIL Zone 1 High Value – Z1 High Benchmark**

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£75,749,647	£75,749,647	£75,749,647	£75,749,647	£75,749,647	£75,749,647
10%	71%	£54,644,544	£55,177,247	£54,680,036	£55,212,740	£54,723,377	£54,758,871
15%	71%	£44,079,594	£44,887,931	£44,133,452	£44,941,788	£44,199,218	£44,253,076
20%	71%	£33,501,746	£34,579,529	£33,573,557	£34,651,339	£33,661,245	£33,733,056
25%	71%	£22,923,900	£24,271,127	£23,013,662	£24,360,890	£23,123,273	£23,213,035
30%	71%	£12,346,052	£13,962,725	£12,453,767	£14,070,440	£12,585,300	£12,693,015
35%	71%	£1,768,204	£3,654,323	£1,893,871	£3,779,991	£2,047,327	£2,172,995
40%	71%	£-8,809,643	£-6,654,078	£-8,666,023	£-6,510,459	£-8,490,646	£-8,347,026
45%	71%	£-19,392,201	£-16,962,481	£-19,228,490	£-16,800,908	£-19,028,618	£-18,867,046
50%	71%	£-30,015,847	£-27,285,738	£-29,833,946	£-27,103,838	£-29,611,824	£-29,429,923
100%	71%	£-140,150,821	£-134,141,522	£-139,750,435	£-133,741,137	£-139,261,517	£-138,861,131
10%	75%	£54,621,240	£55,087,356	£54,658,507	£55,124,623	£54,690,219	£54,727,487
15%	75%	£44,044,232	£44,751,527	£44,100,783	£44,808,077	£44,148,903	£44,205,454
20%	75%	£33,454,598	£34,397,657	£33,529,998	£34,473,057	£33,594,159	£33,669,560
25%	75%	£22,864,963	£24,043,787	£22,959,213	£24,138,038	£23,039,415	£23,133,665
30%	75%	£12,275,328	£13,689,918	£12,388,429	£13,803,018	£12,484,670	£12,597,771
35%	75%	£1,685,693	£3,336,047	£1,817,644	£3,467,998	£1,929,926	£2,061,877
40%	75%	£-8,903,941	£-7,017,822	£-8,753,140	£-6,867,022	£-8,624,818	£-8,474,017
45%	75%	£-19,499,689	£-17,371,693	£-19,327,784	£-17,202,042	£-19,181,521	£-19,009,912
50%	75%	£-30,135,280	£-27,746,434	£-29,944,284	£-27,555,439	£-29,781,759	£-29,590,763
10%	60%	£54,719,116	£55,464,901	£54,748,930	£55,494,714	£54,829,484	£54,859,297
15%	60%	£44,192,752	£45,322,528	£44,237,992	£45,367,249	£44,360,226	£44,405,466
20%	60%	£33,652,624	£35,161,519	£33,712,944	£35,221,839	£33,875,922	£33,936,243
25%	60%	£23,112,495	£24,998,615	£23,187,896	£25,074,015	£23,391,618	£23,467,019
30%	60%	£12,572,368	£14,835,710	£12,662,848	£14,926,191	£12,907,314	£12,997,796
35%	60%	£2,032,239	£4,672,806	£2,137,800	£4,778,367	£2,423,012	£2,528,572
40%	60%	£-8,507,889	£-5,490,099	£-8,387,248	£-5,369,458	£-8,061,292	£-7,940,651
45%	60%	£-19,048,235	£-15,653,003	£-18,912,296	£-15,517,282	£-18,545,596	£-18,409,875
50%	60%	£-29,633,663	£-25,815,908	£-29,480,867	£-25,665,107	£-29,068,031	£-28,915,234

**CIL Zone 1 High Value – Z1 Medium Benchmark**

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£94,906,770	£94,906,770	£94,906,770	£94,906,770	£94,906,770	£94,906,770
10%	71%	£73,801,667	£74,334,370	£73,837,159	£74,369,863	£73,880,500	£73,915,993
15%	71%	£63,236,717	£64,045,054	£63,290,575	£64,098,911	£63,356,341	£63,410,199
20%	71%	£52,658,869	£53,736,652	£52,730,679	£53,808,462	£52,818,368	£52,890,178
25%	71%	£42,081,022	£43,428,250	£42,170,785	£43,518,012	£42,280,395	£42,370,158
30%	71%	£31,503,174	£33,119,848	£31,610,890	£33,227,563	£31,742,423	£31,850,138
35%	71%	£20,925,327	£22,811,445	£21,050,994	£22,937,114	£21,204,450	£21,330,117
40%	71%	£10,347,480	£12,503,044	£10,491,100	£12,646,664	£10,666,477	£10,810,097
45%	71%	£-235,078	£2,194,642	£-71,367	£2,356,214	£128,504	£290,076
50%	71%	£-10,858,724	£-8,128,616	£-10,676,823	£-7,946,715	£-10,454,701	£-10,272,800
100%	71%	£-120,993,698	£-114,984,399	£-120,593,312	£-114,584,015	£-120,104,394	£-119,704,009
10%	75%	£73,778,362	£74,244,478	£73,815,630	£74,281,746	£73,847,342	£73,884,609
15%	75%	£63,201,355	£63,908,650	£63,257,905	£63,965,200	£63,306,026	£63,362,576
20%	75%	£52,611,721	£53,554,780	£52,687,121	£53,630,180	£52,751,282	£52,826,683
25%	75%	£42,022,086	£43,200,910	£42,116,336	£43,295,161	£42,196,538	£42,290,788
30%	75%	£31,432,451	£32,847,040	£31,545,551	£32,960,141	£31,641,793	£31,754,894
35%	75%	£20,842,816	£22,493,170	£20,974,767	£22,625,121	£21,087,049	£21,219,000
40%	75%	£10,253,182	£12,139,300	£10,403,982	£12,290,101	£10,532,305	£10,683,105
45%	75%	£-342,567	£1,785,430	£-170,671	£1,955,081	£-24,398	£147,211
50%	75%	£-10,978,157	£-8,589,312	£-10,787,161	£-8,398,316	£-10,624,636	£-10,433,640
10%	60%	£73,876,239	£74,622,024	£73,906,053	£74,651,837	£73,986,607	£74,016,420
15%	60%	£63,349,875	£64,479,651	£63,395,115	£64,524,371	£63,517,349	£63,562,589
20%	60%	£52,809,746	£54,318,642	£52,870,067	£54,378,962	£53,033,045	£53,093,365
25%	60%	£42,269,618	£44,155,738	£42,345,019	£44,231,137	£42,548,741	£42,624,142
30%	60%	£31,729,490	£33,992,833	£31,819,971	£34,083,314	£32,064,437	£32,154,918
35%	60%	£21,189,362	£23,829,929	£21,294,923	£23,935,489	£21,580,134	£21,685,695
40%	60%	£10,649,234	£13,667,024	£10,769,874	£13,787,665	£11,095,831	£11,216,472
45%	60%	£108,888	£3,504,120	£244,826	£3,639,840	£611,527	£747,248
50%	60%	£-10,476,540	£-6,658,785	£-10,323,744	£-6,507,984	£-9,910,908	£-9,758,112

### CIL Zone 1 High Value – Z1 Low Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£128,260,214	£128,260,214	£128,260,214	£128,260,214	£128,260,214	£128,260,214
10%	71%	£107,155,111	£107,687,815	£107,190,604	£107,723,308	£107,233,945	£107,269,438
15%	71%	£96,590,162	£97,398,499	£96,644,020	£97,452,356	£96,709,786	£96,763,644
20%	71%	£86,012,314	£87,090,097	£86,084,124	£87,161,907	£86,171,813	£86,243,623
25%	71%	£75,434,467	£76,781,694	£75,524,230	£76,871,457	£75,633,840	£75,723,603
30%	71%	£64,856,619	£66,473,292	£64,964,334	£66,581,007	£65,095,867	£65,203,583
35%	71%	£54,278,772	£56,164,890	£54,404,439	£56,290,559	£54,557,895	£54,683,562
40%	71%	£43,700,925	£45,856,489	£43,844,544	£46,000,109	£44,019,922	£44,163,542
45%	71%	£33,118,367	£35,548,087	£33,282,078	£35,709,659	£33,481,949	£33,643,521
50%	71%	£22,494,720	£25,224,829	£22,676,622	£25,406,729	£22,898,744	£23,080,645
100%	71%	£-87,640,253	£-81,630,954	£-87,239,868	£-81,230,570	£-86,750,949	£-86,350,564
10%	75%	£107,131,807	£107,597,923	£107,169,075	£107,635,191	£107,200,787	£107,238,054
15%	75%	£96,554,800	£97,262,095	£96,611,350	£97,318,645	£96,659,471	£96,716,021
20%	75%	£85,965,166	£86,908,225	£86,040,566	£86,983,625	£86,104,727	£86,180,128
25%	75%	£75,375,531	£76,554,355	£75,469,781	£76,648,606	£75,549,983	£75,644,233
30%	75%	£64,785,896	£66,200,485	£64,898,996	£66,313,586	£64,995,238	£65,108,338
35%	75%	£54,196,261	£55,846,615	£54,328,212	£55,978,566	£54,440,494	£54,572,445
40%	75%	£43,606,626	£45,492,745	£43,757,427	£45,643,546	£43,885,750	£44,036,550
45%	75%	£33,010,878	£35,136,875	£33,182,774	£35,308,526	£33,329,047	£33,500,656
50%	75%	£22,375,288	£24,764,133	£22,566,284	£24,955,129	£22,728,809	£22,919,805
10%	60%	£107,229,684	£107,975,469	£107,259,498	£108,005,282	£107,340,051	£107,369,865
15%	60%	£96,703,320	£97,833,095	£96,748,560	£97,877,816	£96,870,794	£96,916,034
20%	60%	£86,163,191	£87,672,086	£86,223,512	£87,732,407	£86,386,490	£86,446,810
25%	60%	£75,623,063	£77,509,182	£75,698,464	£77,584,582	£75,902,186	£75,977,587
30%	60%	£65,082,935	£67,346,278	£65,173,415	£67,436,759	£65,417,882	£65,508,363
35%	60%	£54,542,807	£57,183,374	£54,648,367	£57,288,934	£54,933,579	£55,039,140
40%	60%	£44,002,678	£47,020,469	£44,123,319	£47,141,110	£44,449,275	£44,569,916
45%	60%	£33,462,333	£36,857,565	£33,598,271	£36,993,285	£33,964,972	£34,100,693
50%	60%	£22,876,905	£26,694,660	£23,029,700	£26,845,461	£23,442,537	£23,595,333

### CIL Zone 1 Medium Value – Z1 High Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£-8,379,327	£-8,379,327	£-8,379,327	£-8,379,327	£-8,379,327	£-8,379,327
10%	71%	£-21,189,416	£-20,643,395	£-21,130,245	£-20,584,224	£-21,111,993	£-21,052,822
15%	71%	£-27,594,461	£-26,775,429	£-27,505,704	£-26,686,672	£-27,476,327	£-27,389,570
20%	71%	£-34,008,295	£-32,907,462	£-33,888,200	£-32,789,121	£-33,851,155	£-33,731,061
25%	71%	£-40,448,980	£-39,063,704	£-40,298,861	£-38,913,585	£-40,252,555	£-40,102,436
30%	71%	£-46,889,665	£-45,227,333	£-46,709,521	£-45,047,190	£-46,653,955	£-46,473,813
35%	71%	£-53,344,584	£-51,390,963	£-53,130,980	£-51,180,796	£-53,065,093	£-52,851,489
40%	71%	£-59,833,996	£-57,581,303	£-59,589,877	£-57,337,184	£-59,514,577	£-59,270,458
45%	71%	£-66,323,407	£-63,789,129	£-66,048,773	£-63,514,495	£-66,964,061	£-66,689,427
50%	71%	£-72,833,965	£-69,996,953	£-72,523,826	£-69,691,805	£-72,428,162	£-72,118,022
100%	71%	£-140,401,848	£-134,392,351	£-139,750,435	£-133,741,137	£-139,549,565	£-138,898,353
10%	75%	£-21,214,442	£-20,736,673	£-21,152,312	£-20,674,544	£-21,146,697	£-21,084,568
15%	75%	£-27,632,000	£-26,915,346	£-27,538,806	£-26,822,152	£-27,530,383	£-27,437,188
20%	75%	£-34,059,088	£-33,094,020	£-33,932,989	£-32,969,761	£-33,921,591	£-33,795,492
25%	75%	£-40,512,472	£-39,300,355	£-40,354,847	£-39,142,730	£-40,340,600	£-40,182,976
30%	75%	£-46,965,855	£-45,511,315	£-46,776,704	£-45,322,165	£-46,759,610	£-46,570,459
35%	75%	£-53,434,926	£-51,722,275	£-53,210,643	£-51,501,600	£-53,190,372	£-52,966,088
40%	75%	£-59,937,243	£-57,966,138	£-59,680,919	£-57,709,814	£-59,657,753	£-59,401,428
45%	75%	£-66,439,561	£-64,222,068	£-66,151,196	£-63,933,702	£-66,125,134	£-65,836,769
50%	75%	£-72,965,137	£-70,477,998	£-72,639,490	£-70,157,592	£-72,610,059	£-72,284,412
10%	60%	£-21,109,333	£-20,344,902	£-21,059,630	£-20,295,199	£-21,000,942	£-20,951,237
15%	60%	£-27,474,336	£-26,327,691	£-27,399,780	£-26,253,135	£-27,311,748	£-27,237,193
20%	60%	£-33,845,755	£-32,310,478	£-33,744,876	£-32,211,071	£-33,625,760	£-33,524,881
25%	60%	£-40,245,806	£-38,306,419	£-40,119,705	£-38,180,320	£-39,970,812	£-39,844,712
30%	60%	£-46,645,855	£-44,318,592	£-46,494,536	£-44,167,272	£-46,315,863	£-46,164,544
35%	60%	£-53,055,488	£-50,330,764	£-52,876,061	£-50,154,225	£-52,864,201	£-52,484,773
40%	60%	£-59,503,600	£-56,349,831	£-59,298,540	£-56,144,771	£-59,056,414	£-58,851,354
45%	60%	£-65,951,712	£-62,403,723	£-65,721,020	£-62,173,030	£-65,448,628	£-65,217,936
50%	60%	£-72,414,216	£-68,457,614	£-72,153,699	£-68,201,289	£-71,846,092	£-71,585,575

### CIL Zone 1 Medium Value – Z1 Medium Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£10,777,796	£10,777,796	£10,777,796	£10,777,796	£10,777,796	£10,777,796
10%	71%	£2,032,293	£1,486,272	£1,973,122	£1,427,101	£1,954,871	£1,895,700
15%	71%	£8,437,338	£7,618,306	£8,348,582	£7,529,549	£8,321,205	£8,232,447
20%	71%	£14,851,172	£13,750,339	£14,731,077	£13,631,998	£14,694,033	£14,573,938
25%	71%	£21,291,857	£19,906,581	£21,141,738	£19,756,462	£21,095,433	£20,945,314
30%	71%	£27,732,542	£26,070,211	£27,552,399	£25,890,067	£27,496,832	£27,316,690
35%	71%	£34,187,461	£32,233,840	£33,973,857	£32,023,674	£33,907,970	£33,694,366
40%	71%	£40,676,873	£38,424,181	£40,432,754	£38,180,062	£40,357,454	£40,113,335
45%	71%	£47,166,284	£44,632,006	£46,891,651	£44,357,372	£46,806,939	£46,532,305
50%	71%	£53,676,842	£50,839,831	£53,366,703	£50,534,682	£53,271,039	£52,960,900
100%	71%	£121,244,526	£115,235,228	£120,593,312	£114,584,015	£120,392,442	£119,741,230
10%	75%	£2,057,319	£1,579,551	£1,995,190	£1,517,421	£1,989,575	£1,927,445
15%	75%	£8,474,877	£7,758,224	£8,381,683	£7,665,030	£8,373,261	£8,280,066
20%	75%	£14,901,965	£13,936,897	£14,775,866	£13,812,638	£14,764,469	£14,638,369
25%	75%	£21,355,349	£20,143,232	£21,197,724	£19,985,608	£21,183,477	£21,025,853
30%	75%	£27,808,732	£26,354,192	£27,619,582	£26,165,043	£27,602,487	£27,413,336
35%	75%	£34,277,803	£32,565,152	£34,053,520	£32,344,478	£34,033,249	£33,808,965
40%	75%	£40,780,121	£38,809,016	£40,523,796	£38,552,691	£40,500,630	£40,244,305
45%	75%	£47,282,438	£45,064,945	£46,994,074	£44,776,580	£46,968,012	£46,679,646
50%	75%	£53,808,014	£51,320,875	£53,482,367	£51,000,469	£53,452,936	£53,127,290
10%	60%	£1,952,210	£1,187,780	£1,902,507	£1,138,077	£1,843,819	£1,794,115
15%	60%	£8,317,214	£7,170,568	£8,242,657	£7,096,012	£8,154,625	£8,080,070
20%	60%	£14,688,632	£13,153,356	£14,587,753	£13,053,949	£14,468,637	£14,367,758
25%	60%	£21,088,683	£19,149,296	£20,962,583	£19,023,197	£20,813,689	£20,687,589
30%	60%	£27,488,732	£25,161,469	£27,337,413	£25,010,149	£27,158,740	£27,007,421
35%	60%	£33,898,365	£31,173,641	£33,718,938	£30,997,102	£33,507,078	£33,327,650
40%	60%	£40,346,478	£37,192,709	£40,141,417	£36,987,649	£39,899,291	£39,694,231
45%	60%	£46,794,590	£43,246,600	£46,563,897	£43,015,907	£46,291,505	£46,060,813
50%	60%	£53,257,093	£49,300,491	£52,996,576	£49,044,166	£52,688,969	£52,428,452

### CIL Zone 1 Medium Value – Z1 Low Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£44,131,241	£44,131,241	£44,131,241	£44,131,241	£44,131,241	£44,131,241
10%	71%	£31,321,152	£31,867,173	£31,380,323	£31,926,344	£31,398,574	£31,457,745
15%	71%	£24,916,107	£25,735,139	£25,004,863	£25,032,240	£25,032,240	£25,120,997
20%	71%	£18,502,273	£19,603,105	£18,622,367	£19,721,447	£18,659,412	£18,779,507
25%	71%	£12,061,588	£13,446,864	£12,211,707	£13,596,982	£12,258,012	£12,408,131
30%	71%	£5,620,903	£7,283,234	£5,801,046	£7,463,377	£5,856,612	£6,036,755
35%	71%	£834,016	£1,119,605	£620,413	£1,329,771	£554,525	£340,921
40%	71%	£7,323,428	£5,070,736	£7,079,309	£4,826,617	£7,004,009	£6,759,891
45%	71%	£13,812,839	£11,278,561	£13,538,206	£11,003,927	£13,453,494	£13,178,860
50%	71%	£20,323,397	£17,486,386	£20,013,258	£17,181,237	£19,917,594	£19,607,455
100%	71%	£87,891,081	£81,881,783	£87,239,868	£81,230,570	£87,038,998	£86,387,785
10%	75%	£31,296,126	£31,773,894	£31,358,255	£31,836,024	£31,363,870	£31,426,000
15%	75%	£24,878,568	£25,595,221	£24,971,762	£25,688,415	£24,980,184	£25,073,379
20%	75%	£18,451,480	£19,416,547	£18,577,579	£19,540,807	£18,588,976	£18,715,076
25%	75%	£11,998,096	£13,210,213	£12,155,721	£13,367,837	£12,169,968	£12,327,592
30%	75%	£5,544,713	£6,999,253	£5,733,863	£7,188,402	£5,750,958	£5,940,108
35%	75%	£924,358	£788,293	£700,075	£1,008,967	£679,804	£455,520
40%	75%	£7,426,676	£5,455,571	£7,170,351	£5,199,246	£7,147,186	£6,890,860
45%	75%	£13,928,993	£11,711,500	£13,640,629	£11,423,135	£13,614,567	£13,326,201
50%	75%	£20,454,569	£17,967,430	£20,128,923	£17,647,024	£20,099,491	£19,773,845
10%	60%	£31,401,235	£32,165,665	£31,450,938	£32,215,368	£31,509,626	£31,559,330
15%	60%	£25,036,231	£26,182,877	£25,110,787	£26,257,433	£25,198,819	£25,273,375
20%	60%	£18,664,812	£20,200,089	£18,765,692	£20,299,496	£18,884,807	£18,985,687
25%	60%	£12,264,762	£14,204,149	£12,390,862	£14,330,248	£12,539,755	£12,665,856
30%	60%	£5,864,713	£8,191,976	£6,016,032	£8,343,296	£6,194,705	£6,346,024
35%	60%	£544,920	£2,179,804	£365,493	£2,356,343	£153,633	£25,794
40%	60%	£6,993,033	£3,839,264	£6,787,973	£3,634,204	£6,545,847	£6,340,787
45%	60%	£13,441,145	£9,893,155	£13,210,452	£9,662,462	£12,938,060	£12,707,368
50%	60%	£19,903,648	£15,947,046	£19,643,132	£15,690,721	£19,335,525	£19,075,007

### CIL Zone 1 Low Value – Z1 High Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£36,465,185	£36,465,185	£36,465,185	£36,465,185	£36,465,185	£36,465,185
10%	71%	£46,567,926	£46,008,476	£46,468,280	£45,910,434	£46,488,072	£46,388,425
15%	71%	£51,652,658	£50,807,899	£51,503,188	£50,658,429	£51,532,876	£51,383,406
20%	71%	£56,737,390	£55,611,044	£56,538,097	£55,411,751	£56,577,881	£56,378,387
25%	71%	£61,822,122	£60,414,190	£61,573,006	£60,165,074	£61,622,486	£61,373,369
30%	71%	£66,906,854	£65,217,335	£66,607,914	£64,918,396	£66,667,290	£66,368,351
35%	71%	£72,028,491	£70,025,148	£71,674,025	£69,671,718	£71,744,429	£71,389,962
40%	71%	£77,161,479	£74,871,944	£76,756,374	£74,466,839	£76,836,836	£76,431,731
45%	71%	£82,301,714	£79,718,739	£81,838,723	£79,262,997	£81,930,518	£81,473,501
50%	71%	£87,495,382	£84,586,656	£86,980,718	£84,071,993	£87,082,941	£86,568,279
100%	71%	£140,813,707	£134,804,408	£139,750,435	£133,741,137	£139,961,624	£138,898,353
10%	75%	£46,595,669	£46,105,037	£46,491,040	£46,002,092	£46,525,796	£46,421,167
15%	75%	£51,694,272	£50,955,108	£51,537,329	£50,798,164	£51,589,463	£51,432,520
20%	75%	£56,792,876	£55,807,323	£56,583,619	£55,598,066	£56,653,130	£56,443,873
25%	75%	£61,891,480	£60,659,539	£61,629,907	£60,397,967	£61,716,798	£61,455,225
30%	75%	£66,990,083	£65,511,754	£66,676,196	£65,197,867	£66,780,465	£66,466,578
35%	75%	£72,127,180	£70,374,255	£71,754,989	£70,002,064	£71,878,626	£71,506,435
40%	75%	£77,274,266	£75,270,923	£76,848,905	£74,845,562	£76,990,203	£76,564,843
45%	75%	£82,430,674	£80,167,591	£81,944,317	£79,689,061	£82,105,877	£81,623,252
50%	75%	£87,638,671	£85,093,536	£87,098,274	£84,553,140	£87,277,786	£86,737,389
10%	60%	£46,479,149	£45,699,484	£46,395,446	£45,617,128	£46,367,352	£46,283,648
15%	60%	£51,519,491	£50,336,829	£51,393,937	£50,211,274	£51,351,797	£51,226,242
20%	60%	£56,559,835	£54,982,950	£56,392,429	£54,815,545	£56,336,243	£56,168,836
25%	60%	£61,600,178	£59,629,073	£61,390,920	£59,419,815	£61,320,688	£61,111,429
30%	60%	£66,640,521	£64,275,195	£66,389,412	£64,024,086	£66,305,132	£66,054,023
35%	60%	£71,712,688	£68,921,317	£71,414,936	£68,628,356	£71,315,001	£71,017,249
40%	60%	£76,800,581	£73,595,212	£76,460,273	£73,254,924	£76,346,062	£76,005,773
45%	60%	£81,889,040	£78,282,416	£81,505,610	£77,899,592	£81,377,122	£80,994,298
50%	60%	£87,036,856	£82,969,621	£86,604,538	£82,544,260	£86,459,440	£86,027,122

### CIL Zone 1 Low Value – Z1 Medium Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£17,308,062	£17,308,062	£17,308,062	£17,308,062	£17,308,062	£17,308,062
10%	71%	£27,410,803	£26,851,354	£27,311,157	£26,753,311	£27,330,949	£27,231,302
15%	71%	£32,495,535	£31,650,776	£32,346,066	£31,501,307	£32,375,754	£32,226,283
20%	71%	£37,580,267	£36,453,921	£37,380,974	£36,254,629	£37,420,558	£37,221,265
25%	71%	£42,664,999	£41,257,067	£42,415,883	£41,007,951	£42,465,363	£42,216,247
30%	71%	£47,749,731	£46,060,213	£47,450,792	£45,761,273	£47,510,167	£47,211,228
35%	71%	£52,871,368	£50,868,026	£52,516,902	£50,514,595	£52,587,306	£52,232,839
40%	71%	£58,004,357	£55,714,821	£57,599,252	£55,309,716	£57,679,714	£57,274,609
45%	71%	£63,144,591	£60,561,617	£62,681,600	£60,105,874	£62,773,395	£62,316,378
50%	71%	£68,338,259	£65,429,534	£67,823,595	£64,914,870	£67,925,818	£67,411,156
100%	71%	£121,656,584	£115,647,286	£120,593,312	£114,584,015	£120,804,501	£119,741,230
10%	75%	£27,438,546	£26,947,914	£27,333,917	£26,844,969	£27,368,673	£27,264,045
15%	75%	£32,537,150	£31,797,985	£32,380,207	£31,641,042	£32,432,341	£32,275,398
20%	75%	£37,635,753	£36,650,200	£37,426,496	£36,440,943	£37,496,008	£37,286,750
25%	75%	£42,734,357	£41,502,416	£42,472,784	£41,240,844	£42,559,675	£42,298,102
30%	75%	£47,832,960	£46,354,632	£47,519,073	£46,040,744	£47,623,342	£47,309,455
35%	75%	£52,970,057	£51,217,132	£52,597,866	£50,844,941	£52,721,503	£52,349,312
40%	75%	£58,117,144	£56,113,800	£57,691,782	£55,688,440	£57,833,081	£57,407,721
45%	75%	£63,273,552	£61,010,468	£62,787,195	£60,531,938	£62,948,754	£62,466,129
50%	75%	£68,481,548	£65,936,413	£67,941,151	£65,396,017	£68,120,663	£67,580,267
10%	60%	£27,322,026	£26,542,361	£27,238,323	£26,460,005	£27,210,229	£27,126,526
15%	60%	£32,362,369	£31,179,706	£32,236,815	£31,054,152	£32,194,674	£32,069,120
20%	60%	£37,402,712	£35,825,827	£37,235,306	£35,658,422	£37,179,120	£37,011,714
25%	60%	£42,443,055	£40,471,950	£42,233,798	£40,262,693	£42,163,565	£41,954,306
30%	60%	£47,483,399	£45,118,073	£47,232,289	£44,866,963	£47,148,010	£46,896,900
35%	60%	£52,555,566	£49,764,194	£52,257,813	£49,471,234	£52,157,879	£51,860,126
40%	60%	£57,643,439	£54,438,089	£57,303,151	£54,097,801	£57,188,939	£56,848,650
45%	60%	£62,731,917	£59,125,293	£62,348,487	£58,742,470	£62,220,000	£61,837,175
50%	60%	£67,879,733	£63,812,498	£67,447,416	£63,387,137	£67,302,317	£66,869,999

### CIL Zone 1 Low Value – Z1 Low Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£16,045,383	£16,045,383	£16,045,383	£16,045,383	£16,045,383	£16,045,383
10%	71%	£5,942,642	£6,502,091	£6,042,288	£6,600,134	£6,022,496	£6,122,143
15%	71%	£857,910	£1,702,669	£1,007,379	£1,852,138	£977,691	£1,127,161
20%	71%	£4,226,822	£3,100,477	£4,027,529	£2,901,184	£4,067,113	£3,867,820
25%	71%	£9,311,554	£7,903,622	£9,062,438	£7,654,506	£9,111,918	£8,862,802
30%	71%	£14,396,286	£12,706,768	£14,097,347	£12,407,828	£14,156,723	£13,857,783
35%	71%	£19,517,923	£17,514,581	£19,163,457	£17,161,150	£19,233,862	£18,879,394
40%	71%	£24,650,912	£22,361,376	£24,245,807	£21,956,271	£24,326,269	£23,921,164
45%	71%	£29,791,146	£27,208,172	£29,328,155	£26,752,429	£29,419,950	£28,962,933
50%	71%	£34,984,814	£32,076,089	£34,470,150	£31,561,425	£34,572,374	£34,057,711
100%	71%	£88,303,139	£82,293,841	£87,239,868	£81,230,570	£87,451,056	£86,387,785
10%	75%	£5,914,899	£6,405,531	£6,019,527	£6,508,476	£5,984,771	£6,089,400
15%	75%	£816,295	£1,555,460	£973,238	£1,712,403	£921,104	£1,078,047
20%	75%	£4,282,308	£3,296,756	£4,073,051	£3,087,498	£4,142,563	£3,933,305
25%	75%	£9,380,912	£8,148,971	£9,119,339	£7,887,399	£9,206,230	£8,944,657
30%	75%	£14,479,516	£13,001,187	£14,165,629	£12,687,300	£14,269,897	£13,956,010
35%	75%	£19,616,612	£17,863,687	£19,244,422	£17,491,497	£19,368,058	£18,995,867
40%	75%	£24,763,699	£22,760,355	£24,338,338	£22,334,995	£24,479,636	£24,054,276
45%	75%	£29,920,107	£27,657,024	£29,433,750	£27,178,493	£29,595,310	£29,112,684
50%	75%	£35,128,103	£32,582,968	£34,587,707	£32,042,572	£34,767,218	£34,226,822
10%	60%	£6,031,419	£6,811,084	£6,115,122	£6,893,440	£6,143,216	£6,226,919
15%	60%	£991,076	£2,173,739	£1,116,630	£2,299,293	£1,158,771	£1,284,325
20%	60%	£4,049,268	£2,472,383	£3,881,861	£2,304,977	£3,825,675	£3,658,269
25%	60%	£9,089,610	£7,118,505	£8,880,353	£6,909,248	£8,810,120	£8,600,862
30%	60%	£14,129,954	£11,764,628	£13,878,844	£11,513,518	£13,794,565	£13,543,455
35%	60%	£19,202,121	£16,410,749	£18,904,368	£16,117,789	£18,804,434	£18,506,681
40%	60%	£24,289,994	£21,084,644	£23,949,706	£20,744,356	£23,835,494	£23,495,205
45%	60%	£29,378,473	£25,771,848	£28,995,042	£25,389,025	£28,866,555	£28,483,730
50%	60%	£34,526,288	£30,459,053	£34,093,971	£30,033,692	£33,948,872	£33,516,555

### CIL Zone 1 Low Value – Z2 High Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£31,141,304	£31,141,304	£31,141,304	£31,141,304	£31,141,304	£31,141,304
10%	71%	£21,038,563	£21,598,012	£21,138,209	£21,696,055	£21,118,417	£21,218,064
15%	71%	£15,953,831	£16,798,590	£16,103,300	£16,948,059	£16,073,612	£16,223,083
20%	71%	£10,869,099	£11,995,445	£11,068,392	£12,194,737	£11,028,808	£11,228,101
25%	71%	£5,784,367	£7,192,299	£6,033,483	£7,441,415	£5,984,003	£6,233,119
30%	71%	£699,635	£2,389,153	£998,574	£2,688,093	£939,199	£1,238,138
35%	71%	£4,422,002	£2,418,660	£4,067,536	£2,065,229	£4,137,940	£3,783,473
40%	71%	£9,554,991	£7,265,455	£9,149,886	£6,860,350	£9,230,348	£8,825,243
45%	71%	£14,695,225	£12,112,251	£14,232,234	£11,656,508	£14,324,029	£13,867,012
50%	71%	£19,888,893	£16,980,168	£19,374,229	£16,465,504	£19,476,453	£18,961,790
100%	71%	£73,207,218	£67,197,920	£72,143,946	£66,134,649	£72,355,135	£71,291,864
10%	75%	£21,010,820	£21,501,452	£21,115,448	£21,604,397	£21,080,693	£21,185,321
15%	75%	£15,912,216	£16,651,381	£16,069,159	£16,808,324	£16,017,025	£16,173,968
20%	75%	£10,813,613	£11,799,166	£11,022,870	£12,008,423	£10,953,358	£11,162,616
25%	75%	£5,715,009	£6,946,950	£5,976,582	£7,208,522	£5,889,691	£6,151,264
30%	75%	£616,405	£2,094,734	£930,293	£2,408,621	£826,024	£1,139,911
35%	75%	£4,520,691	£2,767,766	£4,148,501	£2,395,576	£4,272,137	£3,899,946
40%	75%	£9,667,778	£7,664,434	£9,242,417	£7,239,074	£9,383,715	£8,958,355
45%	75%	£14,824,186	£12,561,103	£14,337,829	£12,082,572	£14,499,388	£14,016,763
50%	75%	£20,032,182	£17,487,047	£19,491,785	£16,946,651	£19,671,297	£19,130,901
10%	60%	£21,127,340	£21,907,005	£21,211,043	£21,989,361	£21,239,137	£21,322,840
15%	60%	£16,086,997	£17,269,660	£16,212,551	£17,395,214	£16,254,692	£16,380,246
20%	60%	£11,046,654	£12,623,538	£11,214,060	£12,790,944	£11,270,246	£11,437,652
25%	60%	£6,006,311	£7,977,416	£6,215,568	£8,186,673	£6,285,801	£6,495,060
30%	60%	£965,967	£3,331,293	£1,217,077	£3,582,403	£1,301,356	£1,552,466
35%	60%	£4,106,200	£1,314,828	£3,808,447	£1,021,868	£3,708,513	£3,410,760
40%	60%	£9,194,073	£5,988,723	£8,853,785	£5,648,435	£8,739,573	£8,399,284
45%	60%	£14,282,551	£10,675,927	£13,899,121	£10,293,104	£13,770,634	£13,387,809
50%	60%	£19,430,367	£15,363,132	£18,998,050	£14,937,771	£18,852,951	£18,420,633

### CIL Zone 2 High Value – Z2 High Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£37,513,632	£37,513,632	£37,513,632	£37,513,632	£37,513,632	£37,513,632
10%	71%	£26,787,499	£27,352,278	£26,881,743	£27,446,521	£26,707,319	£26,801,563
15%	71%	£21,421,821	£22,268,988	£21,563,186	£22,410,354	£21,301,551	£21,442,916
20%	71%	£16,046,198	£17,185,699	£16,237,767	£17,374,186	£15,883,214	£16,074,784
25%	71%	£10,640,311	£12,075,349	£10,879,772	£12,314,811	£10,436,581	£10,676,043
30%	71%	£5,234,423	£6,956,470	£5,521,778	£7,243,824	£4,989,949	£5,277,303
35%	71%	£-171,464	£1,837,590	£163,783	£2,172,837	£-456,684	£-121,438
40%	71%	£-5,607,914	£-3,281,289	£-5,218,507	£-2,898,150	£-5,939,211	£-5,549,805
45%	71%	£-11,066,553	£-8,441,238	£-10,628,472	£-8,003,157	£-11,439,263	£-11,001,181
50%	71%	£-16,544,252	£-13,608,176	£-16,049,535	£-13,121,418	£-16,965,148	£-16,470,431
100%	71%	£-73,166,012	£-67,041,021	£-72,143,946	£-66,018,955	£-74,035,563	£-73,013,498
10%	75%	£26,760,393	£27,254,574	£26,859,349	£27,353,530	£26,690,235	£26,789,191
15%	75%	£21,381,161	£22,122,432	£21,529,594	£22,270,866	£21,275,925	£21,424,358
20%	75%	£15,991,098	£16,990,291	£16,192,246	£17,188,202	£15,848,487	£16,049,636
25%	75%	£10,571,436	£11,827,094	£10,822,871	£12,078,529	£10,393,173	£10,644,608
30%	75%	£5,151,774	£6,658,564	£5,453,496	£6,960,286	£4,937,858	£5,239,580
35%	75%	£-267,888	£1,490,033	£84,121	£1,842,043	£-517,456	£-165,448
40%	75%	£-5,719,915	£-3,678,497	£-5,311,039	£-3,276,201	£-6,009,801	£-5,600,925
45%	75%	£-11,192,556	£-8,895,404	£-10,732,570	£-8,435,419	£-11,518,676	£-11,058,692
50%	75%	£-16,686,545	£-14,112,805	£-16,167,092	£-13,601,710	£-17,054,828	£-16,535,374
10%	60%	£26,874,241	£27,664,931	£26,953,406	£27,744,095	£26,761,989	£26,841,153
15%	60%	£21,551,933	£22,737,967	£21,670,679	£22,856,714	£21,383,554	£21,502,301
20%	60%	£16,222,517	£17,811,003	£16,383,435	£17,969,332	£15,994,340	£16,155,258
25%	60%	£10,860,710	£12,869,764	£11,061,858	£13,070,912	£10,575,489	£10,776,637
30%	60%	£5,498,902	£7,909,767	£5,740,279	£8,151,144	£5,156,637	£5,398,015
35%	60%	£137,095	£2,949,771	£418,702	£3,231,377	£-262,214	£19,393
40%	60%	£-5,249,508	£-2,010,226	£-4,922,406	£-1,688,389	£-5,713,324	£-5,386,224
45%	60%	£-10,663,346	£-6,987,905	£-10,295,358	£-6,619,916	£-11,185,141	£-10,817,153
50%	60%	£-16,088,918	£-11,993,361	£-15,673,355	£-11,584,485	£-16,678,172	£-16,262,609

### CIL Zone 2 High Value – Z2 Medium Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£48,704,426	£48,704,426	£48,704,426	£48,704,426	£48,704,426	£48,704,426
10%	71%	£37,978,294	£38,543,072	£38,072,537	£38,637,316	£37,898,113	£37,992,357
15%	71%	£32,612,616	£33,459,783	£32,753,981	£33,601,148	£32,492,345	£32,633,710
20%	71%	£27,236,992	£28,376,493	£27,428,561	£28,564,980	£27,074,009	£27,265,578
25%	71%	£21,831,105	£23,266,143	£22,070,567	£23,505,606	£21,627,376	£21,866,837
30%	71%	£16,425,217	£18,147,264	£16,712,572	£18,434,619	£16,180,743	£16,468,097
35%	71%	£11,019,330	£13,028,384	£11,354,577	£13,363,631	£10,734,110	£11,069,356
40%	71%	£5,582,881	£7,909,506	£5,972,287	£8,292,644	£5,251,583	£5,640,989
45%	71%	£124,241	£2,749,557	£562,322	£3,187,638	£-248,468	£189,613
50%	71%	£-5,353,458	£-2,417,381	£-4,858,741	£-1,930,624	£-5,774,353	£-5,279,636
100%	71%	£-61,975,218	£-55,850,226	£-60,953,152	£-54,828,160	£-62,844,768	£-61,822,704
10%	75%	£37,951,187	£38,445,369	£38,050,143	£38,544,324	£37,881,030	£37,979,986
15%	75%	£32,571,955	£33,313,227	£32,720,388	£33,461,660	£32,466,719	£32,615,153
20%	75%	£27,181,892	£28,181,085	£27,383,041	£28,378,996	£27,039,282	£27,240,430
25%	75%	£21,762,230	£23,017,889	£22,013,666	£23,269,324	£21,583,967	£21,835,402
30%	75%	£16,342,568	£17,849,358	£16,644,291	£18,151,081	£16,128,652	£16,430,374
35%	75%	£10,922,906	£12,680,828	£11,274,916	£13,032,837	£10,673,338	£11,025,347
40%	75%	£5,470,879	£7,612,298	£5,879,755	£7,914,594	£5,180,993	£5,589,869
45%	75%	£-1,761	£2,295,390	£458,224	£2,755,376	£-327,882	£132,103
50%	75%	£-5,495,751	£-2,922,010	£-4,976,297	£-2,410,915	£-5,864,034	£-5,344,580
10%	60%	£38,065,036	£38,855,725	£38,144,200	£38,934,890	£37,952,783	£38,031,947
15%	60%	£32,742,727	£33,928,761	£32,861,474	£34,047,508	£32,574,348	£32,693,095
20%	60%	£27,413,311	£29,001,798	£27,574,229	£29,160,127	£27,185,134	£27,346,053
25%	60%	£22,051,504	£24,060,558	£22,252,652	£24,261,706	£21,766,283	£21,967,431
30%	60%	£16,689,697	£19,100,562	£16,931,074	£19,341,939	£16,347,432	£16,588,810
35%	60%	£11,327,890	£14,140,565	£11,609,497	£14,422,172	£10,928,581	£11,210,187
40%	60%	£5,941,287	£9,180,568	£6,268,388	£9,502,405	£5,477,470	£5,804,571
45%	60%	£527,448	£4,202,890	£895,437	£4,570,878	£5,654	£373,642
50%	60%	£-4,898,123	£-802,567	£-4,482,560	£-393,691	£-5,487,378	£-5,071,814

### CIL Zone 2 High Value – Z2 Low Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£60,101,153	£60,101,153	£60,101,153	£60,101,153	£60,101,153	£60,101,153
10%	71%	£49,375,021	£49,939,799	£49,469,264	£50,034,043	£49,294,840	£49,389,084
15%	71%	£44,009,342	£44,856,509	£44,150,708	£44,997,875	£43,889,072	£44,030,437
20%	71%	£38,633,719	£39,773,220	£38,825,288	£39,961,707	£38,470,735	£38,662,305
25%	71%	£33,227,832	£34,662,870	£33,467,294	£34,902,332	£33,024,103	£33,263,564
30%	71%	£27,821,944	£29,543,991	£28,109,299	£29,831,345	£27,577,470	£27,864,824
35%	71%	£22,416,057	£24,425,111	£22,751,304	£24,760,358	£22,130,837	£22,466,083
40%	71%	£16,979,608	£19,306,232	£17,369,014	£19,689,371	£16,648,310	£17,037,716
45%	71%	£11,520,968	£14,146,283	£11,959,049	£14,584,365	£11,148,258	£11,586,340
50%	71%	£6,043,269	£8,979,345	£6,537,986	£9,466,103	£5,622,373	£6,117,091
100%	71%	£50,578,491	£44,453,499	£49,556,425	£43,431,434	£51,448,041	£50,425,977
10%	75%	£49,347,914	£49,842,095	£49,446,870	£49,941,051	£49,277,757	£49,376,712
15%	75%	£43,968,682	£44,709,954	£44,117,115	£44,858,387	£43,863,446	£44,011,879
20%	75%	£38,578,619	£39,577,812	£38,779,767	£39,775,723	£38,436,009	£38,637,157
25%	75%	£33,158,957	£34,414,615	£33,410,392	£34,666,051	£32,980,694	£33,232,129
30%	75%	£27,739,295	£29,246,085	£28,041,017	£29,547,807	£27,525,379	£27,827,101
35%	75%	£22,319,633	£24,077,555	£22,671,642	£24,429,564	£22,070,065	£22,422,073
40%	75%	£16,867,606	£18,909,024	£17,276,482	£19,311,321	£16,577,720	£16,986,596
45%	75%	£11,394,966	£13,692,117	£11,854,951	£14,152,103	£11,068,845	£11,528,829
50%	75%	£5,900,976	£8,474,716	£6,420,430	£8,985,811	£5,532,693	£6,052,147
10%	60%	£49,461,762	£50,252,452	£49,540,927	£50,331,616	£49,349,510	£49,428,674
15%	60%	£44,139,454	£45,325,488	£44,258,201	£45,444,235	£43,971,075	£44,089,822
20%	60%	£38,810,038	£40,398,525	£38,970,956	£40,556,853	£38,581,861	£38,742,780
25%	60%	£33,448,231	£35,457,285	£33,649,379	£35,658,433	£33,163,010	£33,364,158
30%	60%	£28,086,424	£30,497,288	£28,327,801	£30,738,665	£27,744,159	£27,985,537
35%	60%	£22,724,617	£25,537,292	£23,006,223	£25,818,899	£22,325,307	£22,606,914
40%	60%	£17,338,014	£20,577,295	£17,665,115	£20,899,132	£16,874,197	£17,201,297
45%	60%	£11,924,175	£15,599,617	£12,292,163	£15,967,605	£11,402,380	£11,770,369
50%	60%	£6,498,603	£10,594,160	£6,914,167	£11,003,036	£5,909,349	£6,324,912

### CIL Zone 2 Medium Value – Z2 High Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£628,364	£628,364	£628,364	£628,364	£628,364	£628,364
10%	71%	£6,661,315	£6,221,170	£6,448,280	£6,008,134	£6,792,641	£6,579,607
15%	71%	£10,306,155	£9,645,936	£9,986,603	£9,326,383	£10,503,144	£10,183,591
20%	71%	£13,965,866	£13,071,177	£13,532,828	£12,644,632	£14,232,814	£13,799,775
25%	71%	£17,653,089	£16,534,727	£17,111,791	£15,993,429	£17,986,773	£17,445,476
30%	71%	£21,340,312	£19,998,278	£20,690,755	£19,348,721	£21,740,733	£21,091,176
35%	71%	£25,059,533	£23,468,218	£24,289,322	£22,704,011	£25,534,331	£24,764,120
40%	71%	£28,798,447	£26,979,801	£27,918,205	£26,099,560	£29,341,073	£28,460,831
45%	71%	£32,579,834	£30,500,397	£31,573,367	£29,501,113	£33,200,273	£32,193,806
50%	71%	£36,379,898	£34,069,412	£35,261,601	£32,951,114	£37,069,275	£35,950,977
100%	71%	£74,380,541	£69,759,569	£72,143,946	£67,522,974	£75,759,295	£73,522,700
10%	75%	£6,695,100	£6,309,973	£6,471,414	£6,086,285	£6,810,010	£6,586,324
15%	75%	£10,356,832	£9,779,140	£10,021,302	£9,443,610	£10,529,197	£10,193,667
20%	75%	£14,034,540	£13,251,688	£13,579,850	£12,800,935	£14,268,119	£13,813,429
25%	75%	£17,738,933	£16,760,366	£17,170,569	£16,192,003	£18,030,906	£17,462,543
30%	75%	£21,443,324	£20,269,044	£20,761,289	£19,587,009	£21,793,692	£21,111,657
35%	75%	£25,181,679	£23,789,278	£24,372,956	£22,982,015	£25,597,127	£24,788,405
40%	75%	£28,938,042	£27,346,727	£28,013,788	£26,422,474	£29,412,840	£28,488,586
45%	75%	£32,739,448	£30,919,940	£31,682,657	£29,864,391	£33,282,331	£32,225,540
50%	75%	£36,557,247	£34,535,571	£35,383,034	£33,361,358	£37,160,451	£35,986,238
10%	60%	£6,553,205	£5,937,000	£6,374,255	£5,758,051	£6,737,061	£6,558,111
15%	60%	£10,143,988	£9,219,682	£9,875,565	£8,951,258	£10,419,773	£10,151,348
20%	60%	£13,746,108	£12,502,363	£13,382,356	£12,144,465	£14,119,834	£13,756,082
25%	60%	£17,378,391	£15,812,685	£16,923,701	£15,357,994	£17,845,550	£17,390,859
30%	60%	£21,010,675	£19,131,827	£20,465,047	£18,586,198	£21,571,265	£21,025,637
35%	60%	£24,668,666	£22,450,969	£24,021,688	£22,814,403	£25,333,383	£24,686,406
40%	60%	£28,351,742	£25,805,639	£27,612,340	£25,066,236	£29,111,419	£28,372,017
45%	60%	£32,069,072	£29,170,452	£31,223,639	£28,338,624	£32,937,687	£32,092,254
50%	60%	£35,812,386	£32,577,705	£34,873,016	£31,638,334	£36,777,513	£35,838,143

### CIL Zone 2 Medium Value – Z2 Medium Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£11,819,158	£11,819,158	£11,819,158	£11,819,158	£11,819,158	£11,819,158
10%	71%	£4,529,479	£4,969,625	£4,742,514	£5,182,660	£4,398,154	£4,611,188
15%	71%	£884,639	£1,544,859	£1,204,191	£1,864,411	£687,651	£1,007,203
20%	71%	£2,775,072	£1,880,382	£2,342,034	£1,453,838	£3,042,019	£2,608,981
25%	71%	£6,462,295	£5,343,932	£5,920,997	£4,802,635	£6,795,979	£6,254,681
30%	71%	£10,149,518	£8,807,483	£9,499,961	£8,157,926	£10,549,939	£9,900,382
35%	71%	£13,868,738	£12,277,424	£13,098,527	£11,513,217	£14,343,536	£13,573,325
40%	71%	£17,607,653	£15,789,007	£16,727,410	£14,908,766	£18,150,279	£17,270,037
45%	71%	£21,389,039	£19,309,602	£20,382,572	£18,310,319	£22,009,478	£21,003,011
50%	71%	£25,189,104	£22,878,618	£24,070,807	£21,760,320	£25,878,481	£24,760,183
100%	71%	£63,189,747	£58,568,775	£60,953,152	£56,332,180	£64,568,501	£62,331,906
10%	75%	£4,495,694	£4,880,822	£4,719,381	£5,104,509	£4,380,784	£4,604,471
15%	75%	£833,963	£1,411,655	£1,169,492	£1,747,184	£661,597	£997,127
20%	75%	£2,843,746	£2,060,893	£2,389,056	£1,610,140	£3,077,325	£2,622,635
25%	75%	£6,548,138	£5,569,572	£5,979,775	£5,001,208	£6,840,111	£6,271,749
30%	75%	£10,252,529	£9,078,250	£9,570,495	£8,396,214	£10,602,898	£9,920,862
35%	75%	£13,990,884	£12,598,484	£13,182,162	£11,791,220	£14,406,332	£13,597,611
40%	75%	£17,747,248	£16,155,933	£16,822,993	£15,231,680	£18,222,046	£17,297,791
45%	75%	£21,548,653	£19,729,145	£20,491,862	£18,673,597	£22,091,537	£21,034,746
50%	75%	£25,366,452	£23,344,776	£24,192,240	£22,170,564	£25,969,656	£24,795,444
10%	60%	£4,637,590	£5,253,795	£4,816,540	£5,432,743	£4,453,733	£4,632,663
15%	60%	£1,046,806	£1,971,113	£1,315,230	£2,239,537	£771,021	£1,039,446
20%	60%	£2,555,314	£1,311,569	£2,191,562	£953,670	£2,929,040	£2,565,288
25%	60%	£6,187,597	£4,621,891	£5,732,907	£4,167,200	£6,654,755	£6,200,065
30%	60%	£9,819,881	£7,941,032	£9,274,253	£7,395,404	£10,380,470	£9,834,842
35%	60%	£13,477,872	£11,260,174	£12,830,894	£10,623,608	£14,142,589	£13,495,612
40%	60%	£17,180,948	£14,614,845	£16,421,545	£13,875,442	£17,920,625	£17,181,222
45%	60%	£20,878,278	£17,979,658	£20,032,845	£17,147,829	£21,746,892	£20,901,460
50%	60%	£24,621,591	£21,386,910	£23,682,221	£20,447,540	£25,586,718	£24,647,349

### CIL Zone 2 Medium Value – Z2 Low Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£23,215,885	£23,215,885	£23,215,885	£23,215,885	£23,215,885	£23,215,885
10%	71%	£15,926,206	£16,366,352	£16,139,241	£16,579,387	£15,794,880	£16,007,915
15%	71%	£12,281,366	£12,941,586	£12,600,918	£13,261,138	£12,084,378	£12,403,930
20%	71%	£8,621,655	£9,516,344	£9,054,693	£9,942,889	£8,354,708	£8,787,746
25%	71%	£4,934,432	£6,052,794	£5,475,730	£6,594,092	£4,600,748	£5,142,046
30%	71%	£1,247,209	£2,589,243	£1,896,766	£3,238,800	£846,788	£1,496,345
35%	71%	£2,472,012	£880,697	£1,701,801	£1,116,490	£2,946,810	£2,176,599
40%	71%	£6,210,926	£4,392,280	£5,330,684	£3,512,039	£6,753,552	£5,873,310
45%	71%	£9,992,313	£7,912,875	£8,985,846	£6,913,592	£10,612,752	£9,606,285
50%	71%	£13,792,377	£11,481,891	£12,674,080	£10,363,593	£14,481,754	£13,363,456
100%	71%	£51,793,020	£47,172,048	£49,556,425	£44,935,453	£53,171,774	£50,935,179
10%	75%	£15,892,421	£16,277,549	£16,116,107	£16,501,236	£15,777,511	£16,001,197
15%	75%	£12,230,689	£12,808,381	£12,566,219	£13,143,911	£12,058,324	£12,393,854
20%	75%	£8,552,981	£9,335,833	£9,007,671	£9,786,587	£8,319,402	£8,774,092
25%	75%	£4,848,589	£5,827,155	£5,416,952	£6,395,519	£4,556,615	£5,124,978
30%	75%	£1,144,198	£2,318,477	£1,826,232	£3,000,513	£793,829	£1,475,865
35%	75%	£2,594,157	£1,201,757	£1,785,435	£394,493	£3,009,605	£2,200,884
40%	75%	£6,350,521	£4,759,206	£5,426,267	£3,834,953	£6,825,319	£5,901,065
45%	75%	£10,151,926	£8,332,418	£9,095,135	£7,276,870	£10,894,810	£9,638,019
50%	75%	£13,969,725	£11,948,049	£12,795,513	£10,773,837	£14,572,929	£13,398,717
10%	60%	£16,034,317	£16,650,521	£16,213,266	£16,829,470	£15,850,460	£16,029,410
15%	60%	£12,443,533	£13,367,840	£12,711,957	£13,636,263	£12,167,748	£12,436,173
20%	60%	£8,841,413	£10,085,516	£9,205,165	£10,443,056	£8,467,687	£8,831,439
25%	60%	£5,209,130	£6,774,836	£5,663,820	£7,229,527	£4,741,972	£5,196,662
30%	60%	£1,576,846	£3,455,695	£2,122,474	£4,001,323	£1,016,256	£1,561,884
35%	60%	£2,081,145	£136,552	£1,434,167	£773,119	£2,745,862	£2,098,885
40%	60%	£5,764,221	£3,218,118	£5,024,818	£2,478,715	£6,523,898	£5,784,495
45%	60%	£9,481,551	£6,582,931	£8,636,118	£5,751,103	£10,350,166	£9,504,733
50%	60%	£13,224,864	£9,990,184	£12,285,495	£9,050,813	£14,189,991	£13,250,622

### CIL Zone 2 Low Value – Z2 High Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£15,549,222	£15,549,222	£15,549,222	£15,549,222	£15,549,222	£15,549,222
10%	71%	£21,411,973	£21,056,468	£21,073,924	£20,718,419	£21,623,934	£21,285,885
15%	71%	£24,374,644	£23,832,666	£23,859,279	£23,317,301	£24,697,785	£24,182,420
20%	71%	£27,346,759	£26,624,120	£26,659,604	£25,936,966	£27,777,613	£27,090,460
25%	71%	£30,325,063	£29,415,575	£29,459,930	£28,556,632	£30,872,439	£29,999,449
30%	71%	£33,345,786	£32,244,100	£32,298,197	£31,196,512	£34,002,638	£32,955,049
35%	71%	£36,366,508	£35,081,209	£35,144,322	£33,859,022	£37,132,836	£35,910,650
40%	71%	£39,387,231	£37,918,318	£37,990,447	£36,521,533	£40,263,035	£38,866,250
45%	71%	£42,407,955	£40,755,427	£40,836,571	£39,184,044	£43,393,234	£41,821,850
50%	71%	£45,428,678	£43,592,536	£43,682,696	£41,846,555	£46,523,432	£44,777,451
100%	71%	£75,635,909	£71,963,625	£72,143,946	£68,471,662	£77,825,417	£74,333,455
10%	75%	£21,452,386	£21,141,320	£21,097,436	£20,786,369	£21,637,852	£21,282,901
15%	75%	£24,436,256	£23,962,026	£23,895,123	£23,420,891	£24,719,005	£24,177,871
20%	75%	£27,428,907	£26,796,599	£26,707,396	£26,075,088	£27,805,906	£27,084,394
25%	75%	£30,429,428	£29,631,174	£29,519,669	£28,729,284	£30,908,383	£29,991,743
30%	75%	£33,471,025	£32,507,050	£32,371,056	£31,407,082	£34,045,771	£32,945,803
35%	75%	£36,512,621	£35,387,984	£35,229,325	£34,104,688	£37,183,158	£35,899,862
40%	75%	£39,554,217	£38,268,918	£38,087,593	£36,802,294	£40,320,545	£38,853,921
45%	75%	£42,595,814	£41,149,852	£40,945,862	£39,499,900	£43,457,932	£41,807,980
50%	75%	£45,637,410	£44,030,785	£43,804,129	£42,197,506	£46,595,320	£44,762,040
10%	60%	£21,282,649	£20,784,943	£20,998,689	£20,500,982	£21,579,395	£21,295,434
15%	60%	£24,177,486	£23,418,716	£23,744,580	£22,985,810	£24,629,884	£24,196,977
20%	60%	£27,083,881	£26,072,187	£26,506,672	£25,494,978	£27,687,078	£27,109,869
25%	60%	£29,991,091	£28,725,658	£29,268,764	£28,004,147	£30,757,419	£30,024,107
30%	60%	£32,945,020	£31,402,661	£32,065,045	£30,522,686	£33,864,613	£32,984,639
35%	60%	£35,898,949	£34,099,529	£34,872,312	£33,072,893	£36,971,808	£35,945,171
40%	60%	£38,852,878	£36,796,399	£37,679,578	£35,623,100	£40,079,003	£38,905,703
45%	60%	£41,806,807	£39,493,268	£40,486,845	£38,173,306	£43,186,197	£41,866,235
50%	60%	£44,760,735	£42,190,137	£43,294,111	£40,723,512	£46,293,391	£44,826,767

### CIL Zone 2 Low Value – Z2 Medium Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,358,428	£4,358,428	£4,358,428	£4,358,428	£4,358,428	£4,358,428
10%	71%	£10,221,178	£9,865,674	£9,883,130	£9,527,625	£10,433,139	£10,095,091
15%	71%	£13,183,850	£12,641,872	£12,668,485	£12,126,507	£13,506,991	£12,991,626
20%	71%	£16,155,964	£15,433,325	£15,468,809	£14,746,172	£16,586,819	£15,899,665
25%	71%	£19,134,268	£18,224,780	£18,269,135	£17,365,838	£19,681,645	£18,808,654
30%	71%	£22,154,991	£21,053,306	£21,107,402	£20,005,717	£22,811,844	£21,764,255
35%	71%	£25,175,714	£23,890,415	£23,953,527	£22,668,228	£25,942,042	£24,719,856
40%	71%	£28,196,437	£26,727,523	£26,799,653	£25,330,739	£29,072,241	£27,675,456
45%	71%	£31,217,160	£29,564,633	£29,645,777	£27,993,249	£32,202,439	£30,631,056
50%	71%	£34,237,883	£32,401,742	£32,491,902	£30,655,760	£35,332,637	£33,586,657
100%	71%	£64,445,115	£60,772,831	£60,953,152	£57,280,868	£66,634,623	£63,142,661
10%	75%	£10,261,592	£9,950,525	£9,906,641	£9,595,575	£10,447,057	£10,092,107
15%	75%	£13,245,462	£12,771,231	£12,704,328	£12,230,097	£13,528,210	£12,987,077
20%	75%	£16,238,113	£15,605,805	£15,516,602	£14,884,294	£16,615,111	£15,893,599
25%	75%	£19,238,634	£18,440,379	£18,328,874	£17,538,489	£19,717,589	£18,800,949
30%	75%	£22,280,230	£21,316,256	£21,180,262	£20,216,287	£22,854,976	£21,755,008
35%	75%	£25,321,827	£24,197,190	£24,038,530	£22,913,893	£25,992,364	£24,709,068
40%	75%	£28,363,423	£27,078,123	£26,896,799	£25,611,499	£29,129,750	£27,663,126
45%	75%	£31,405,019	£29,959,057	£29,755,067	£28,309,105	£32,267,138	£30,617,186
50%	75%	£34,446,616	£32,839,991	£32,613,335	£31,006,711	£35,404,525	£33,571,245
10%	60%	£10,091,855	£9,594,148	£9,807,894	£9,310,188	£10,388,600	£10,104,640
15%	60%	£12,986,692	£12,227,922	£12,553,785	£11,795,015	£13,439,090	£13,006,182
20%	60%	£15,893,087	£14,881,393	£15,315,877	£14,304,184	£16,496,284	£15,919,074
25%	60%	£18,800,297	£17,534,864	£18,077,969	£16,813,353	£19,566,624	£18,833,313
30%	60%	£21,754,226	£20,211,867	£20,874,251	£19,331,892	£22,673,819	£21,793,844
35%	60%	£24,708,154	£22,908,735	£23,681,517	£21,882,098	£25,781,013	£24,754,377
40%	60%	£27,662,084	£25,605,604	£26,488,784	£24,432,305	£28,888,208	£27,714,908
45%	60%	£30,616,012	£28,302,473	£29,296,050	£26,982,511	£31,995,403	£30,675,441
50%	60%	£33,569,941	£30,999,343	£32,103,317	£29,532,717	£35,102,596	£33,635,972

### CIL Zone 2 Low Value – Z2 Low Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£7,038,299	£7,038,299	£7,038,299	£7,038,299	£7,038,299	£7,038,299
10%	71%	£1,175,548	£1,531,053	£1,513,597	£1,869,102	£963,588	£1,301,636
15%	71%	£1,787,123	£1,245,145	£1,271,758	£729,780	£2,110,264	£1,594,899
20%	71%	£4,759,237	£4,036,599	£4,072,083	£3,349,445	£5,190,092	£4,502,938
25%	71%	£7,737,541	£6,828,053	£6,872,408	£5,969,111	£8,284,918	£7,411,928
30%	71%	£10,758,265	£9,656,579	£9,710,675	£8,608,991	£11,415,117	£10,367,528
35%	71%	£13,778,987	£12,493,688	£12,556,801	£11,271,501	£14,545,315	£13,323,129
40%	71%	£16,799,710	£15,330,797	£15,402,926	£13,934,012	£17,675,514	£16,278,729
45%	71%	£19,820,433	£18,167,906	£18,249,050	£16,596,522	£20,805,712	£19,234,329
50%	71%	£22,841,157	£21,005,015	£21,095,175	£19,259,034	£23,935,911	£22,189,930
100%	71%	£53,048,388	£49,376,104	£49,556,425	£45,884,141	£55,237,896	£51,745,934
10%	75%	£1,135,135	£1,446,202	£1,490,085	£1,801,152	£949,670	£1,304,620
15%	75%	£1,848,735	£1,374,505	£1,307,602	£833,370	£2,131,484	£1,590,350
20%	75%	£4,841,386	£4,209,078	£4,119,875	£3,487,567	£5,218,385	£4,496,873
25%	75%	£7,841,907	£7,043,652	£6,932,148	£6,141,763	£8,320,862	£7,404,222
30%	75%	£10,883,503	£9,919,529	£9,783,535	£8,819,561	£11,458,250	£10,358,281
35%	75%	£13,925,100	£12,800,463	£12,641,804	£11,517,167	£14,595,637	£13,312,341
40%	75%	£16,966,696	£15,681,397	£15,500,072	£14,214,772	£17,733,023	£16,266,399
45%	75%	£20,008,293	£18,562,330	£18,358,341	£16,912,378	£20,870,411	£19,220,459
50%	75%	£23,049,889	£21,443,264	£21,216,608	£19,609,984	£24,007,798	£22,174,518
10%	60%	£1,304,872	£1,802,579	£1,588,832	£2,086,539	£1,008,127	£1,292,087
15%	60%	£1,589,965	£831,195	£1,157,058	£398,289	£2,042,363	£1,609,456
20%	60%	£4,496,360	£3,484,666	£3,919,150	£2,907,457	£5,099,557	£4,522,348
25%	60%	£7,403,570	£6,138,137	£6,681,243	£5,416,626	£8,169,897	£7,436,586
30%	60%	£10,357,499	£8,815,140	£9,477,524	£7,935,165	£11,277,092	£10,397,117
35%	60%	£13,311,427	£11,512,008	£12,284,791	£10,485,371	£14,384,287	£13,357,650
40%	60%	£16,265,357	£14,208,877	£15,092,057	£13,035,578	£17,491,481	£16,318,181
45%	60%	£19,219,286	£16,905,747	£17,899,324	£15,585,785	£20,598,676	£19,278,714
50%	60%	£22,173,214	£19,602,616	£20,706,590	£18,135,991	£23,705,870	£22,239,246

### CIL Zone 3 High Value – Z3 High Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£5,579,942	£5,579,942	£5,579,942	£5,579,942	£5,579,942	£5,579,942
10%	71%	£12,338,384	£11,931,297	£12,070,330	£11,663,244	£12,447,999	£12,179,946
15%	71%	£15,747,264	£15,126,647	£15,338,608	£14,717,991	£15,914,376	£15,505,721
20%	71%	£19,166,035	£18,338,545	£18,621,160	£17,793,671	£19,388,851	£18,843,977
25%	71%	£22,584,806	£21,550,443	£21,903,712	£20,869,351	£22,863,326	£22,182,232
30%	71%	£26,043,922	£24,782,387	£25,213,243	£23,951,709	£26,383,613	£25,552,934
35%	71%	£29,510,748	£28,038,957	£28,541,623	£27,069,832	£29,907,053	£28,937,928
40%	71%	£33,021,593	£31,312,037	£31,895,907	£30,187,955	£33,481,921	£32,356,235
45%	71%	£36,545,120	£34,621,868	£35,278,722	£33,355,471	£37,062,990	£35,796,592
50%	71%	£40,068,647	£37,931,700	£38,661,538	£36,524,593	£40,644,057	£39,236,949
100%	71%	£75,303,912	£71,030,020	£72,489,696	£68,215,804	£76,454,734	£73,640,518
10%	75%	£12,374,919	£12,018,719	£12,093,463	£11,737,262	£12,470,833	£12,189,377
15%	75%	£15,802,963	£15,259,923	£15,373,875	£14,830,835	£15,949,187	£15,520,099
20%	75%	£19,240,300	£18,516,247	£18,668,183	£17,944,129	£19,435,266	£18,863,147
25%	75%	£22,677,638	£21,772,571	£21,982,491	£21,057,424	£22,921,343	£22,206,196
30%	75%	£26,157,143	£25,053,300	£25,284,930	£24,181,088	£26,454,373	£25,582,160
35%	75%	£29,642,840	£28,355,023	£28,625,258	£27,337,441	£29,989,607	£28,972,025
40%	75%	£33,175,024	£31,679,162	£31,993,053	£30,497,191	£33,577,811	£32,395,840
45%	75%	£36,717,729	£35,034,885	£35,388,012	£33,705,168	£37,170,865	£35,841,148
50%	75%	£40,260,435	£38,390,607	£38,782,971	£36,913,144	£40,763,919	£39,286,455
10%	60%	£12,221,470	£11,651,548	£11,996,305	£11,426,384	£12,374,931	£12,149,767
15%	60%	£15,569,025	£14,700,161	£15,225,754	£14,356,890	£15,802,982	£15,459,711
20%	60%	£18,928,382	£17,769,897	£18,470,688	£17,312,203	£19,240,326	£18,782,631
25%	60%	£22,287,740	£20,839,634	£21,715,623	£20,267,515	£22,677,669	£22,105,551
30%	60%	£25,681,614	£23,915,465	£24,983,844	£23,222,828	£26,157,181	£25,459,411
35%	60%	£29,088,056	£27,027,548	£28,273,990	£26,213,483	£29,642,884	£28,828,818
40%	60%	£32,530,615	£30,139,632	£31,585,038	£29,209,272	£33,175,075	£32,229,498
45%	60%	£35,992,769	£33,300,218	£34,928,996	£32,236,444	£36,717,787	£35,654,013
50%	60%	£39,454,924	£36,463,199	£38,272,953	£35,281,228	£40,260,498	£39,078,528

### CIL Zone 3 High Value – Z3 Medium Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£10,102,344	£10,102,344	£10,102,344	£10,102,344	£10,102,344	£10,102,344
10%	71%	£3,343,902	£3,750,989	£3,611,956	£4,019,042	£3,234,287	£3,502,340
15%	71%	£64,978	£555,640	£343,678	£964,296	£232,090	£176,565
20%	71%	£3,483,748	£2,656,259	£2,938,874	£2,111,385	£3,706,565	£3,161,690
25%	71%	£6,902,519	£5,868,157	£6,221,426	£5,187,064	£7,181,040	£6,499,946
30%	71%	£10,361,636	£9,100,101	£9,530,957	£8,269,422	£10,701,327	£9,870,647
35%	71%	£13,828,461	£12,356,671	£12,859,336	£11,387,546	£14,224,767	£13,255,642
40%	71%	£17,339,307	£15,629,750	£16,213,621	£14,505,669	£17,799,635	£16,673,949
45%	71%	£20,862,834	£18,939,582	£19,596,436	£17,673,185	£21,380,703	£20,114,306
50%	71%	£24,386,360	£22,249,414	£22,979,252	£20,842,307	£24,961,771	£23,554,663
100%	71%	£59,621,626	£55,347,734	£56,807,410	£52,533,518	£60,772,447	£57,958,231
10%	75%	£3,307,367	£3,663,568	£3,588,823	£3,945,024	£3,211,453	£3,492,910
15%	75%	£120,677	£422,363	£308,411	£851,451	£266,901	£162,188
20%	75%	£3,558,014	£2,833,961	£2,985,897	£2,261,843	£3,752,979	£3,180,861
25%	75%	£6,995,352	£6,090,285	£6,280,204	£5,375,138	£7,239,057	£6,523,910
30%	75%	£10,474,857	£9,371,014	£9,602,644	£8,498,801	£10,772,087	£9,899,874
35%	75%	£13,960,554	£12,672,737	£12,942,972	£11,655,155	£14,307,321	£13,289,739
40%	75%	£17,492,738	£15,996,876	£16,310,767	£14,814,905	£17,895,525	£16,713,554
45%	75%	£21,035,443	£19,352,598	£19,705,726	£18,022,881	£21,488,579	£20,158,862
50%	75%	£24,578,149	£22,708,321	£23,100,685	£21,230,858	£25,081,633	£23,604,169
10%	60%	£3,460,816	£4,030,736	£3,685,981	£4,255,902	£3,307,355	£3,532,519
15%	60%	£113,261	£982,125	£456,532	£1,325,396	£120,696	£222,575
20%	60%	£3,246,096	£2,087,611	£2,788,402	£1,629,917	£3,558,040	£3,100,345
25%	60%	£6,605,454	£5,157,348	£6,033,336	£4,585,229	£6,995,382	£6,423,265
30%	60%	£9,999,327	£8,233,179	£9,301,558	£7,540,542	£10,474,894	£9,777,125
35%	60%	£13,405,770	£11,345,262	£12,591,704	£10,531,196	£13,960,598	£13,146,532
40%	60%	£16,848,329	£14,457,345	£15,902,752	£13,526,986	£17,492,788	£16,547,212
45%	60%	£20,310,483	£17,617,932	£19,246,710	£16,554,158	£21,035,500	£19,971,726
50%	60%	£23,772,638	£20,780,913	£22,590,667	£19,598,942	£24,578,212	£23,396,241

### CIL Zone 3 High Value – Z3 Low Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£17,353,328	£17,353,328	£17,353,328	£17,353,328	£17,353,328	£17,353,328
10%	71%	£10,594,887	£11,001,974	£10,862,940	£11,270,027	£10,485,272	£10,753,324
15%	71%	£7,186,007	£7,806,624	£7,594,663	£8,215,280	£7,018,895	£7,427,550
20%	71%	£3,767,236	£4,594,725	£4,312,110	£5,139,600	£3,544,420	£4,089,294
25%	71%	£348,465	£1,382,828	£1,029,559	£2,063,920	£69,945	£751,038
30%	71%	£3,110,651	£1,849,116	£2,279,972	£1,018,438	£3,450,342	£2,619,663
35%	71%	£6,577,477	£5,105,686	£5,608,352	£4,136,561	£6,973,783	£6,004,658
40%	71%	£10,088,322	£8,378,766	£8,962,636	£7,254,685	£10,548,651	£9,422,965
45%	71%	£13,611,849	£11,688,598	£12,345,452	£10,422,200	£14,129,719	£12,863,322
50%	71%	£17,135,376	£14,998,430	£15,728,267	£13,591,322	£17,710,786	£16,303,679
100%	71%	£52,370,641	£48,096,750	£49,556,425	£45,282,534	£53,521,463	£50,707,247
10%	75%	£10,558,351	£10,914,552	£10,839,808	£11,196,008	£10,462,438	£10,743,894
15%	75%	£7,130,307	£7,673,347	£7,559,396	£8,102,436	£6,984,083	£7,413,172
20%	75%	£3,692,970	£4,417,024	£4,265,088	£4,989,141	£3,498,005	£4,070,124
25%	75%	£255,632	£1,160,700	£970,780	£1,875,847	£11,928	£727,075
30%	75%	£3,223,872	£2,120,030	£2,351,660	£1,247,817	£3,521,102	£2,648,889
35%	75%	£6,709,569	£5,421,752	£5,691,987	£4,404,170	£7,056,336	£6,038,754
40%	75%	£10,241,753	£8,745,891	£9,059,782	£7,563,920	£10,644,541	£9,462,570
45%	75%	£13,784,458	£12,101,614	£12,454,741	£10,771,897	£14,237,595	£12,907,878
50%	75%	£17,327,164	£15,457,337	£15,849,700	£13,979,874	£17,830,649	£16,353,184
10%	60%	£10,711,801	£11,281,722	£10,936,966	£11,506,896	£10,558,339	£10,783,503
15%	60%	£7,364,245	£8,233,110	£7,707,517	£8,576,380	£7,130,288	£7,473,560
20%	60%	£4,004,888	£5,163,373	£4,462,583	£5,621,068	£3,692,945	£4,150,639
25%	60%	£645,530	£2,093,637	£1,217,648	£2,665,756	£255,602	£827,720
30%	60%	£2,748,343	£982,194	£2,050,573	£289,558	£3,223,910	£2,526,140
35%	60%	£6,154,785	£4,094,278	£5,340,719	£3,280,212	£6,709,613	£5,895,547
40%	60%	£9,597,344	£7,206,361	£8,651,767	£6,276,001	£10,241,804	£9,296,228
45%	60%	£13,059,498	£10,366,947	£11,995,725	£9,303,173	£13,784,516	£12,720,742
50%	60%	£16,521,653	£13,529,929	£15,339,682	£12,347,958	£17,327,228	£16,145,257

### CIL Zone 3 Medium Value – Z3 High Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£11,338,841	£11,338,841	£11,338,841	£11,338,841	£11,338,841	£11,338,841
10%	71%	£17,628,614	£17,259,670	£17,305,707	£16,936,763	£17,791,372	£17,468,465
15%	71%	£20,780,973	£20,227,556	£20,296,612	£19,743,195	£21,025,109	£20,540,749
20%	71%	£23,947,480	£23,197,522	£23,291,103	£22,549,627	£24,278,320	£23,621,943
25%	71%	£27,144,040	£26,206,593	£26,323,569	£25,386,122	£27,557,590	£26,737,118
30%	71%	£30,341,490	£29,215,663	£29,356,035	£28,231,098	£30,845,867	£29,852,295
35%	71%	£33,539,331	£32,256,440	£32,422,885	£31,088,994	£34,178,770	£33,011,324
40%	71%	£36,839,172	£35,314,725	£35,504,947	£33,980,501	£37,511,673	£36,177,449
45%	71%	£40,088,012	£38,373,010	£38,587,010	£36,872,008	£40,844,576	£39,343,574
50%	71%	£43,336,852	£41,431,294	£41,669,072	£39,763,515	£44,177,479	£42,509,699
100%	71%	£75,825,255	£72,014,139	£72,489,696	£68,678,580	£77,506,510	£74,170,950
10%	75%	£17,668,271	£17,345,445	£17,329,219	£17,006,392	£17,810,684	£17,471,632
15%	75%	£20,840,458	£20,356,218	£20,331,879	£19,847,639	£21,054,078	£20,545,498
20%	75%	£24,028,090	£23,371,877	£23,338,894	£22,688,886	£24,317,575	£23,628,379
25%	75%	£27,244,803	£26,424,537	£26,383,309	£25,563,043	£27,606,658	£26,745,164
30%	75%	£30,464,384	£29,477,196	£29,427,722	£28,443,402	£30,905,713	£29,861,949
35%	75%	£33,733,707	£32,566,552	£32,507,888	£31,340,734	£34,248,590	£33,022,772
40%	75%	£37,003,029	£35,669,138	£35,602,095	£34,268,203	£37,591,468	£36,190,533
45%	75%	£40,272,351	£38,771,725	£38,696,300	£37,195,673	£40,934,345	£39,358,293
50%	75%	£43,541,674	£41,874,311	£41,790,506	£40,123,142	£44,277,222	£42,526,054
10%	60%	£17,501,713	£16,985,191	£17,230,471	£16,713,949	£17,729,574	£17,458,332
15%	60%	£20,590,621	£19,815,837	£20,183,758	£19,408,975	£20,932,413	£20,525,550
20%	60%	£23,689,527	£22,646,484	£23,138,171	£22,104,000	£24,152,702	£23,601,346
25%	60%	£26,821,599	£25,509,173	£26,132,403	£24,819,977	£27,400,568	£26,711,373
30%	60%	£29,953,670	£28,378,759	£29,126,636	£27,551,725	£30,654,359	£29,821,399
35%	60%	£33,131,530	£31,264,083	£32,150,875	£30,283,472	£33,955,345	£32,974,690
40%	60%	£36,314,828	£34,180,603	£35,194,080	£33,059,854	£37,256,329	£36,135,582
45%	60%	£39,498,125	£37,097,121	£38,237,283	£35,836,280	£40,557,315	£39,296,473
50%	60%	£42,681,422	£40,013,640	£41,280,487	£38,612,705	£43,858,299	£42,457,365

### CIL Zone 3 Medium Value – Z3 Medium Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,343,445	£4,343,445	£4,343,445	£4,343,445	£4,343,445	£4,343,445
10%	71%	£1,946,328	£1,577,384	£1,623,421	£1,254,477	£2,109,086	£1,786,179
15%	71%	£5,098,687	£4,545,270	£4,614,325	£4,060,909	£5,342,823	£4,858,463
20%	71%	£8,265,193	£7,515,236	£7,608,816	£6,867,341	£8,596,034	£7,939,657
25%	71%	£11,461,754	£10,524,306	£10,641,282	£9,703,836	£11,054,832	£11,054,832
30%	71%	£14,659,204	£13,533,377	£13,673,749	£12,548,812	£15,163,580	£14,170,009
35%	71%	£17,908,044	£16,574,154	£16,740,599	£15,406,708	£18,496,484	£17,329,038
40%	71%	£21,156,886	£19,632,438	£19,822,661	£18,298,215	£21,829,387	£20,495,163
45%	71%	£24,405,726	£22,690,723	£22,904,724	£21,189,722	£25,162,290	£23,661,288
50%	71%	£27,654,566	£25,749,008	£25,986,786	£24,081,228	£28,495,193	£26,827,413
100%	71%	£60,142,969	£56,331,853	£56,807,410	£52,996,294	£61,824,223	£58,488,664
10%	75%	£1,985,985	£1,663,159	£1,646,933	£1,324,105	£2,128,398	£1,789,346
15%	75%	£5,158,172	£4,673,932	£4,649,592	£4,165,353	£5,371,792	£4,863,212
20%	75%	£8,345,804	£7,689,591	£7,656,608	£7,006,600	£8,635,289	£7,946,093
25%	75%	£11,562,517	£10,742,251	£10,701,022	£9,880,756	£11,924,372	£11,062,878
30%	75%	£14,782,098	£13,794,910	£13,745,436	£12,761,116	£15,223,427	£14,179,663
35%	75%	£18,051,421	£16,884,266	£16,825,602	£15,658,448	£18,566,304	£17,340,488
40%	75%	£21,320,742	£19,986,852	£19,919,808	£18,585,917	£21,909,182	£20,508,246
45%	75%	£24,590,065	£23,089,438	£23,014,014	£21,513,387	£25,252,059	£23,676,007
50%	75%	£27,859,388	£26,192,024	£26,108,220	£24,440,856	£28,594,936	£26,843,768
10%	60%	£1,819,427	£1,302,904	£1,548,185	£1,031,663	£2,047,288	£1,776,046
15%	60%	£4,908,335	£4,133,551	£4,501,471	£3,726,688	£5,250,127	£4,843,264
20%	60%	£8,007,240	£6,964,198	£7,455,884	£6,421,714	£8,470,416	£7,919,060
25%	60%	£11,139,313	£9,826,886	£10,450,116	£9,137,691	£11,718,282	£11,029,086
30%	60%	£14,271,384	£12,696,473	£13,444,349	£11,869,439	£14,972,073	£14,139,113
35%	60%	£17,449,244	£15,581,797	£16,488,589	£14,601,185	£18,273,058	£17,292,404
40%	60%	£20,632,542	£18,498,316	£19,511,793	£17,377,568	£21,574,043	£20,453,296
45%	60%	£23,815,839	£21,414,835	£22,554,996	£20,153,994	£24,875,028	£23,614,187
50%	60%	£26,999,136	£24,331,354	£25,598,201	£22,930,419	£28,176,013	£26,775,079

### CIL Zone 3 Medium Value – Z3 Low Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£11,594,429	£11,594,429	£11,594,429	£11,594,429	£11,594,429	£11,594,429
10%	71%	£5,304,656	£5,673,601	£5,627,563	£5,996,508	£5,141,898	£5,464,805
15%	71%	£2,152,298	£2,705,715	£2,636,659	£3,190,075	£1,908,161	£2,392,522
20%	71%	-£1,014,209	-£264,251	-£357,832	£383,644	-£1,345,049	-£688,672
25%	71%	-£4,210,769	-£3,273,322	-£3,390,298	-£2,452,851	-£4,624,319	-£3,803,848
30%	71%	-£7,408,220	-£6,282,393	-£6,422,765	-£5,297,827	-£7,912,596	-£6,919,024
35%	71%	-£10,657,060	-£9,323,170	-£9,489,615	-£8,155,723	-£11,245,499	-£10,078,054
40%	71%	-£13,905,901	-£12,381,454	-£12,571,677	-£11,047,230	-£14,578,402	-£13,244,179
45%	71%	-£17,154,741	-£15,439,739	-£15,653,739	-£13,938,737	-£17,911,305	-£16,410,304
50%	71%	-£20,403,582	-£18,498,023	-£18,735,801	-£16,830,244	-£21,244,209	-£19,576,428
100%	71%	-£52,891,985	-£49,080,869	-£49,556,425	-£45,745,309	-£54,573,239	-£51,237,679
10%	75%	£5,264,999	£5,587,826	£5,604,052	£5,926,879	£5,122,587	£5,461,639
15%	75%	£2,092,813	£2,577,052	£2,601,392	£3,085,632	£1,879,193	£2,387,772
20%	75%	-£1,094,820	-£438,607	-£405,623	£244,385	-£1,384,305	-£695,108
25%	75%	-£4,311,532	-£3,491,266	-£3,450,038	-£2,629,772	-£4,673,388	-£3,811,893
30%	75%	-£7,531,113	-£6,543,925	-£6,494,451	-£5,510,132	-£7,972,442	-£6,928,678
35%	75%	-£10,800,436	-£9,633,282	-£9,574,618	-£8,407,463	-£11,315,320	-£10,089,501
40%	75%	-£14,069,758	-£12,735,868	-£12,668,824	-£11,334,933	-£14,658,197	-£13,257,262
45%	75%	-£17,339,081	-£15,838,454	-£15,763,029	-£14,262,402	-£18,001,074	-£16,425,023
50%	75%	-£20,608,404	-£18,941,040	-£18,857,235	-£17,189,872	-£21,343,952	-£19,592,783
10%	60%	£5,431,557	£5,948,080	£5,702,800	£6,219,321	£5,203,696	£5,474,938
15%	60%	£2,342,650	£3,117,434	£2,749,513	£3,524,296	£2,000,857	£2,407,721
20%	60%	-£756,256	£286,787	-£204,900	£829,271	-£1,219,432	-£668,075
25%	60%	-£3,888,328	-£2,575,902	-£3,199,132	-£1,886,707	-£4,467,297	-£3,778,102
30%	60%	-£7,020,399	-£5,445,488	-£6,193,365	-£4,618,454	-£7,721,088	-£6,888,128
35%	60%	-£10,198,259	-£8,330,812	-£9,217,605	-£7,350,201	-£11,022,074	-£10,041,420
40%	60%	-£13,381,557	-£11,247,332	-£12,260,809	-£10,126,584	-£14,323,058	-£13,202,311
45%	60%	-£16,564,854	-£14,163,850	-£15,304,012	-£12,903,009	-£17,624,044	-£16,363,203
50%	60%	-£19,748,151	-£17,080,370	-£18,347,216	-£15,679,435	-£20,925,028	-£19,524,094

### CIL Zone 3 Low Value – Z3 High Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£20,073,316	-£20,073,316	-£20,073,316	-£20,073,316	-£20,073,316	-£20,073,316
10%	71%	-£25,620,973	-£25,314,293	-£25,215,841	-£24,909,162	-£25,874,714	-£25,469,582
15%	71%	-£28,412,134	-£27,952,115	-£27,804,436	-£27,344,417	-£28,792,745	-£28,185,047
20%	71%	-£31,218,296	-£30,594,904	-£30,394,780	-£29,779,672	-£31,734,076	-£30,910,562
25%	71%	-£34,055,106	-£33,275,867	-£33,025,713	-£32,246,474	-£34,699,833	-£33,670,440
30%	71%	-£36,891,917	-£35,956,830	-£35,656,644	-£34,721,559	-£37,665,590	-£36,430,317
35%	71%	-£39,728,728	-£38,637,794	-£38,287,577	-£37,196,643	-£40,631,346	-£39,190,195
40%	71%	-£42,565,539	-£41,318,757	-£40,918,510	-£39,671,727	-£43,597,103	-£41,950,072
45%	71%	-£45,402,350	-£43,999,720	-£43,549,441	-£42,146,812	-£46,562,859	-£44,709,951
50%	71%	-£48,239,161	-£46,680,684	-£46,180,374	-£44,621,896	-£49,528,615	-£47,469,828
100%	71%	-£76,607,271	-£73,490,317	-£72,489,696	-£69,372,743	-£79,186,180	-£75,068,605
10%	75%	-£25,665,124	-£25,396,780	-£25,239,736	-£24,971,392	-£25,887,148	-£25,461,760
15%	75%	-£28,478,362	-£28,075,845	-£27,840,280	-£27,437,763	-£28,811,397	-£28,173,315
20%	75%	-£31,308,044	-£30,762,577	-£30,443,353	-£29,904,134	-£31,759,353	-£30,894,662
25%	75%	-£34,167,293	-£33,485,458	-£33,086,429	-£32,404,595	-£34,731,428	-£33,650,565
30%	75%	-£37,026,540	-£36,208,340	-£35,729,504	-£34,911,304	-£37,703,504	-£36,406,468
35%	75%	-£39,885,788	-£38,931,222	-£38,372,580	-£37,418,013	-£40,675,579	-£39,162,371
40%	75%	-£42,745,037	-£41,654,103	-£41,015,656	-£39,924,722	-£43,647,655	-£41,918,273
45%	75%	-£45,604,285	-£44,376,984	-£43,658,731	-£42,431,431	-£46,619,731	-£44,674,176
50%	75%	-£48,463,533	-£47,099,866	-£46,301,807	-£44,938,139	-£49,591,806	-£47,430,079
10%	60%	-£25,479,685	-£25,050,333	-£25,139,375	-£24,710,023	-£25,834,922	-£25,494,612
15%	60%	-£28,200,203	-£27,556,175	-£27,689,737	-£27,045,709	-£28,733,058	-£28,222,593
20%	60%	-£30,931,099	-£30,062,017	-£30,240,099	-£29,381,396	-£31,653,193	-£30,961,440
25%	60%	-£33,696,111	-£32,605,177	-£32,831,420	-£31,740,486	-£34,598,728	-£33,734,037
30%	60%	-£36,461,122	-£35,152,002	-£35,423,493	-£34,114,373	-£37,544,264	-£36,506,635
35%	60%	-£39,226,134	-£37,698,826	-£38,015,567	-£36,488,260	-£40,489,799	-£39,279,232
40%	60%	-£41,991,146	-£40,245,651	-£40,607,641	-£38,862,147	-£43,435,335	-£42,051,830
45%	60%	-£44,756,157	-£42,792,476	-£43,199,715	-£41,236,034	-£46,380,870	-£44,824,427
50%	60%	-£47,521,169	-£45,339,301	-£45,791,788	-£43,609,921	-£49,326,406	-£47,597,024

### CIL Zone 3 Low Value – Z3 Medium Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,391,030	£4,391,030	£4,391,030	£4,391,030	£4,391,030	£4,391,030
10%	71%	£9,938,686	£9,632,007	£9,533,555	£9,226,876	£10,192,428	£9,787,296
15%	71%	£12,729,848	£12,269,828	£12,122,150	£11,662,131	£13,110,459	£12,502,761
20%	71%	£15,536,009	£14,912,618	£14,712,494	£14,097,386	£16,051,790	£15,228,276
25%	71%	£18,372,820	£17,593,581	£17,343,426	£16,564,188	£19,017,547	£17,988,154
30%	71%	£21,209,631	£20,274,544	£19,974,358	£19,039,273	£21,983,303	£20,748,031
35%	71%	£24,046,442	£22,955,508	£22,605,291	£21,514,357	£24,949,059	£23,507,909
40%	71%	£26,883,253	£25,636,471	£25,236,223	£23,989,441	£27,914,817	£26,267,786
45%	71%	£29,720,063	£28,317,434	£27,867,155	£26,464,526	£30,880,573	£29,027,664
50%	71%	£32,556,875	£30,998,397	£30,498,088	£28,939,610	£33,846,329	£31,787,541
100%	71%	£60,924,985	£57,808,031	£56,807,410	£53,690,456	£63,503,893	£59,386,319
10%	75%	£9,982,838	£9,714,494	£9,557,450	£9,289,106	£10,204,862	£9,779,474
15%	75%	£12,796,076	£12,393,559	£12,157,994	£11,755,477	£13,129,111	£12,491,028
20%	75%	£15,625,757	£15,080,290	£14,761,067	£14,221,847	£16,077,067	£15,212,376
25%	75%	£18,485,006	£17,803,172	£17,404,143	£16,722,309	£19,049,142	£17,968,279
30%	75%	£21,344,254	£20,526,054	£20,047,218	£19,229,017	£22,021,218	£20,724,181
35%	75%	£24,203,502	£23,248,935	£22,690,294	£21,735,727	£24,993,293	£23,480,085
40%	75%	£27,062,751	£25,971,817	£25,333,370	£24,242,436	£27,965,368	£26,235,987
45%	75%	£29,921,999	£28,694,698	£27,976,445	£26,749,145	£30,937,444	£28,991,890
50%	75%	£32,781,247	£31,417,579	£30,619,521	£29,255,853	£33,909,520	£31,747,793
10%	60%	£9,797,398	£9,368,047	£9,457,088	£9,027,737	£10,152,636	£9,812,325
15%	60%	£12,517,916	£11,873,889	£12,007,451	£11,363,423	£13,050,772	£12,540,306
20%	60%	£15,248,812	£14,379,731	£14,557,813	£13,699,110	£15,970,907	£15,279,154
25%	60%	£18,013,824	£16,922,890	£17,149,134	£16,058,200	£18,916,442	£18,051,751
30%	60%	£20,778,836	£19,469,715	£19,741,207	£18,432,087	£21,861,977	£20,824,349
35%	60%	£23,543,848	£22,016,540	£22,333,281	£20,805,974	£24,807,513	£23,596,946
40%	60%	£26,308,860	£24,563,365	£24,925,355	£23,179,861	£27,753,049	£26,369,544
45%	60%	£29,073,871	£27,110,190	£27,517,429	£25,553,748	£30,698,584	£29,142,140
50%	60%	£31,838,883	£29,657,015	£30,109,502	£27,927,635	£33,644,119	£31,914,738

### CIL Zone 3 Low Value – Z3 Low Benchmark

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,859,955	£2,859,955	£2,859,955	£2,859,955	£2,859,955	£2,859,955
10%	71%	£2,687,702	£2,381,023	£2,282,571	£1,975,891	£2,941,443	£2,536,312
15%	71%	£5,478,863	£5,018,844	£4,871,165	£4,411,146	£5,859,474	£5,251,777
20%	71%	£8,285,025	£7,661,634	£7,461,509	£6,846,402	£8,800,806	£7,977,291
25%	71%	£11,121,835	£10,342,597	£10,092,442	£9,313,203	£11,766,563	£10,737,169
30%	71%	£13,958,646	£13,023,560	£12,723,374	£11,788,288	£14,732,319	£13,497,046
35%	71%	£16,795,458	£15,704,524	£15,354,306	£14,263,372	£17,698,075	£16,256,925
40%	71%	£19,632,268	£18,385,487	£17,985,239	£16,738,456	£20,663,832	£19,016,802
45%	71%	£22,469,079	£21,066,450	£20,616,171	£19,213,542	£23,629,588	£21,776,680
50%	71%	£25,305,890	£23,747,413	£23,247,103	£21,688,626	£26,595,344	£24,536,557
100%	71%	£53,674,001	£50,557,046	£49,556,425	£46,439,472	£56,252,909	£52,135,335
10%	75%	£2,731,854	£2,463,509	£2,306,466	£2,038,121	£2,953,877	£2,528,489
15%	75%	£5,545,092	£5,142,574	£4,907,009	£4,504,492	£5,878,126	£5,240,044
20%	75%	£8,374,773	£7,829,306	£7,510,082	£6,970,863	£8,826,082	£7,961,391
25%	75%	£11,234,022	£10,552,188	£10,153,158	£9,471,324	£11,798,157	£10,717,295
30%	75%	£14,093,270	£13,275,069	£12,796,233	£11,978,033	£14,770,233	£13,473,197
35%	75%	£16,952,518	£15,997,951	£15,439,309	£14,484,743	£17,742,309	£16,229,100
40%	75%	£19,811,767	£18,720,833	£18,082,385	£16,991,451	£20,714,384	£18,985,003
45%	75%	£22,671,014	£21,443,713	£20,725,460	£19,498,160	£23,686,460	£21,740,906
50%	75%	£25,530,262	£24,166,595	£23,368,536	£22,004,869	£26,658,535	£24,496,808
10%	60%	£2,546,414	£2,117,062	£2,206,104	£1,776,752	£2,901,652	£2,561,341
15%	60%	£5,266,932	£4,622,905	£4,756,466	£4,112,439	£5,799,788	£5,289,322
20%	60%	£7,997,828	£7,128,746	£7,306,828	£6,448,125	£8,719,922	£8,028,170
25%	60%	£10,762,840	£9,671,906	£9,898,149	£8,807,215	£11,665,457	£10,800,767
30%	60%	£13,527,852	£12,218,731	£12,490,222	£11,181,102	£14,610,993	£13,573,364
35%	60%	£16,292,864	£14,765,556	£15,082,296	£13,554,989	£17,556,529	£16,345,961
40%	60%	£19,057,876	£17,312,381	£17,674,370	£15,928,876	£20,502,064	£19,118,559
45%	60%	£21,822,886	£19,859,206	£20,266,444	£18,302,763	£23,447,599	£21,891,156
50%	60%	£24,587,898	£22,406,031	£22,858,517	£20,676,650	£26,393,135	£24,663,754

- 6.5 The results of this testing identify that the Council's Policy DM 1 requirement of 35% affordable housing is still a reasonable requirement across all developments in the LBS. The testing has identified that some schemes, subject to their benchmark land values, are able to achieve higher quantities of affordable housing (50% and more affordable housing), however looking holistically across the schemes tested we would recommend that the Council maintains its requirement at 35%.
- 6.6 As is to be expected with any strategic viability testing, some schemes are identified as having challenging viability regardless of the Council's affordable housing policy i.e. they are identified as being unviable at 0% affordable housing. In Southwark we consider this to be mainly as a result of high benchmark land values. In practice therefore, such sites would not come forward for development as they are more valuable in their existing use.
- 6.7 The Council's flexible approach in the application of their affordable housing policy i.e. that the provision of affordable housing is subject to viability, considered on a site by site basis, will assist with both development viability and ensuring the delivery of the maximum quantum of viable affordable housing.
- 6.8 The results of our appraisals for Typology 1, a small scheme of 11 units, clearly demonstrate that such schemes are no less viable than larger schemes. In this regard our advice that there is no need for the Council to adopt a differential or sliding scale of rates for schemes of between 10 to 15 units remains unchanged. The application of a 35% affordable housing requirement, applied flexibly i.e. allowing for viability, will allow smaller schemes to be delivered in the Borough and assist, where necessary, to deliver schemes where due to site specific circumstances, sites are identified as having challenging viability.
- 6.9 The sensitivity testing of affordable housing tenures as part of this assessment has identified that the Council's preferred policy approach of seeking 25% of their 35% total as social rent and 10% as intermediate (reflected as an 71%:29% tenure split in the results tables) across the majority of the borough can be delivered in a number of the scenarios tested. The results of the appraisals identify that the amendment of the tenure split to 75:25 and 60:40 from 71:29 can be seen to have an impact on viability, as expected, however such changes in viability are demonstrated as being minor.
- 6.10 Further, the results identify that viability can be seen to improve marginally when LAR is sought in place of Borough calculated social rent (of up to circa 5%). Given this position and that the Council has an identified need for social rented housing in the Borough, we consider that the emerging NSP's policy approach of requiring rented affordable housing to be delivered as Borough calculated social rents as a priority is reasonable.
- 6.11 Our assessment of shared ownership accommodation has identified that viability improves with increasing income thresholds from the Council's identified thresholds to the GLA's thresholds. However, this is seen to be only a marginal improvement in viability given that intermediate units make up a small part of the affordable housing offer (circa 29%). As with the Council's approach to LAR, we consider that allowing the Higher GLA thresholds on intermediate units in exceptional circumstances to be reasonable. This is particularly given the context that this can be seen to improve viability by circa 5% in some schemes.
- 6.12 Our testing of schemes with the inclusion of LLR in place of shared ownership is seen to have a limited impact on the viability in schemes where shared ownership values are based on the Council's lower income thresholds. Shared ownership at the GLA's income thresholds is identified as being more viable than LLR.

### Sensitivity testing sales values and build costs

- 6.13 As noted in Section 3, we carried out further analyses which consider the impact of the growth in sales values of 10%, accompanied by cost inflation of 5%. This data is illustrative only, as the future housing market trajectory is uncertain. However, if such increases were to occur, the tables contained within **Appendix 4** set out the results in terms of the levels of affordable housing that could be viably provided in conjunction with other policy requirements such as CIL, S106 and extra over costs associated with delivering sustainability.
- 6.14 It is noted however, that these results provide a useful indication of the likely position for the Council's requirement for schemes to the delivery of affordable housing given an improvement in the market. It is also worth noting that once there is more certainty in the economy and market, reflected in stronger growth in 2019/20 there may be potential for developer's return/profits to reduce in future, to the levels seen during the peak of the last cycle, which would further improve viability. It is also possible that during the life of the plan grant funding for S106 affordable housing in developments may become available again.
- 6.15 The sensitivity appraisals indicate that such an increase in sales values and build costs would result in an improvement in viability and the ability of schemes to provide affordable housing in combination with other policy requirements. Over the remaining life of the existing Housing Policy and the life of the Council's emerging Local Plan, additional growth is likely, leading to a further improvement in scheme viability.

### PRS schemes

- 6.16 The emerging NSP recognises that the PRS meets the housing needs of residents who cannot afford to or do not want to buy private homes in Southwark. It considers that the PRS has the potential to increase Southwark's housing supply because developers have fewer concerns about the rate at which the market can absorb new homes. The NSP goes on to highlight that the Council wants to encourage a private rented sector which provides high quality, professionally managed accommodation and a greater level of security for tenants than that which is offered by much of the current PRS market. Policy DM4 Private Rented Homes identifies that such schemes will be granted planning permission where they provide affordable homes in accordance with Policy DM1 or provide at least 35% affordable discount market rent homes, subject to viability, delivered as 12% social rent equivalent rents, 18% affordable rent capped at London living rent equivalent rents and 5% affordable rent at rents for household incomes between £60,000 and £90,000 per year.
- 6.17 As previously identified we have undertaken viability testing of scheme 67 from the 2014 CIL Study to establish the quantum of affordable housing that can be delivered by PRS schemes in the LBS. We have tested this under both the requirements of Policy DM4 (i.e. at discount market rents) and Policy DM1 (i.e. traditional affordable housing provision) at high, medium and low values identified in Zone 2, which on the basis that these values are reflective of those achievable in Zones 1 to 3 and provide a good indication of the viability of such development across the LBS.
- 6.18 As identified in section 5 we have tested schemes assuming the developer retains the investment once completed and rents out the units. We set out the findings of our testing in Table 6.18.1 below.

**Table 6.18.1 Results of appraisals testing PRS schemes**

Zone 2 Rent/sales values	Benchmark of 0.4 Ha site	RLV of PRS scheme at 35% Affordable Housing under Policy DM4	Sensitivity of maximum viable % of AH under Policy DM4	RLV of PRS scheme at 35% Affordable Housing under Policy DM1	Sensitivity of maximum viable % of AH under Policy DM1
<b>High</b>	H £10,846,234 M £6,866,821 L £2,692,902	£14,826,447 <b>Viable</b> <b>Viable</b> <b>Viable</b>	49.5% 67.0% 83.0%	£13,253,777 <b>Viable</b> <b>Viable</b> <b>Viable</b>	43.5% 57.5% 72.5%
<b>Medium</b>	H £10,846,234 M £6,866,821 L £2,692,902	<b>£8,656,535</b> <b>Unviable</b> <b>Viable</b> <b>Viable</b>	21.0% 45.5% 68.5%	£6,946,402 <b>Unviable</b> <b>Viable</b> <b>Viable</b>	16.5% 35.5% 57.0%
<b>Low</b>	H £10,846,234 M £6,866,821 L £2,692,902	£6,206,991 <b>Unviable</b> <b>Unviable</b> <b>Viable</b>	3.5% 31.5% 57.5%	£5,054,410 <b>Unviable</b> <b>Unviable</b> <b>Viable</b>	Unviable 22.5% 46.0%

- 6.19 The results of our appraisals indicate that PRS schemes should in most instances be able to viably deliver affordable housing as part of these scheme as currently required by the emerging NSP through Policy DM4 and its link to Policy DM1. We have undertaken sensitivity testing to understand the likely maximum levels of affordable housing such schemes should be able to support when providing this affordable housing as discount market rented accommodation in Policy DM4 and traditional affordable housing under Policy DM1. We note that Policy DM4 requires the delivery of at least 35% affordable homes, when provided as discount market rent homes. The results of our testing demonstrate that this is a reasonable approach to take give that affordable housing delivered as discount market rent units tends to be more viable than traditional affordable housing.
- 6.20 Both the NSP Policies DM1 and DM4 apply the requirement for affordable housing flexibly and in this regard as with residential schemes for sale, PRS schemes which are identified to have viability issues due to achieving lower values or having a higher benchmark land value will be considered on a case by case basis subject to viability. We therefore consider that the policies as proposed are reasonable and will ensure the delivery of the maximum reasonable quantum of affordable housing whilst ensuring development can viably come forward over the plan period where site specific issues arise that impact on schemes' viability.

### Student Accommodation

- 6.21 Policy DM 22 Student Homes in the emerging NSP identifies that, schemes providing direct let student rooms at market rents will be expected to provide 35% of the Gross Internal Area as conventional affordable housing. In light of this, we have assessed the ability of a range of student housing developments to provide 35% affordable housing on the basis of the requirements of Policy DM1 Affordable Homes. We have tested the 35% affordable housing requirement as 25% social rented units at LAR levels and 10% shared ownership units. The Council's emerging Policy DM22 also seeks the provision of 27% of student rooms let at a rent that is affordable to students.
- 6.22 Our testing is based on three types of student accommodation:
- direct let/private schemes;
  - low nomination/university let schemes; and
  - GLA affordable student accommodation schemes.

- 6.23 In addition to the difference in rental values for student schemes, the length of tenancy adopted will also have an impact on the viability of such schemes. On this basis we have tested the viability of schemes at 40 week lets with 11 week summer lets and we have also sensitivity tested a 51 week let on the lower rents for direct let/private schemes. Where Affordable Student Accommodation is considered this is based on a 38 week term let at the GLA's most recently published Affordable Student Rate and 13 week summer lets.
- 6.24 We have tested our appraisals against high, medium and low Southwark CIL Zone 2 values for affordable housing on the basis that high Zone 2 values are reflective of those achievable in Zone 1, and the low values accord with those achievable in Zone 3.
- 6.25 Our different values and scenarios are appraised using Argus Developer, and compared against the appropriate benchmark land values (high, medium and low) in order to establish whether the student scheme is viable with the inclusion of 35% affordable housing. Where schemes are identified as unviable with 35% affordable housing we have undertaken sensitivity testing to establish the quantum of affordable housing such schemes could viably deliver. Our results are summarised in Table 6.25.1 below.

#### **Direct let /private schemes**

- 6.26 The results of our testing as set out in Table 6.24.1 indicate that at lower rents for direct let/private schemes of £215 per week for a single room and £269 per week for a studio room, let on 40 week term time tenancies and 11 week summer lets (Scenario 1), schemes are unviable at 35% affordable housing. However, the results of our sensitivity testing of these schemes identify that they are able to support between 22% to 32% affordable housing. We have also undertaken a sensitivity test of a scheme at the same level of rents but let on longer 51 week tenancies (Scenario 2). This is not an unreasonable assumption as many schemes in the LBS are identified as offering longer tenancies (i.e. Victoria Hall, Camberwell Campus and various Unite schemes). At 51 week tenancies the lower rental levels of direct let/private student schemes can viably deliver up to 35% affordable housing.
- 6.27 We have also considered the viability of schemes achieving higher rental values for direct let/private student accommodation. We have adopted rental levels of £265 per week for single rooms and £335 per week for studio rooms based on our research of higher value available student accommodation in the Borough. We have assumed a 40 week term time tenancy with 11 week summer let allowance, however we note that many schemes offer longer tenancy periods and often shorter tenancies incur a premium. The results of our appraisals identify that based on these assumptions direct let/private schemes can viably deliver 35% affordable housing in the borough.

#### **Low nomination scheme values**

- 6.28 Our testing has identified that nomination/university let schemes at low rents of £168 per week over a 40 week period with summer lets at £240 per week for single and studio rooms are unable to viably support 35% affordable housing. We have undertaken sensitivity testing to establish that at these rental levels, schemes can provide up to 5% conventional affordable housing.

#### **GLA affordable student accommodation rent levels**

- 6.29 We have also undertaken testing of schemes at 100% GLA affordable student rents of £159.24 per week based on a 38 week term tenancy with 13 week summer lets at £240 per week. As with the low nomination/university schemes the inclusion of conventional affordable housing renders such schemes unviable. At this lower level of rent viability is challenging and it is likely that such schemes will either require value engineering of costs or cross-subsidisation from student accommodation let at market rent levels or subsidisation from the educational institutions letting the units.

**Table 6.25.1 Results of Appraisals testing student accommodation's ability to deliver affordable housing**

Type of Scheme	Rental Values per week (£)	Term assumption	Benchmark Land Values of 0.32 Ha site		Residual Land Value with 35% affordable housing	Viable with 35% affordable housing	Viable % affordable housing	Viable Residual Land Value (£)
<b>Scenario 1</b> Direct let value scheme	Single: £215	40 weeks term time	High	£8,795,012	£860,529	<b>Unviable</b>	22%	£9,392,703
	Studio: £269	11 weeks summer let	Medium	£5,507,708	£860,529	<b>Unviable</b>	28%	£5,546,291
			Low	£2,159,910	£860,529	<b>Unviable</b>	32%	£2,784,713
<b>Scenario 2</b> Alternative direct let value scheme	Single: £215	51 Week	High	£8,795,012	£7,498,057	<b>Unviable</b>	34%	£8,151,405
	Studio: £269		Medium	£5,507,708	£7,498,057	<b>Viable</b>	-	-
			Low	£2,159,910	£7,498,057	<b>Viable</b>	-	-
<b>Scenario 3</b> Further alternative direct let value scheme	Single: £265	40 weeks term time	High	£8,795,012	£14,685,431	<b>Viable</b>	-	-
	Studio: £335	11 weeks summer let	Medium	£5,507,708	£14,685,431	<b>Viable</b>	-	-
			Low	£2,159,910	£14,685,431	<b>Viable</b>	-	-
<b>Scenario 4</b> Low nomination scheme values	All units £168 during term time and £240 during summer period	40 weeks term time	High	£8,795,012	<b>-£11,363,556</b>	<b>Unviable</b>	Not viable at 0% affordable housing	£4,834,636
		11 weeks summer let	Medium	£5,507,708	<b>-£11,363,556</b>	<b>Unviable</b>	Not viable at 0% affordable housing	£4,834,636
			Low	£2,159,910	<b>-£11,363,556</b>	<b>Unviable</b>	5%	£2,489,872
<b>Scenario 5</b> Affordable student accommodation values	All units £159.24 during term time and £240 during summer period	40 weeks term time	High	£8,795,012	<b>-£13,707,774</b>	<b>Unviable</b>	Not viable at 0% affordable housing	£1,227,327
		11 weeks summer let	Medium	£5,507,708	<b>-£13,707,774</b>	<b>Unviable</b>	Not viable at 0% affordable housing	£1,227,327
			Low	£2,159,910	<b>-£13,707,774</b>	<b>Unviable</b>	Not viable at 0% affordable housing	£1,227,327

- 6.30 As part of this study we have also considered the quantum of GLA affordable student units that could be viably be provided as part of student schemes let at market rents in the LBS along with 35% conventional affordable housing. We have tested the lower rental value nomination/private scheme with 51 week tenancies for this scenario. Our results are summarised in the Table 6.30.1 below. This testing identifies that such schemes can viably deliver both conventional affordable housing along with between up to 27% GLA affordable student accommodation.

**Table 6.30.1 Results of appraisals testing deliverability of 35% conventional affordable housing and GLA affordable student accommodation in viable direct let/private student accommodation schemes**

Benchmark Land values	RLV	Viable % GLA Affordable Rented Units
High - £8,795,012	Not Viable at 35% AH	0%
Medium - £5,507,708	£5,509,055	10%
Low - £2,159,910	£2,161,756	27%

- 6.31 It is worth noting that as shown in Table 6.25.1, at 34% conventional affordable housing the scheme assessed against the highest benchmark land value is viable and generates a surplus which would allow for the provision of affordable student accommodation. On this basis the Council's approach of applying their affordable housing policy flexibly, i.e. subject to viability, will ensure that schemes coming forward deliver the maximum quantum of conventional affordable housing and student accommodation.

### Mixed Use schemes

- 6.32 Policy DM24: Office and Business Development in the emerging NSP requires development to retain existing levels of business (B Use Classes) and/or other employment generating floorspace (sui-generis Use Class), except where there is no demand for either the continued use of the site for business or for redevelopment involving re-provision. This is to be subject to the provision of evidence demonstrating a rigorous marketing exercise for 18 months, immediately prior to any planning application, for both the site's existing state and as an opportunity for improved space.
- 6.33 This study considers the viability of two mixed use schemes where the quantum of office space in the development has been varied between 25% and 10%. The scheme's total quantum of floorspace is maintained, i.e. where there is an increase in office floorspace, this is lost from the residential floorspace in the scheme and vice versa. This demonstrates the impact on viability of increasing and decreasing commercial floorspace in development across the LBS. We set out the results of this testing in Table 6.33.1 below.

**Table 6.33.1: Viability of mixed use developments – assuming rented affordable housing is provided as social rent and intermediate units at Council intermediate thresholds**

**CIL Zone 1 High Value – Z1 High Benchmark**

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£45,569,657	£48,888,353	£52,689,330	£56,568,712	£72,691,720	£82,086,129	£91,525,740	£102,592,477
10%	71%	£38,213,337	£41,104,278	£44,409,598	£47,786,650	£55,568,053	£63,745,551	£71,965,732	£81,810,236
15%	71%	£34,530,266	£37,204,556	£40,261,233	£43,385,219	£47,006,219	£54,575,262	£62,185,727	£71,419,116
20%	71%	£30,847,195	£33,304,834	£36,112,870	£38,983,790	£38,444,385	£45,404,973	£52,405,724	£61,027,995
25%	71%	£27,164,125	£29,405,112	£31,964,505	£34,582,359	£29,882,552	£36,234,684	£42,625,719	£50,636,875
30%	71%	£23,481,053	£25,505,390	£27,816,141	£30,180,928	£21,320,718	£27,064,395	£32,845,715	£40,245,754
35%	71%	£19,797,982	£21,605,668	£23,667,777	£25,779,499	£12,758,884	£17,894,106	£23,065,712	£29,854,633
40%	71%	£16,114,911	£17,705,946	£19,519,413	£21,378,068	£4,197,050	£8,723,817	£13,280,542	£19,463,513
45%	71%	£12,431,841	£13,806,224	£15,371,049	£16,976,638	£-4,371,657	£-447,140	£3,458,102	£9,047,449
50%	71%	£8,748,770	£9,906,502	£11,222,685	£12,575,207	£-12,979,927	£-9,667,166	£-6,364,339	£-1,389,165
100%	71%	£29,918,634	£31,018,187	£32,297,775	£33,585,171	£-102,709,622	£-105,741,624	£-108,586,017	£-109,844,686
10%	75%	£38,205,130	£41,095,589	£44,400,355	£47,776,843	£55,548,952	£63,725,093	£71,944,014	£81,787,949
15%	75%	£34,517,956	£37,191,522	£40,247,370	£43,370,509	£46,977,568	£54,544,575	£62,153,149	£71,385,684
20%	75%	£30,830,781	£33,287,455	£36,094,385	£38,964,176	£38,406,184	£45,364,058	£52,362,286	£60,983,420
25%	75%	£27,143,608	£29,383,388	£31,941,398	£34,557,843	£29,834,800	£36,183,539	£42,571,422	£50,581,155
30%	75%	£23,456,433	£25,479,321	£27,788,413	£30,151,509	£21,263,416	£27,003,021	£32,780,559	£40,178,891
35%	75%	£19,769,259	£21,575,254	£23,635,427	£25,745,175	£12,692,031	£17,822,503	£22,989,696	£29,776,626
40%	75%	£16,082,084	£17,671,188	£19,482,442	£21,338,841	£4,120,647	£8,641,985	£13,192,549	£19,374,362
45%	75%	£12,394,911	£13,767,121	£15,329,456	£16,932,508	£-4,458,847	£-540,527	£3,359,110	£8,945,864
50%	75%	£8,707,736	£9,863,054	£11,176,471	£12,526,174	£-13,076,805	£-9,770,928	£-6,474,329	£-1,502,038
10%	60%	£38,239,598	£41,132,085	£44,439,175	£47,818,031	£55,629,175	£63,811,016	£72,035,232	£81,881,558
15%	60%	£34,569,659	£37,246,266	£40,305,599	£43,432,292	£47,097,902	£54,673,461	£62,289,978	£71,526,097
20%	60%	£30,899,718	£33,360,447	£36,172,024	£39,046,551	£38,566,628	£45,535,904	£52,544,724	£61,170,638
25%	60%	£27,229,778	£29,474,628	£32,038,448	£34,660,812	£30,035,356	£36,398,348	£42,799,470	£50,815,177
30%	60%	£23,559,838	£25,588,810	£27,904,873	£30,275,073	£21,504,083	£27,260,792	£33,054,217	£40,459,718
35%	60%	£19,889,899	£21,702,991	£23,771,297	£25,889,332	£12,972,810	£18,123,235	£23,308,963	£30,104,258
40%	60%	£16,219,959	£17,817,172	£19,637,720	£21,503,593	£4,441,537	£8,985,679	£13,562,118	£19,748,798
45%	60%	£12,550,019	£13,931,354	£15,504,145	£17,117,853	£-4,092,649	£-151,877	£3,774,875	£9,372,521
50%	60%	£8,880,079	£10,045,534	£11,370,589	£12,732,114	£-12,669,918	£-9,335,126	£-6,012,369	£-1,027,973

**CIL Zone 1 High Value – Z1 Medium Benchmark**

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£48,291,607	£51,610,303	£55,411,280	£59,290,662	£85,771,220	£95,165,629	£104,605,240	£115,617,977
10%	71%	£40,935,287	£43,826,228	£47,131,548	£50,508,600	£68,647,553	£76,825,051	£85,045,232	£94,889,736
15%	71%	£37,252,216	£39,926,506	£42,983,183	£46,107,169	£60,085,719	£67,654,762	£75,265,227	£84,498,616
20%	71%	£33,569,145	£36,026,784	£38,834,820	£41,705,740	£51,523,885	£58,484,473	£65,485,224	£74,107,495
25%	71%	£29,886,075	£32,127,062	£34,686,455	£37,304,309	£42,962,052	£49,314,184	£55,705,219	£63,716,375
30%	71%	£26,203,003	£28,227,340	£30,538,091	£32,902,878	£34,400,218	£40,143,895	£45,925,215	£53,325,254
35%	71%	£22,519,932	£24,327,618	£26,389,727	£28,501,449	£25,838,384	£30,973,606	£36,145,212	£42,934,133
40%	71%	£18,836,861	£20,427,896	£22,241,363	£24,100,018	£17,276,550	£21,803,317	£26,360,042	£32,543,013
45%	71%	£15,153,791	£16,528,174	£18,092,999	£19,696,588	£8,707,843	£12,632,360	£16,537,602	£22,126,949
50%	71%	£11,470,720	£12,628,452	£13,944,635	£15,297,157	£99,573	£3,412,334	£6,715,161	£11,690,335
100%	71%	£-27,196,684	£-28,296,237	£-29,575,825	£-30,863,221	£-89,630,122	£-92,662,124	£-95,506,517	£-96,765,186
10%	75%	£40,927,080	£43,817,539	£47,122,305	£50,498,793	£68,628,452	£76,804,593	£85,023,514	£94,867,449
15%	75%	£37,239,906	£39,913,472	£42,969,320	£46,092,459	£60,057,068	£67,624,075	£75,232,649	£84,465,184
20%	75%	£33,562,731	£36,009,405	£38,816,335	£41,686,126	£51,485,684	£58,443,558	£65,441,786	£74,062,920
25%	75%	£29,865,558	£32,105,338	£34,663,348	£37,279,793	£42,914,300	£49,263,039	£55,650,922	£63,660,655
30%	75%	£26,178,383	£28,201,271	£30,510,363	£32,873,459	£34,342,916	£40,082,521	£45,860,059	£53,258,391
35%	75%	£22,491,209	£24,297,204	£26,357,377	£28,467,125	£25,771,531	£30,902,003	£36,069,196	£42,856,126
40%	75%	£18,804,034	£20,393,138	£22,204,392	£24,060,791	£17,200,147	£21,721,485	£26,272,049	£32,453,862
45%	75%	£15,116,861	£16,489,071	£18,051,406	£19,654,458	£8,620,653	£12,538,973	£16,438,610	£22,025,364
50%	75%	£11,429,686	£12,585,004	£13,898,421	£15,248,124	£2,695	£3,308,572	£6,605,171	£11,577,462
10%	60%	£40,961,548	£43,854,035	£47,161,125	£50,539,981	£68,708,675	£76,890,516	£85,114,732	£94,961,058
15%	60%	£37,291,609	£39,968,216	£43,027,549	£46,154,242	£60,177,402	£67,752,961	£75,369,478	£84,605,597
20%	60%	£33,621,668	£36,082,397	£38,893,974	£41,768,501	£51,646,128	£58,615,404	£65,624,224	£74,250,136
25%	60%	£29,951,728	£32,196,578	£34,760,398	£37,382,762	£43,114,856	£49,477,848	£55,878,970	£63,894,677
30%	60%	£26,281,788	£28,310,760	£30,626,823	£32,997,023	£34,583,583	£40,340,292	£46,133,717	£53,539,218
35%	60%	£22,611,849	£24,424,941	£26,493,247	£28,611,282	£26,052,310	£31,202,735	£36,388,463	£43,183,758
40%	60%	£18,941,909	£20,539,122	£22,359,670	£24,225,543	£17,521,037	£22,065,179	£26,641,618	£32,828,298
45%	60%	£15,271,969	£16,653,304	£18,226,095	£19,839,803	£8,986,851	£12,927,623	£16,854,375	£22,452,021
50%	60%	£11,602,029	£12,767,484	£14,092,519	£15,454,064	£409,582	£3,744,374	£7,067,131	£12,051,527

### CIL Zone 1 High Value – Z1 Low Benchmark

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£53,030,649	£56,349,345	£60,150,322	£64,029,704	£108,543,240	£117,937,649	£127,377,260	£138,443,997
10%	71%	£45,674,329	£48,565,270	£51,870,590	£55,247,642	£91,419,573	£99,597,071	£107,817,252	£117,661,756
15%	71%	£41,991,258	£44,665,548	£47,722,225	£50,846,211	£82,857,739	£90,426,782	£98,037,247	£107,270,636
20%	71%	£38,308,187	£40,765,826	£43,573,862	£46,444,782	£74,295,905	£81,256,493	£88,257,244	£96,879,515
25%	71%	£34,625,117	£36,866,104	£39,425,497	£42,043,351	£65,734,072	£72,066,204	£78,477,239	£86,488,395
30%	71%	£30,942,045	£32,966,382	£35,277,133	£37,641,920	£57,172,238	£62,915,915	£68,697,235	£76,097,274
35%	71%	£27,258,974	£29,066,660	£31,128,769	£33,240,491	£48,610,404	£53,745,626	£58,917,232	£65,706,153
40%	71%	£23,575,903	£25,166,938	£26,980,405	£28,839,060	£40,048,570	£44,575,337	£49,132,062	£55,315,033
45%	71%	£19,892,833	£21,267,216	£22,832,041	£24,437,630	£31,479,863	£35,404,380	£39,309,622	£44,898,969
50%	71%	£16,209,762	£17,367,494	£18,683,677	£20,036,199	£22,871,593	£26,184,354	£29,487,181	£34,462,355
100%	71%	£22,457,642	£23,557,195	£24,836,783	£26,124,179	£66,858,102	£69,890,104	£72,734,497	£73,939,166
10%	75%	£45,666,122	£48,556,581	£51,861,347	£55,237,835	£91,400,472	£99,576,613	£107,795,534	£117,661,756
15%	75%	£41,978,948	£44,652,514	£47,708,362	£50,831,501	£82,829,088	£90,396,095	£98,004,669	£107,237,204
20%	75%	£38,291,773	£40,748,447	£43,555,377	£46,425,168	£74,257,704	£81,215,578	£88,213,806	£96,834,940
25%	75%	£34,604,600	£36,844,380	£39,402,390	£42,018,835	£65,686,320	£72,035,059	£78,422,942	£86,432,675
30%	75%	£30,917,425	£32,940,313	£35,249,405	£37,612,501	£57,114,936	£62,854,541	£68,632,079	£76,030,411
35%	75%	£27,230,251	£29,036,246	£31,096,419	£33,206,167	£48,543,551	£53,674,023	£58,841,216	£65,628,146
40%	75%	£23,543,076	£25,132,180	£26,943,434	£28,799,833	£39,972,167	£44,493,505	£49,044,069	£55,225,882
45%	75%	£19,855,903	£21,228,113	£22,790,448	£24,393,500	£31,392,673	£35,310,993	£39,210,630	£44,797,384
50%	75%	£16,168,728	£17,324,046	£18,637,463	£19,987,166	£22,774,715	£26,080,592	£29,377,191	£34,349,482
10%	60%	£45,700,590	£48,593,077	£51,900,167	£55,279,023	£91,480,695	£99,662,536	£107,886,752	£117,733,078
15%	60%	£42,030,651	£44,707,258	£47,766,591	£50,893,284	£82,949,422	£90,524,981	£98,141,498	£107,377,617
20%	60%	£38,360,710	£40,821,439	£43,633,016	£46,507,543	£74,418,148	£81,387,424	£88,396,244	£97,022,158
25%	60%	£34,690,770	£36,935,620	£39,499,440	£42,121,804	£65,886,876	£72,249,868	£78,650,990	£86,666,697
30%	60%	£31,020,830	£33,049,802	£35,365,865	£37,736,065	£57,355,603	£63,112,312	£68,905,737	£76,311,238
35%	60%	£27,350,891	£29,163,983	£31,232,289	£33,350,324	£48,824,330	£53,974,755	£59,160,483	£65,955,778
40%	60%	£23,680,951	£25,278,164	£27,098,712	£28,964,585	£40,293,057	£44,837,199	£49,413,638	£55,600,318
45%	60%	£20,011,011	£21,392,346	£22,965,137	£24,578,845	£31,758,871	£35,699,643	£39,626,395	£45,224,041
50%	60%	£16,341,071	£17,506,526	£18,831,561	£20,193,106	£23,181,602	£26,516,394	£29,839,151	£34,823,547

### CIL Zone 1 Medium Value – Z1 High Benchmark

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£16,240,756	£17,839,192	£19,663,970	£21,531,489	£4,426,695	£8,976,475	£13,529,268	£20,094,883
10%	71%	£11,800,655	£13,137,910	£14,662,659	£16,225,074	£5,940,724	£2,127,715	£1,696,477	£7,488,326
15%	71%	£9,580,605	£10,767,269	£12,162,003	£13,571,866	£-11,124,434	£-7,679,810	£-4,219,917	£1,185,047
20%	71%	£7,360,556	£8,436,628	£9,661,347	£10,918,659	£-16,308,143	£-13,231,905	£-10,136,313	£-5,118,232
25%	71%	£5,133,177	£6,082,244	£7,158,477	£8,265,451	£-21,491,852	£-18,784,000	£-16,054,146	£-11,421,511
30%	71%	£2,898,276	£3,715,879	£4,641,094	£5,594,959	£-26,675,562	£-24,336,095	£-22,010,056	£-17,737,168
35%	71%	£663,377	£1,349,513	£2,123,710	£2,924,003	£-31,891,587	£-29,915,164	£-27,965,965	£-24,082,908
40%	71%	£-1,571,524	£-1,016,852	£-393,675	£253,047	£-37,118,798	£-35,513,850	£-33,921,875	£-30,428,648
45%	71%	£-3,806,425	£-3,383,217	£-2,911,059	£-2,417,910	£-42,346,008	£-41,112,537	£-39,909,321	£-36,775,523
50%	71%	£-6,049,569	£-5,755,263	£-5,431,594	£-5,089,345	£-47,573,217	£-46,711,223	£-45,923,340	£-43,183,466
100%	71%	£-30,006,185	£-31,110,888	£-32,396,378	£-33,689,790	£-102,913,391	£-105,959,874	£-108,816,973	£-110,081,694
10%	75%	£11,792,058	£13,128,806	£14,652,975	£16,214,799	£-5,961,024	£-2,149,458	£1,673,430	£7,464,675
15%	75%	£9,567,708	£10,773,613	£12,147,478	£13,556,455	£-11,154,884	£-7,712,424	£-4,254,489	£1,149,569
20%	75%	£7,343,359	£8,418,420	£9,641,979	£10,898,109	£-16,348,743	£-13,275,390	£-10,182,408	£-5,165,535
25%	75%	£5,111,372	£6,059,156	£7,133,920	£8,239,765	£-21,542,603	£-18,838,356	£-16,112,607	£-11,480,639
30%	75%	£2,872,110	£3,688,173	£4,611,624	£5,563,693	£-26,736,462	£-24,401,322	£-22,080,210	£-17,809,161
35%	75%	£632,849	£1,317,190	£2,089,328	£2,887,525	£-31,963,800	£-29,992,508	£-28,047,812	£-24,166,899
40%	75%	£-1,606,413	£-1,053,792	£-432,968	£211,357	£-37,201,325	£-35,602,243	£-34,015,414	£-30,524,639
45%	75%	£-3,845,674	£-3,424,775	£-2,955,263	£-2,464,810	£-42,438,851	£-41,211,979	£-40,016,273	£-36,885,278
50%	75%	£-6,093,893	£-5,802,195	£-5,481,513	£-5,142,310	£-47,676,377	£-46,821,714	£-46,042,176	£-43,305,415
10%	60%	£11,828,170	£13,167,043	£14,693,647	£16,257,952	£-5,875,765	£-2,058,140	£1,770,230	£7,564,010
15%	60%	£9,621,878	£10,830,969	£12,208,485	£13,621,184	£-11,026,994	£-7,575,447	£-4,109,289	£1,298,574
20%	60%	£7,415,585	£8,494,894	£9,723,323	£10,984,415	£-16,178,224	£-13,092,753	£-9,988,808	£-4,966,863
25%	60%	£5,202,954	£6,156,125	£7,237,062	£8,347,647	£-21,329,453	£-18,610,060	£-15,868,328	£-11,232,299
30%	60%	£2,982,009	£3,804,536	£4,735,395	£5,695,014	£-26,480,683	£-24,127,367	£-21,785,562	£-17,506,793
35%	60%	£761,064	£1,452,947	£2,233,728	£3,040,734	£-31,860,510	£-29,667,865	£-27,704,056	£-23,814,137
40%	60%	£-1,459,882	£-898,642	£-267,938	£386,453	£-36,854,709	£-35,230,995	£-33,622,550	£-30,121,482
45%	60%	£-3,880,826	£-3,250,230	£-2,769,605	£-2,267,827	£-42,048,907	£-40,794,325	£-39,567,073	£-36,428,826
50%	60%	£-5,907,732	£-5,605,084	£-5,271,853	£-4,922,107	£-47,243,107	£-46,357,653	£-45,543,066	£-42,799,227

### CIL Zone 1 Medium Value – Z1 Medium Benchmark

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£18,962,706	£20,561,142	£22,385,920	£24,253,439	£17,506,195	£22,055,975	£26,608,768	£33,174,383
10%	71%	£14,522,605	£15,859,860	£17,384,609	£18,947,024	£7,138,776	£10,951,785	£14,775,977	£20,567,826
15%	71%	£12,302,555	£13,509,219	£14,883,953	£16,293,816	£1,955,066	£5,399,690	£8,859,583	£14,264,547
20%	71%	£10,082,506	£11,158,578	£12,383,297	£13,640,609	£-3,228,643	£-152,405	£2,943,187	£7,961,268
25%	71%	£7,855,127	£8,804,194	£9,880,427	£10,987,401	£-8,412,352	£-5,704,500	£-2,974,646	£1,657,989
30%	71%	£5,620,226	£6,437,829	£7,363,044	£8,316,909	£-13,596,062	£-11,256,595	£-8,930,556	£-4,657,668
35%	71%	£3,385,327	£4,071,463	£4,845,660	£5,645,953	£-18,812,087	£-16,835,664	£-14,886,465	£-11,003,408
40%	71%	£1,150,426	£1,705,098	£2,328,275	£2,974,997	£-24,039,298	£-22,434,350	£-20,842,375	£-17,349,148
45%	71%	£-1,084,475	£-661,267	£-189,109	£304,040	£-29,266,508	£-28,033,037	£-26,829,821	£-23,696,023
50%	71%	£-3,327,619	£-3,033,313	£-2,709,644	£-2,367,395	£-34,493,717	£-33,631,723	£-32,843,840	£-30,103,966
100%	71%	£-27,284,235	£-28,388,938	£-29,674,428	£-30,967,840	£-89,833,891	£-92,880,374	£-96,737,473	£-97,002,194
10%	75%	£14,514,008	£15,850,756	£17,374,925	£18,936,749	£7,118,476	£10,930,042	£14,752,930	£20,544,175
15%	75%	£12,289,658	£13,495,563	£14,869,428	£16,278,405	£1,924,616	£5,367,076	£8,825,011	£14,229,069
20%	75%	£10,065,309	£11,140,370	£12,363,929	£13,620,059	£-3,269,243	£-195,890	£2,897,092	£7,913,965
25%	75%	£7,833,322	£8,781,106	£9,855,870	£10,961,715	£-8,463,103	£-5,758,856	£-3,033,107	£1,598,861
30%	75%	£5,594,060	£6,410,123	£7,333,574	£8,285,643	£-13,656,962	£-11,321,822	£-9,000,710	£-4,729,661
35%	75%	£3,354,799	£4,039,140	£4,811,278	£5,609,475	£-18,884,300	£-16,913,008	£-14,968,312	£-11,087,399
40%	75%	£1,115,537	£1,668,158	£2,288,982	£2,933,307	£-24,121,825	£-22,522,743	£-20,935,914	£-17,445,139
45%	75%	£-1,123,724	£-702,825	£-233,313	£257,140	£-29,359,351	£-28,132,479	£-26,936,773	£-23,805,778
50%	75%	£-3,371,943	£-3,080,245	£-2,759,563	£-2,420,360	£-34,596,877	£-33,742,214	£-32,962,676	£-30,225,915
10%	60%	£14,550,120	£15,888,993	£17,415,597	£18,979,902	£7,203,735	£11,021,360	£14,849,730	£20,643,510
15%	60%	£12,343,828	£13,552,919	£14,930,435	£16,343,134	£2,052,506	£5,504,053	£9,970,211	£14,378,074
20%	60%	£10,137,535	£11,216,844	£12,445,273	£13,706,365	£-3,098,724	£-13,253	£3,090,692	£8,112,637
25%	60%	£7,924,904	£8,878,075	£9,959,012	£11,069,597	£-8,249,953	£-5,530,560	£-2,788,828	£1,847,201
30%	60%	£5,703,959	£6,526,486	£7,457,345	£8,416,964	£-13,401,183	£-11,047,867	£-8,706,062	£-4,427,293
35%	60%	£3,483,014	£4,174,897	£4,955,678	£5,762,684	£-18,581,010	£-16,588,165	£-14,624,556	£-10,734,637
40%	60%	£1,262,068	£1,823,308	£2,454,012	£3,108,403	£-23,775,209	£-22,151,495	£-20,543,050	£-17,041,982
45%	60%	£-2958,876	£-258,280	£-47,655	£454,123	£-28,969,407	£-27,714,825	£-26,487,573	£-23,349,326
50%	60%	£-3,185,782	£-2,883,134	£-2,549,903	£-2,200,157	£-34,163,607	£-33,278,153	£-32,463,566	£-29,713,727

### CIL Zone 1 Medium Value – Z1 Low Benchmark

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£23,701,748	£25,300,184	£27,124,962	£28,992,481	£40,278,215	£44,827,995	£49,380,788	£55,946,403
10%	71%	£19,261,647	£20,598,902	£22,123,651	£23,686,066	£29,910,796	£33,723,805	£37,547,997	£43,339,846
15%	71%	£17,041,597	£18,248,261	£19,622,995	£21,032,858	£24,727,086	£28,171,710	£31,631,603	£37,036,567
20%	71%	£14,821,548	£15,897,620	£17,122,339	£18,379,651	£19,543,377	£22,619,615	£25,715,207	£30,733,288
25%	71%	£12,594,169	£13,543,236	£14,619,469	£15,726,443	£14,359,668	£17,067,520	£19,797,374	£24,430,009
30%	71%	£10,359,268	£11,176,871	£12,102,086	£13,055,951	£9,175,958	£11,515,425	£13,841,464	£18,114,352
35%	71%	£8,124,369	£8,810,505	£9,584,702	£10,384,995	£3,959,933	£5,936,356	£7,885,555	£11,768,612
40%	71%	£5,889,468	£6,444,140	£7,067,317	£7,714,039	£-1,267,278	£337,670	£1,929,645	£5,422,872
45%	71%	£3,654,567	£4,077,775	£4,549,933	£5,043,082	£-6,494,488	£-5,261,017	£-4,057,801	£-2,924,003
50%	71%	£1,411,423	£1,705,729	£2,029,398	£2,371,647	£-11,721,697	£-10,859,703	£-10,071,820	£-7,331,946
100%	71%	£-22,545,193	£-23,649,896	£-24,935,386	£-26,228,798	£-67,061,871	£-70,108,354	£-72,965,453	£-74,230,174
10%	75%	£19,253,050	£20,589,798	£22,113,967	£23,675,791	£29,890,496	£33,702,062	£37,524,950	£43,316,195
15%	75%	£17,028,700	£18,234,605	£19,608,470	£21,017,447	£24,696,636	£28,139,096	£31,597,031	£37,001,089
20%	75%	£14,804,351	£15,879,412	£17,102,971	£18,359,101	£19,502,777	£22,576,130	£25,669,112	£30,685,985
25%	75%	£12,572,364	£13,520,148	£14,594,912	£15,700,757	£14,308,917	£17,013,164	£19,738,913	£24,370,881
30%	75%	£10,333,102	£11,149,165	£12,072,616	£13,024,685	£9,115,058	£11,450,198	£13,771,310	£18,042,359
35%	75%	£8,093,841	£8,778,182	£9,550,320	£10,348,517	£3,887,720	£5,859,012	£7,803,708	£11,684,621
40%	75%	£5,854,579	£6,407,200	£7,028,024	£7,672,349	£-1,349,805	£249,277	£1,836,106	£5,326,881
45%	75%	£3,615,318	£4,036,217	£4,505,729	£4,996,182	£-6,587,331	£-5,360,459	£-4,164,753	£-1,033,758
50%	75%	£1,367,099	£1,658,797	£1,979,479	£2,318,682	£-11,824,857	£-10,970,194	£-10,190,656	£-7,453,895
10%	60%	£19,289,162	£20,628,035	£22,154,639	£23,718,944	£29,975,755	£33,793,380	£37,621,750	£43,415,530
15%	60%	£17,082,870	£18,291,961	£19,669,477	£21,082,176	£24,824,526	£28,276,073	£31,742,231	£37,150,094
20%	60%	£14,876,577	£15,955,886	£17,184,315	£18,445,407	£19,673,296	£22,758,767	£25,862,712	£30,884,657
25%	60%	£12,663,946	£13,617,117	£14,698,054	£15,808,639	£14,522,067	£17,241,460	£19,983,192	£24,619,221
30%	60%	£10,443,001	£11,265,528	£12,196,387	£13,156,006	£9,370,837	£11,724,153	£14,065,958	£18,344,727
35%	60%	£8,222,056	£8,913,939	£9,694,720	£10,501,726	£4,191,010	£6,183,855	£8,147,464	£12,037,383
40%	60%	£6,001,110	£6,562,350	£7,193,054	£7,847,445	£-1,003,189	£620,525	£2,228,970	£5,730,038
45%	60%	£3,780,166	£4,210,762	£4,691,387	£5,193,165	£-6,197,387	£-4,942,805	£-3,715,553	£-257,306
50%	60%	£1,553,260	£1,855,908	£2,189,139	£2,538,885	£-11,391,587	£-10,506,133	£-9,691,546	£-6,941,707

### CIL Zone 1 Low Value – Z1 High Benchmark

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£6,513,103	£7,543,342	£8,714,383	£9,916,765	£18,313,728	£15,380,019	£12,425,781	£7,349,518
10%	71%	£3,009,711	£3,833,868	£4,768,021	£5,729,653	£26,454,933	£24,092,148	£21,757,468	£17,293,702
15%	71%	£1,258,015	£1,979,131	£2,794,839	£3,636,097	£30,549,325	£28,477,512	£26,423,311	£22,273,860
20%	71%	£493,681	£124,393	£821,658	£1,542,540	£34,643,716	£32,862,875	£31,089,154	£27,254,019
25%	71%	£2,245,377	£1,730,343	£1,151,524	£551,016	£38,738,108	£37,248,239	£35,771,118	£32,234,178
30%	71%	£3,997,074	£3,585,080	£3,124,705	£2,644,571	£42,832,499	£41,633,603	£40,480,984	£37,243,536
35%	71%	£5,759,782	£5,448,430	£5,104,143	£4,741,902	£46,926,891	£46,018,966	£45,190,850	£42,270,983
40%	71%	£7,513,015	£7,323,854	£7,099,334	£6,858,809	£51,032,870	£50,408,977	£49,900,716	£47,298,428
45%	71%	£9,302,250	£9,199,279	£9,094,524	£8,975,717	£55,177,269	£54,847,902	£54,627,432	£52,325,874
50%	71%	£11,073,484	£11,074,703	£11,089,714	£11,092,625	£59,321,668	£59,286,827	£59,398,184	£57,403,446
100%	71%	£30,150,015	£31,263,178	£32,558,364	£33,861,658	£103,248,140	£106,318,412	£109,196,388	£110,471,048
10%	75%	£3,000,337	£3,823,942	£4,757,462	£5,718,450	£26,477,108	£24,115,899	£21,782,602	£17,319,944
15%	75%	£1,243,953	£1,964,242	£2,779,003	£3,619,294	£30,582,588	£28,513,139	£26,461,012	£22,312,549
20%	75%	£512,430	£104,542	£800,542	£1,520,136	£34,688,066	£32,910,377	£31,139,422	£27,305,604
25%	75%	£2,268,814	£1,755,158	£1,177,918	£579,021	£38,793,546	£37,307,617	£35,834,981	£32,298,659
30%	75%	£4,025,197	£3,614,859	£3,156,379	£2,678,177	£42,899,026	£41,704,856	£40,557,619	£37,322,179
35%	75%	£5,793,129	£5,483,739	£5,141,700	£4,781,570	£47,004,504	£46,102,095	£45,280,258	£42,362,732
40%	75%	£7,569,128	£7,364,208	£7,142,256	£6,904,350	£51,123,023	£50,505,536	£50,002,896	£47,403,286
45%	75%	£9,345,125	£9,244,676	£9,142,812	£9,026,950	£55,278,690	£54,956,531	£54,744,265	£52,443,839
50%	75%	£11,121,123	£11,125,145	£11,143,367	£11,149,550	£59,434,358	£59,407,525	£59,527,989	£57,536,662
10%	60%	£3,039,710	£3,865,631	£4,801,806	£5,765,500	£26,383,973	£24,016,145	£21,677,039	£17,211,166
15%	60%	£1,303,013	£2,026,776	£2,845,518	£3,689,867	£30,442,884	£28,363,506	£26,302,688	£22,150,056
20%	60%	£433,684	£187,920	£889,229	£1,614,234	£34,501,795	£32,710,868	£30,928,296	£27,088,947
25%	60%	£2,170,381	£1,650,935	£1,067,059	£461,399	£38,560,706	£37,058,230	£35,566,757	£32,027,836
30%	60%	£3,907,078	£3,489,791	£3,023,349	£2,537,032	£42,619,618	£41,405,592	£40,235,752	£36,991,878
35%	60%	£5,653,070	£5,335,441	£4,983,960	£4,614,617	£46,678,529	£45,752,953	£44,904,746	£41,977,381
40%	60%	£7,409,059	£7,194,724	£6,961,981	£6,713,078	£50,744,385	£50,100,315	£49,573,739	£46,962,884
45%	60%	£9,165,048	£9,054,007	£8,940,002	£8,811,769	£54,852,723	£54,500,292	£54,253,567	£51,948,387
50%	60%	£10,921,038	£10,913,289	£10,918,024	£10,910,460	£58,961,061	£58,900,593	£58,982,779	£56,977,156

### CIL Zone 1 Low Value – Z1 Medium Benchmark

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£9,235,053	£10,265,292	£11,436,333	£12,638,715	£5,234,228	£2,300,519	£663,719	£5,729,982
10%	71%	£5,731,661	£6,555,818	£7,489,971	£8,451,603	£13,375,433	£11,012,648	£8,677,968	£4,214,202
15%	71%	£3,979,965	£4,701,081	£5,516,789	£6,358,047	£17,469,825	£15,398,012	£13,343,811	£9,194,360
20%	71%	£2,228,269	£2,846,343	£3,543,608	£4,264,490	£21,564,216	£19,783,375	£18,009,854	£14,174,519
25%	71%	£476,573	£991,607	£1,570,426	£2,170,934	£25,658,608	£24,168,739	£22,691,618	£19,154,678
30%	71%	£1,275,124	£863,130	£402,755	£77,379	£29,752,999	£28,554,103	£27,401,484	£24,164,036
35%	71%	£3,037,832	£2,726,480	£2,382,193	£2,019,952	£33,847,391	£32,939,466	£32,111,350	£29,191,483
40%	71%	£4,809,065	£4,601,904	£4,377,384	£4,136,859	£37,953,370	£37,329,477	£36,821,216	£34,218,928
45%	71%	£6,580,300	£6,477,329	£6,372,574	£6,253,767	£42,097,769	£41,768,402	£41,547,932	£39,246,374
50%	71%	£8,351,534	£8,352,753	£8,367,764	£8,370,675	£46,242,168	£46,207,327	£46,318,884	£44,323,946
100%	71%	£27,428,085	£28,541,228	£29,836,414	£31,139,708	£90,168,640	£93,238,912	£96,116,886	£97,391,548
10%	75%	£5,722,287	£6,545,892	£7,479,412	£8,440,400	£13,397,608	£11,036,399	£8,703,102	£4,239,994
15%	75%	£3,965,903	£4,686,192	£5,500,953	£6,341,244	£17,503,088	£15,433,639	£13,381,512	£9,233,049
20%	75%	£2,209,520	£2,826,492	£3,522,492	£4,242,086	£21,608,566	£19,830,877	£18,059,922	£14,226,104
25%	75%	£453,136	£966,792	£1,544,032	£2,142,929	£25,714,046	£24,228,117	£22,755,481	£19,219,159
30%	75%	£1,303,247	£892,909	£434,429	£43,773	£29,819,526	£28,625,356	£27,478,119	£24,242,679
35%	75%	£3,071,179	£2,761,789	£2,419,750	£2,059,800	£33,925,004	£33,022,595	£32,200,758	£29,283,232
40%	75%	£4,847,178	£4,642,258	£4,420,306	£4,182,400	£38,043,523	£37,426,036	£36,923,396	£34,323,786
45%	75%	£6,623,175	£6,522,726	£6,420,862	£6,305,000	£42,199,190	£41,877,031	£41,664,765	£39,364,339
50%	75%	£8,399,173	£8,403,195	£8,421,417	£8,427,800	£46,354,858	£46,328,025	£46,448,499	£44,457,162
10%	60%	£5,761,660	£6,587,581	£7,523,756	£8,487,450	£13,304,473	£10,936,645	£8,597,539	£4,131,666
15%	60%	£4,024,963	£4,748,726	£5,567,468	£6,411,817	£17,363,384	£15,284,006	£13,223,168	£9,070,556
20%	60%	£2,288,266	£2,909,870	£3,611,179	£4,336,184	£21,422,295	£19,831,368	£17,848,796	£14,009,447
25%	60%	£551,569	£1,071,015	£1,654,891	£2,260,551	£25,481,206	£23,978,730	£22,487,257	£18,948,336
30%	60%	£1,185,128	£767,841	£301,399	£184,918	£29,540,118	£28,326,092	£27,156,252	£23,912,378
35%	60%	£2,931,120	£2,613,491	£2,262,010	£1,892,437	£33,599,029	£32,673,453	£31,825,246	£28,897,881
40%	60%	£4,687,109	£4,472,774	£4,240,031	£3,991,128	£37,664,885	£37,020,815	£36,494,239	£33,883,384
45%	60%	£6,443,098	£6,332,057	£6,218,052	£6,089,819	£41,773,223	£41,420,792	£41,174,067	£38,868,887
50%	60%	£8,199,088	£8,191,339	£8,196,074	£8,188,510	£45,881,561	£45,821,093	£45,903,279	£43,897,656

### CIL Zone 1 Low Value – Z1 Low Benchmark

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£13,974,095	£15,004,334	£16,175,375	£17,377,757	£17,537,792	£20,471,501	£23,425,739	£26,502,002
10%	71%	£10,470,703	£11,294,860	£12,229,013	£13,190,645	£9,396,587	£11,759,372	£14,094,052	£18,557,818
15%	71%	£8,719,007	£9,440,123	£10,255,831	£11,097,089	£5,302,195	£7,374,008	£9,428,209	£13,577,660
20%	71%	£6,967,311	£7,585,385	£8,282,650	£9,003,532	£1,207,804	£2,988,645	£4,762,366	£8,597,501
25%	71%	£5,215,615	£5,730,649	£6,309,468	£6,909,976	£-2,886,588	£-1,396,719	£80,402	£3,617,342
30%	71%	£3,463,918	£3,875,912	£4,336,287	£4,816,421	£-6,980,979	£-5,782,083	£-4,629,464	£-1,392,016
35%	71%	£1,701,210	£2,012,562	£2,356,849	£2,719,090	£-11,075,371	£-10,167,446	£-9,339,330	£-8,419,463
40%	71%	£-70,023	£137,138	£361,658	£602,183	£-15,181,350	£-14,557,457	£-14,049,196	£-11,446,908
45%	71%	£-1,841,258	£-1,738,287	£-1,633,532	£-1,514,725	£-19,325,749	£-18,996,382	£-18,775,912	£-16,474,354
50%	71%	£-3,612,492	£-3,613,711	£-3,628,722	£-3,631,633	£-23,470,148	£-23,435,307	£-23,546,664	£-21,551,926
100%	71%	£-22,689,023	£-23,802,186	£-25,097,372	£-26,400,666	£-67,396,620	£-70,466,892	£-73,344,866	£-74,619,528
10%	75%	£10,461,329	£11,284,934	£12,218,454	£13,179,442	£9,374,412	£11,735,621	£14,068,918	£18,532,026
15%	75%	£8,704,945	£9,425,234	£10,239,995	£11,080,266	£5,268,932	£7,338,381	£9,390,508	£13,538,971
20%	75%	£6,948,562	£7,565,534	£8,261,534	£8,981,128	£1,163,454	£2,941,143	£4,712,098	£8,545,916
25%	75%	£5,192,178	£5,705,834	£6,283,074	£6,881,971	£-2,942,026	£-1,456,097	£16,539	£3,552,861
30%	75%	£3,435,795	£3,846,133	£4,304,613	£4,782,815	£-7,047,506	£-5,853,336	£-4,706,099	£-1,470,659
35%	75%	£1,667,863	£1,977,253	£2,319,292	£2,679,242	£-11,152,984	£-10,250,575	£-9,428,738	£-8,511,212
40%	75%	£-108,136	£96,784	£318,736	£556,642	£-15,271,503	£-14,654,016	£-14,151,376	£-11,551,766
45%	75%	£-1,884,133	£-1,783,684	£-1,681,820	£-1,565,958	£-19,427,170	£-19,105,011	£-18,892,745	£-16,592,319
50%	75%	£-3,660,131	£-3,664,153	£-3,682,375	£-3,688,558	£-23,582,838	£-23,556,005	£-23,676,479	£-21,685,142
10%	60%	£10,500,702	£11,326,623	£12,262,798	£13,226,492	£9,467,547	£11,835,375	£14,174,481	£18,640,354
15%	60%	£8,764,005	£9,487,768	£10,306,510	£11,150,859	£5,408,636	£7,488,014	£9,548,852	£13,701,464
20%	60%	£7,027,308	£7,648,912	£8,350,221	£9,075,226	£1,349,725	£3,140,652	£4,923,224	£8,762,573
25%	60%	£5,290,611	£5,810,057	£6,393,933	£6,999,593	£-2,709,186	£-1,206,710	£284,763	£3,823,684
30%	60%	£3,553,914	£3,971,201	£4,437,643	£4,923,960	£-6,768,098	£-5,554,072	£-4,384,232	£-1,140,358
35%	60%	£1,807,922	£2,125,551	£2,477,032	£2,846,605	£-10,827,009	£-9,901,433	£-9,053,226	£-8,125,861
40%	60%	£51,933	£266,268	£499,011	£747,914	£-14,892,865	£-14,248,795	£-13,722,219	£-11,111,364
45%	60%	£-1,704,056	£-1,593,015	£-1,479,010	£-1,350,777	£-19,001,203	£-18,648,772	£-18,402,047	£-16,096,867
50%	60%	£-3,460,046	£-3,452,297	£-3,457,032	£-3,449,468	£-23,109,541	£-23,049,073	£-23,131,259	£-21,125,636

### CIL Zone 2 High Value – Z2 High Benchmark

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£17,799,259	£19,044,628	£20,460,466	£21,909,116	£31,735,606	£35,269,599	£38,936,694	£44,332,387
10%	71%	£14,093,016	£15,124,387	£16,291,699	£17,488,847	£23,106,387	£26,027,136	£29,076,804	£33,834,419
15%	71%	£12,232,608	£13,154,545	£14,196,084	£15,265,389	£18,791,779	£21,405,906	£24,118,756	£28,572,470
20%	71%	£10,372,202	£11,184,702	£12,100,468	£13,041,930	£14,449,523	£16,762,701	£19,160,707	£23,288,278
25%	71%	£8,511,796	£9,214,860	£10,004,853	£10,818,471	£10,098,998	£12,103,002	£14,202,658	£18,004,887
30%	71%	£6,651,389	£7,245,018	£7,909,238	£8,595,012	£5,748,474	£7,443,304	£9,242,127	£12,719,895
35%	71%	£4,790,983	£5,275,176	£5,813,623	£6,371,554	£1,397,950	£2,783,605	£4,235,977	£7,414,799
40%	71%	£2,919,201	£3,296,337	£3,711,339	£4,143,884	£-2,952,575	£-1,876,094	£-770,172	£2,079,089
45%	71%	£1,037,676	£1,304,135	£1,591,936	£1,895,185	£-7,322,160	£-6,548,444	£-5,776,322	£-3,256,620
50%	71%	£-843,848	£-688,068	£-527,469	£-353,513	£-11,726,512	£-11,265,797	£-10,814,875	£-8,595,153
100%	71%	£-21,030,218	£-22,049,700	£-23,241,909	£-24,442,394	£-58,269,945	£-61,095,024	£-63,628,980	£-64,798,696
10%	75%	£14,083,706	£15,114,530	£16,281,215	£17,477,723	£23,084,721	£26,003,931	£29,051,846	£33,809,176
15%	75%	£12,218,645	£13,139,759	£14,180,357	£15,248,702	£18,759,278	£21,371,096	£24,081,317	£28,534,051
20%	75%	£10,353,584	£11,164,988	£12,079,499	£13,019,681	£14,405,480	£16,715,530	£19,110,789	£23,237,053
25%	75%	£8,488,522	£9,190,218	£9,978,643	£10,790,661	£10,043,946	£12,044,039	£14,140,260	£17,940,054
30%	75%	£6,623,461	£7,215,447	£7,877,785	£8,561,640	£5,682,412	£7,372,547	£9,166,025	£12,643,056
35%	75%	£4,758,400	£5,240,676	£5,776,928	£6,332,620	£1,320,876	£2,701,054	£4,147,192	£7,323,687
40%	75%	£2,881,355	£3,256,265	£3,668,715	£4,098,659	£-3,040,658	£-1,970,437	£-871,641	£1,974,961
45%	75%	£995,099	£1,259,053	£1,543,983	£1,844,308	£-7,422,876	£-6,656,317	£-5,890,475	£-3,373,764
50%	75%	£-891,156	£-738,159	£-580,748	£-410,042	£-11,838,419	£-11,385,655	£-10,943,586	£-8,727,441
10%	60%	£14,122,805	£15,155,929	£16,325,250	£17,524,444	£23,175,721	£26,101,396	£29,156,674	£33,915,200
15%	60%	£12,277,293	£13,201,858	£14,246,410	£15,318,784	£18,895,778	£21,517,296	£24,238,560	£28,695,412
20%	60%	£10,431,782	£11,247,786	£12,167,570	£13,113,124	£14,590,456	£16,913,651	£19,320,445	£23,452,202
25%	60%	£8,586,270	£9,293,715	£10,088,730	£10,907,464	£10,275,166	£12,291,690	£14,402,330	£18,208,991
30%	60%	£6,740,758	£7,339,645	£8,009,890	£8,701,804	£5,959,874	£7,669,728	£9,484,217	£12,965,780
35%	60%	£4,895,246	£5,385,573	£5,931,050	£6,496,144	£1,644,584	£3,047,767	£4,520,091	£7,706,357
40%	60%	£3,040,309	£3,424,569	£3,847,735	£4,288,600	£-2,670,707	£-1,574,194	£-445,471	£2,412,298
45%	60%	£1,173,923	£1,448,395	£1,745,381	£2,057,991	£-8,999,874	£-8,203,253	£-5,411,032	£-2,881,761
50%	60%	£-692,464	£-527,778	£-356,973	£-172,616	£-11,368,416	£-10,882,251	£-10,402,160	£-8,175,820

### CIL Zone 2 High Value – Z2 Medium Benchmark

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£19,389,309	£20,634,678	£22,050,516	£23,499,166	£39,376,106	£42,910,099	£46,577,194	£51,972,887
10%	71%	£15,683,066	£16,714,437	£17,881,749	£19,078,897	£30,746,887	£33,667,636	£36,717,304	£41,474,919
15%	71%	£13,822,658	£14,744,595	£15,786,134	£16,855,439	£26,432,279	£29,046,406	£31,759,256	£36,212,970
20%	71%	£11,962,252	£12,774,752	£13,690,518	£14,631,980	£22,090,023	£24,403,201	£26,801,207	£30,928,778
25%	71%	£10,101,846	£10,804,910	£11,594,903	£12,408,521	£17,739,498	£19,743,502	£21,843,158	£25,644,587
30%	71%	£8,241,439	£8,835,068	£9,499,288	£10,185,062	£13,388,974	£15,083,804	£16,882,627	£20,360,395
35%	71%	£6,381,033	£6,865,226	£7,403,673	£7,961,604	£9,038,450	£10,424,105	£11,876,477	£15,055,299
40%	71%	£4,509,251	£4,886,387	£5,301,389	£5,733,934	£4,687,925	£5,764,406	£6,870,328	£9,719,589
45%	71%	£2,627,726	£2,894,185	£3,181,986	£3,485,235	£3,180,340	£1,092,056	£1,864,178	£4,383,880
50%	71%	£746,202	£901,982	£1,062,581	£1,236,537	£-4,086,012	£-3,625,297	£-3,174,175	£-954,653
100%	71%	£-19,440,168	£-20,459,650	£-21,651,859	£-22,852,344	£-50,629,445	£-53,454,524	£-55,988,480	£-57,158,196
10%	75%	£15,673,756	£16,704,580	£17,871,265	£19,067,773	£30,725,221	£33,644,431	£36,692,346	£41,449,676
15%	75%	£13,808,695	£14,729,809	£15,770,407	£16,838,752	£26,399,778	£29,011,596	£31,721,817	£36,174,551
20%	75%	£11,943,634	£12,755,038	£13,669,549	£14,609,731	£22,045,980	£24,356,030	£26,751,289	£30,877,553
25%	75%	£10,078,572	£10,780,268	£11,568,693	£12,380,711	£17,684,446	£19,684,539	£21,780,760	£25,620,584
30%	75%	£8,213,511	£8,805,497	£9,467,835	£10,151,690	£13,322,912	£15,013,047	£16,806,525	£20,283,556
35%	75%	£6,348,450	£6,830,726	£7,366,978	£7,922,670	£8,961,376	£10,341,554	£11,787,692	£14,964,187
40%	75%	£4,471,405	£4,846,315	£5,258,765	£5,688,709	£4,599,842	£5,670,063	£6,768,859	£9,615,461
45%	75%	£2,585,149	£2,849,103	£3,134,033	£3,434,358	£2,172,624	£984,183	£1,750,025	£4,286,736
50%	75%	£698,894	£851,891	£1,009,302	£1,180,008	£-4,197,919	£-3,745,155	£-3,303,086	£-1,006,941
10%	60%	£15,712,855	£16,745,979	£17,915,300	£19,114,494	£30,816,221	£33,741,896	£36,797,174	£41,555,700
15%	60%	£13,867,343	£14,791,908	£15,836,460	£16,908,834	£26,536,278	£29,157,796	£31,879,060	£36,335,912
20%	60%	£12,021,832	£12,837,836	£13,757,620	£14,703,174	£22,230,956	£24,554,151	£26,960,945	£31,092,702
25%	60%	£10,176,320	£10,883,765	£11,678,780	£12,497,514	£17,915,666	£19,932,190	£22,042,830	£25,849,491
30%	60%	£8,330,808	£8,929,695	£9,599,940	£10,291,854	£13,600,374	£15,310,228	£17,124,717	£20,606,280
35%	60%	£6,485,996	£6,975,623	£7,521,100	£8,086,194	£9,285,084	£10,688,267	£12,160,591	£15,346,857
40%	60%	£4,630,359	£5,014,619	£5,437,785	£5,878,650	£4,969,793	£6,066,306	£7,195,029	£10,052,798
45%	60%	£2,763,973	£3,038,445	£3,335,431	£3,648,041	£640,626	£1,437,247	£2,229,468	£4,758,739
50%	60%	£897,586	£1,062,272	£1,233,077	£1,417,434	£-3,727,916	£-3,241,751	£-2,761,660	£-535,320

### CIL Zone 2 High Value – Z2 Low Benchmark

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£21,008,619	£22,253,988	£23,669,826	£25,118,476	£47,157,206	£50,691,199	£54,358,294	£59,753,987
10%	71%	£17,302,376	£18,333,747	£19,501,059	£20,698,207	£38,527,987	£41,448,736	£44,498,404	£49,256,019
15%	71%	£15,441,968	£16,363,905	£17,405,444	£18,474,749	£34,213,379	£36,827,506	£39,540,356	£43,994,070
20%	71%	£13,581,562	£14,394,062	£15,309,828	£16,251,290	£29,871,123	£32,184,301	£34,582,307	£38,709,878
25%	71%	£11,721,156	£12,424,220	£13,214,213	£14,027,831	£25,520,598	£27,524,602	£29,624,258	£33,425,687
30%	71%	£9,860,749	£10,454,378	£11,118,598	£11,804,372	£21,170,074	£22,864,904	£24,663,727	£28,141,495
35%	71%	£8,000,343	£8,484,536	£9,022,983	£9,580,914	£16,819,550	£18,205,205	£19,657,577	£22,836,399
40%	71%	£6,128,561	£6,505,697	£6,920,699	£7,353,244	£12,469,025	£13,545,506	£14,651,428	£17,500,689
45%	71%	£4,247,036	£4,513,495	£4,801,296	£5,104,545	£8,099,440	£8,873,156	£9,645,278	£12,164,980
50%	71%	£2,365,512	£2,521,292	£2,681,891	£2,855,847	£3,695,088	£4,155,803	£4,606,925	£6,826,447
100%	71%	£-17,820,858	£-18,840,340	£-20,032,549	£-21,233,034	£-42,848,345	£-45,673,424	£-48,207,380	£-49,377,096
10%	75%	£17,293,066	£18,323,890	£19,490,575	£20,687,083	£38,506,321	£41,425,531	£44,473,446	£49,230,776
15%	75%	£15,428,005	£16,349,119	£17,389,717	£18,458,062	£34,180,878	£36,792,696	£39,502,917	£43,955,651
20%	75%	£13,562,944	£14,374,348	£15,288,859	£16,229,041	£29,827,080	£32,137,130	£34,532,389	£38,658,653
25%	75%	£11,697,882	£12,399,578	£13,188,003	£14,000,021	£25,465,546	£27,465,639	£29,561,860	£33,361,654
30%	75%	£9,832,821	£10,424,807	£11,087,145	£11,771,000	£21,104,012	£22,794,147	£24,587,625	£28,064,656
35%	75%	£7,967,760	£8,450,036	£8,986,288	£9,541,980	£16,742,476	£18,122,654	£19,568,792	£22,745,287
40%	75%	£6,090,715	£6,465,625	£6,878,075	£7,308,019	£12,380,942	£13,451,163	£14,549,959	£17,396,561
45%	75%	£4,204,459	£4,468,413	£4,753,343	£5,053,668	£7,998,724	£8,765,283	£9,531,125	£12,047,836
50%	75%	£2,318,204	£2,471,201	£2,628,612	£2,799,318	£3,583,181	£4,035,945	£4,478,014	£6,694,159
10%	60%	£17,332,165	£18,365,289	£19,534,610	£20,733,804	£38,597,321	£41,522,996	£44,578,274	£49,336,800
15%	60%	£15,486,653	£16,411,218	£17,455,770	£18,528,144	£34,317,378	£36,938,896	£39,660,160	£44,117,012
20%	60%	£13,641,142	£14,457,146	£15,376,930	£16,322,484	£30,012,056	£32,335,251	£34,742,045	£38,873,802
25%	60%	£11,795,630	£12,503,075	£13,298,090	£14,116,824	£25,696,766	£27,713,290	£29,823,930	£33,630,591
30%	60%	£9,950,118	£10,549,005	£11,219,250	£11,911,164	£21,381,474	£23,091,328	£24,905,817	£28,387,380
35%	60%	£8,104,606	£8,594,933	£9,140,410	£9,705,504	£17,066,184	£18,469,367	£19,941,691	£23,127,957
40%	60%	£6,249,669	£6,633,929	£7,057,095	£7,497,960	£12,750,893	£13,847,406	£14,976,129	£17,833,898
45%	60%	£4,383,283	£4,657,755	£4,954,741	£5,267,351	£8,421,726	£9,218,347	£10,010,568	£12,539,839
50%	60%	£2,516,896	£2,681,582	£2,852,387	£3,036,744	£4,053,184	£4,539,349	£5,019,440	£7,245,780

### CIL Zone 2 Medium Value – Z2 High Benchmark

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£4,871,030	£5,404,470	£6,003,989	£6,619,250	£1,443,103	£2,960,889	£4,575,613	£8,102,128
10%	71%	£2,361,239	£2,749,428	£3,181,479	£3,626,786	£4,363,470	£3,258,335	£2,104,468	£999,884
15%	71%	£1,104,657	£1,418,930	£1,765,910	£2,124,858	£7,292,403	£6,389,351	£5,444,508	£2,611,238
20%	71%	£-151,924	£88,432	£350,340	£622,930	£-10,230,637	£-9,536,393	£-8,801,299	£-6,182,359
25%	71%	£-1,408,505	£-1,242,066	£-1,065,229	£-879,000	£-13,168,869	£-12,683,434	£-12,184,029	£-9,782,563
30%	71%	£-2,665,087	£-2,572,564	£-2,480,798	£-2,380,928	£-16,107,103	£-15,830,475	£-15,566,761	£-13,399,461
35%	71%	£-3,942,930	£-3,915,640	£-3,900,284	£-3,882,856	£-19,058,066	£-18,977,516	£-18,949,491	£-17,016,359
40%	71%	£-5,300,597	£-5,353,023	£-5,429,674	£-5,500,365	£-22,170,656	£-22,306,354	£-22,458,270	£-20,670,399
45%	71%	£-6,663,353	£-6,795,941	£-6,964,852	£-7,129,198	£-25,305,877	£-25,664,382	£-26,009,740	£-24,467,680
50%	71%	£-8,026,109	£-8,238,859	£-8,500,029	£-8,758,031	£-28,441,099	£-29,022,411	£-29,561,140	£-28,264,961
100%	71%	£-21,653,668	£-22,668,039	£-23,851,803	£-25,046,365	£-59,793,311	£-62,602,699	£-65,075,493	£-66,237,773
10%	75%	£2,349,823	£2,737,340	£3,168,621	£3,613,144	£4,390,041	£3,286,793	£2,135,075	£928,474
15%	75%	£1,087,533	£1,400,799	£1,746,624	£2,104,395	£7,332,910	£6,432,736	£5,490,419	£2,658,352
20%	75%	£-174,756	£64,257	£324,626	£595,646	£-10,284,645	£-9,594,239	£-8,863,515	£-6,245,179
25%	75%	£-1,437,046	£-1,272,285	£-1,097,372	£-913,103	£-13,236,380	£-12,755,742	£-12,261,800	£-9,862,371
30%	75%	£-2,699,335	£-2,608,827	£-2,519,370	£-2,421,852	£-16,188,116	£-15,917,246	£-15,660,085	£-13,495,230
35%	75%	£-3,985,565	£-3,960,783	£-3,948,300	£-3,930,602	£-19,157,295	£-19,078,749	£-19,058,370	£-17,128,091
40%	75%	£-5,350,120	£-5,405,459	£-5,485,449	£-5,559,541	£-22,285,916	£-22,429,805	£-22,588,907	£-20,804,460
45%	75%	£-6,719,066	£-6,854,931	£-7,027,598	£-7,195,771	£-25,435,545	£-25,803,264	£-26,156,672	£-24,618,499
50%	75%	£-8,088,012	£-8,304,404	£-8,569,747	£-8,832,002	£-28,585,173	£-29,176,724	£-29,724,437	£-28,432,538
10%	60%	£2,397,770	£2,788,108	£3,222,622	£3,670,439	£4,278,447	£3,167,269	£2,006,524	£1,060,394
15%	60%	£1,159,454	£1,476,951	£1,827,624	£2,190,336	£7,162,781	£6,250,518	£5,297,592	£2,460,472
20%	60%	£-78,861	£165,793	£432,626	£710,235	£-10,057,807	£-9,351,282	£-8,602,207	£-5,981,339
25%	60%	£-1,317,177	£-1,145,365	£-962,372	£-769,867	£-12,952,833	£-12,452,046	£-11,935,165	£-9,527,178
30%	60%	£-2,555,492	£-2,456,522	£-2,357,369	£-2,249,969	£-15,847,859	£-15,552,810	£-15,268,123	£-13,092,999
35%	60%	£-3,806,498	£-3,771,183	£-3,752,367	£-3,730,071	£-18,742,885	£-18,653,574	£-18,601,080	£-16,658,820
40%	60%	£-5,142,124	£-5,185,228	£-5,251,196	£-5,310,999	£-21,801,826	£-21,911,311	£-22,040,228	£-20,244,628
45%	60%	£-6,485,071	£-6,607,172	£-6,764,064	£-6,916,162	£-24,890,943	£-25,219,960	£-25,539,408	£-23,985,061
50%	60%	£-7,828,018	£-8,029,116	£-8,276,931	£-8,521,324	£-27,980,061	£-28,528,608	£-29,038,588	£-27,728,718

### CIL Zone 2 Medium Value – Z2 Medium Benchmark

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£6,461,080	£6,994,520	£7,594,039	£8,209,300	£9,083,603	£10,601,389	£12,216,113	£15,742,628
10%	71%	£3,951,289	£4,339,478	£4,771,529	£5,216,836	£3,277,030	£4,382,165	£5,536,032	£8,600,384
15%	71%	£2,694,707	£3,008,980	£3,355,960	£3,714,908	£348,097	£1,251,149	£2,195,992	£5,029,262
20%	71%	£1,438,126	£1,678,482	£1,940,390	£2,212,980	£-2,590,137	£-1,895,893	£-1,160,799	£1,458,141
25%	71%	£181,545	£347,984	£524,821	£711,050	£-5,528,369	£-5,042,934	£-4,543,529	£-2,142,063
30%	71%	£-1,075,037	£-982,514	£-890,748	£-790,878	£-8,466,603	£-8,189,975	£-7,926,261	£-5,758,961
35%	71%	£-2,352,880	£-2,325,590	£-2,310,234	£-2,292,806	£-11,417,566	£-11,337,016	£-11,308,991	£-9,375,859
40%	71%	£-3,710,547	£-3,762,973	£-3,839,624	£-3,910,315	£-14,530,156	£-14,665,854	£-14,817,770	£-13,029,899
45%	71%	£-5,073,303	£-5,205,891	£-5,374,802	£-5,539,148	£-17,665,377	£-18,023,882	£-18,369,204	£-16,827,180
50%	71%	£-6,436,059	£-6,648,809	£-6,909,979	£-7,167,981	£-20,800,599	£-21,381,911	£-21,920,640	£-20,624,461
100%	71%	£-20,063,618	£-21,077,989	£-22,261,753	£-23,456,315	£-52,152,811	£-54,962,199	£-57,434,993	£-58,597,273
10%	75%	£3,939,873	£4,327,390	£4,758,671	£5,203,194	£3,250,459	£4,353,707	£5,505,425	£8,568,974
15%	75%	£2,677,583	£2,990,849	£3,336,674	£3,694,445	£307,590	£1,207,764	£2,150,081	£4,982,148
20%	75%	£1,415,294	£1,654,307	£1,914,676	£2,185,696	£-2,644,145	£-1,953,739	£-1,223,015	£1,395,321
25%	75%	£153,004	£317,765	£492,678	£676,947	£-5,595,860	£-5,115,242	£-4,621,300	£-2,221,871
30%	75%	£-1,109,285	£-1,018,777	£-929,320	£-831,802	£-8,547,616	£-8,276,746	£-8,019,585	£-5,854,730
35%	75%	£-2,395,515	£-2,370,733	£-2,358,250	£-2,340,552	£-11,516,795	£-11,438,249	£-11,417,870	£-9,487,591
40%	75%	£-3,760,070	£-3,815,409	£-3,895,399	£-3,969,491	£-14,645,416	£-14,789,305	£-14,948,407	£-13,163,960
45%	75%	£-5,129,016	£-5,264,881	£-5,437,548	£-5,605,721	£-17,795,045	£-18,162,764	£-18,516,172	£-16,977,999
50%	75%	£-6,497,962	£-6,714,354	£-6,979,697	£-7,241,952	£-20,944,673	£-21,536,224	£-22,083,937	£-20,792,038
10%	60%	£3,987,820	£4,378,158	£4,812,672	£5,260,489	£3,362,053	£4,473,231	£5,633,976	£8,700,894
15%	60%	£2,749,504	£3,067,001	£3,417,674	£3,780,386	£477,719	£1,389,982	£2,342,908	£5,180,028
20%	60%	£1,511,189	£1,755,843	£2,022,676	£2,300,285	£-2,417,307	£-1,710,782	£-961,707	£1,659,161
25%	60%	£272,873	£444,685	£627,678	£820,183	£-5,312,333	£-4,811,546	£-4,294,665	£-1,886,678
30%	60%	£-965,442	£-866,472	£-767,319	£-669,919	£-8,207,359	£-7,912,310	£-7,627,623	£-5,452,499
35%	60%	£-2,216,448	£-2,181,133	£-2,162,317	£-2,140,021	£-11,102,385	£-11,013,074	£-10,960,580	£-9,018,320
40%	60%	£-3,552,074	£-3,595,178	£-3,661,146	£-3,720,949	£-14,161,326	£-14,270,811	£-14,399,728	£-12,604,128
45%	60%	£-4,895,021	£-5,017,122	£-5,174,014	£-5,326,112	£-17,250,443	£-17,579,460	£-17,898,908	£-16,344,561
50%	60%	£-6,237,968	£-6,439,065	£-6,686,881	£-6,931,274	£-20,339,561	£-20,888,108	£-21,398,088	£-20,088,218

### CIL Zone 2 Medium Value – Z2 Low Benchmark

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£8,080,390	£8,613,830	£9,213,349	£9,828,610	£16,864,703	£18,382,489	£19,997,213	£23,523,728
10%	71%	£5,570,599	£5,958,768	£6,390,839	£6,836,146	£11,058,130	£12,163,265	£13,317,132	£16,381,484
15%	71%	£4,314,017	£4,628,290	£4,975,270	£5,334,218	£8,129,197	£9,032,249	£9,977,092	£12,810,362
20%	71%	£3,057,436	£3,297,792	£3,559,700	£3,832,290	£5,190,963	£5,885,207	£6,620,301	£9,239,241
25%	71%	£1,800,855	£1,967,294	£2,144,131	£2,330,360	£2,252,731	£2,738,166	£3,237,571	£5,639,037
30%	71%	£544,273	£636,796	£728,562	£828,432	£-685,503	£-408,875	£-145,161	£2,022,139
35%	71%	£-733,570	£-706,280	£-690,924	£-673,496	£-636,466	£-3,555,916	£-3,527,891	£-1,594,759
40%	71%	£-2,091,237	£-2,143,663	£-2,220,314	£-2,291,005	£-6,749,056	£-6,884,754	£-7,036,670	£-5,248,799
45%	71%	£-3,453,993	£-3,586,581	£-3,755,492	£-3,919,838	£-9,884,277	£-10,242,782	£-10,588,104	£-9,046,080
50%	71%	£-4,816,749	£-5,029,499	£-5,290,669	£-5,548,671	£-13,019,499	£-13,600,811	£-14,139,540	£-12,843,361
100%	71%	£-18,444,308	£-19,458,679	£-20,642,443	£-21,837,005	£-44,371,711	£-47,181,099	£-49,653,893	£-50,816,173
10%	75%	£5,559,183	£5,946,700	£6,377,981	£6,822,504	£11,031,559	£12,134,807	£13,286,525	£16,350,074
15%	75%	£4,296,893	£4,610,159	£4,955,984	£5,313,755	£8,088,690	£8,988,864	£9,931,181	£12,763,248
20%	75%	£3,034,604	£3,273,617	£3,533,986	£3,805,006	£5,136,955	£5,827,361	£6,558,085	£9,176,421
25%	75%	£1,772,314	£1,937,075	£2,111,988	£2,296,257	£2,185,220	£2,665,858	£3,159,800	£5,559,229
30%	75%	£510,025	£600,533	£689,990	£787,508	£-766,516	£-495,646	£-238,485	£1,926,370
35%	75%	£-776,205	£-751,423	£-738,940	£-721,242	£-3,735,695	£-3,657,149	£-3,636,770	£-1,706,491
40%	75%	£-2,140,760	£-2,196,099	£-2,276,089	£-2,350,181	£-6,864,316	£-7,008,205	£-7,167,307	£-5,382,860
45%	75%	£-3,509,708	£-3,645,571	£-3,818,238	£-3,986,411	£-10,013,945	£-10,381,664	£-10,735,072	£-9,196,899
50%	75%	£-4,878,652	£-5,095,044	£-5,380,387	£-5,622,642	£-13,163,573	£-13,755,124	£-14,302,837	£-13,010,938
10%	60%	£5,607,130	£5,997,468	£6,431,982	£6,879,799	£11,143,153	£12,254,331	£13,415,076	£16,481,994
15%	60%	£4,368,814	£4,686,311	£5,036,984	£5,399,696	£8,258,819	£9,171,082	£10,124,008	£12,961,128
20%	60%	£3,130,499	£3,375,153	£3,641,986	£3,919,595	£5,363,793	£6,070,318	£6,819,393	£9,440,261
25%	60%	£1,892,183	£2,063,995	£2,246,988	£2,439,493	£2,468,767	£2,969,554	£3,486,435	£5,894,422
30%	60%	£653,868	£752,838	£851,991	£959,391	£-426,259	£-131,210	£153,477	£2,328,601
35%	60%	£-597,138	£-561,823	£-543,007	£-520,711	£-3,321,285	£-3,231,974	£-3,179,480	£-1,237,220
40%	60%	£-1,932,764	£-1,975,868	£-2,041,836	£-2,101,639	£-6,380,226	£-6,489,711	£-6,618,628	£-4,823,028
45%	60%	£-3,275,711	£-3,397,812	£-3,554,704	£-3,706,802	£-9,469,343	£-9,798,360	£-10,117,808	£-8,563,461
50%	60%	£-4,618,658	£-4,819,755	£-5,067,571	£-5,311,984	£-12,558,461	£-13,107,008	£-13,616,988	£-12,307,118

### CIL Zone 2 Low Value – Z2 High Benchmark

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£-901,128	£-653,349	£-383,141	£-104,419	£-12,072,067	£-11,367,971	£-10,600,484	£-7,857,171
10%	71%	£-2,899,444	£-2,769,213	£-2,634,440	£-2,493,064	£-16,741,160	£-16,368,877	£-15,975,194	£-13,615,895
15%	71%	£-3,903,366	£-3,827,145	£-3,760,090	£-3,687,387	£-19,075,705	£-18,869,330	£-18,662,550	£-16,495,258
20%	71%	£-4,981,212	£-4,962,515	£-4,957,768	£-4,947,960	£-21,530,272	£-21,477,442	£-21,416,182	£-19,374,621
25%	71%	£-6,064,793	£-6,109,836	£-6,178,530	£-6,243,197	£-24,021,332	£-24,145,533	£-24,237,562	£-22,362,619
30%	71%	£-7,148,374	£-7,257,158	£-7,399,290	£-7,538,433	£-26,512,393	£-26,813,623	£-27,058,941	£-25,385,581
35%	71%	£-8,231,956	£-8,404,479	£-8,620,051	£-8,833,669	£-29,003,455	£-29,481,715	£-29,880,321	£-28,408,544
40%	71%	£-9,315,537	£-9,551,801	£-9,840,813	£-10,128,906	£-31,494,516	£-32,149,805	£-32,701,701	£-31,431,507
45%	71%	£-10,399,119	£-10,699,122	£-11,061,573	£-11,424,143	£-33,985,578	£-34,817,896	£-35,523,080	£-34,454,469
50%	71%	£-11,482,700	£-11,846,444	£-12,282,334	£-12,719,379	£-36,476,638	£-37,485,987	£-38,344,459	£-37,477,432
100%	71%	£-22,318,516	£-23,319,660	£-24,489,943	£-25,671,746	£-61,387,250	£-64,166,895	£-66,558,255	£-67,707,061
10%	75%	£-2,912,881	£-2,783,440	£-2,649,573	£-2,509,120	£-16,772,943	£-16,402,918	£-16,011,807	£-13,653,468
15%	75%	£-3,924,872	£-3,848,485	£-3,782,789	£-3,711,471	£-19,123,381	£-18,920,393	£-18,717,469	£-16,551,616
20%	75%	£-5,010,354	£-4,993,371	£-4,990,590	£-4,982,784	£-21,598,100	£-21,550,090	£-21,493,061	£-19,449,765
25%	75%	£-6,101,222	£-6,148,407	£-6,219,557	£-6,286,726	£-24,106,117	£-24,236,343	£-24,333,660	£-22,461,233
30%	75%	£-7,192,089	£-7,303,444	£-7,448,523	£-7,590,669	£-26,614,136	£-26,922,596	£-27,174,259	£-25,503,920
35%	75%	£-8,282,957	£-8,458,480	£-8,677,490	£-8,944,613	£-29,122,155	£-29,608,850	£-30,014,858	£-28,546,605
40%	75%	£-9,373,824	£-9,613,516	£-9,906,456	£-10,198,555	£-31,630,172	£-32,295,102	£-32,855,457	£-31,589,292
45%	75%	£-10,464,691	£-10,768,552	£-11,135,423	£-11,502,498	£-34,138,191	£-34,981,355	£-35,696,056	£-34,631,977
50%	75%	£-11,555,558	£-11,923,588	£-12,364,389	£-12,806,440	£-36,646,208	£-37,667,608	£-38,536,656	£-37,674,664
10%	60%	£-2,856,448	£-2,723,688	£-2,586,016	£-2,441,687	£-16,639,454	£-16,259,943	£-15,858,032	£-13,495,664
15%	60%	£-3,834,548	£-3,758,857	£-3,687,454	£-3,610,320	£-18,923,146	£-18,705,929	£-18,488,806	£-16,314,911
20%	60%	£-4,887,953	£-4,863,770	£-4,852,737	£-4,836,521	£-21,313,221	£-21,244,967	£-21,170,172	£-19,134,157
25%	60%	£-5,948,220	£-5,986,406	£-6,047,241	£-6,103,899	£-23,750,020	£-23,854,939	£-23,930,049	£-22,047,049
30%	60%	£-7,008,487	£-7,109,041	£-7,241,744	£-7,371,275	£-26,186,819	£-26,464,911	£-26,689,926	£-25,006,897
35%	60%	£-8,068,754	£-8,231,677	£-8,436,247	£-8,638,653	£-28,623,617	£-29,074,883	£-29,449,803	£-27,966,747
40%	60%	£-9,129,021	£-9,354,312	£-9,630,750	£-9,906,030	£-31,060,415	£-31,684,855	£-32,209,680	£-30,926,595
45%	60%	£-10,189,288	£-10,476,948	£-10,825,253	£-11,173,407	£-33,497,214	£-34,294,827	£-34,969,557	£-33,886,444
50%	60%	£-11,249,555	£-11,599,584	£-12,019,757	£-12,440,784	£-35,934,013	£-36,904,799	£-37,729,435	£-36,846,293

### CIL Zone 2 Low Value – Z2 Medium Benchmark

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£688,922	£936,701	£1,206,909	£1,485,631	-£4,431,567	-£3,727,471	-£2,959,984	-£216,671
10%	71%	-£1,309,394	-£1,179,163	-£1,044,390	-£903,014	-£9,100,660	-£8,728,377	-£8,334,694	-£5,975,395
15%	71%	-£2,313,316	-£2,237,095	-£2,170,040	-£2,097,337	-£11,435,205	-£11,228,830	-£11,022,050	-£8,854,758
20%	71%	-£3,391,162	-£3,372,465	-£3,367,718	-£3,357,910	-£13,889,772	-£13,836,942	-£13,775,682	-£11,734,121
25%	71%	-£4,474,743	-£4,519,786	-£4,588,480	-£4,653,147	-£16,380,832	-£16,505,033	-£16,597,062	-£14,722,119
30%	71%	-£5,558,324	-£5,667,108	-£5,809,240	-£5,948,383	-£18,871,893	-£19,173,123	-£19,418,441	-£17,745,081
35%	71%	-£6,641,906	-£6,814,429	-£7,030,001	-£7,243,619	-£21,362,955	-£21,841,215	-£22,239,821	-£20,768,044
40%	71%	-£7,725,487	-£7,961,751	-£8,250,763	-£8,538,856	-£23,854,016	-£24,509,305	-£25,061,201	-£23,791,007
45%	71%	-£8,809,069	-£9,109,072	-£9,471,523	-£9,834,093	-£26,345,078	-£27,177,396	-£27,882,580	-£26,813,969
50%	71%	-£9,892,650	-£10,256,394	-£10,692,284	-£11,129,329	-£28,836,138	-£29,845,487	-£30,703,959	-£29,836,932
100%	71%	-£20,728,466	-£21,729,610	-£22,899,893	-£24,081,696	-£53,746,750	-£56,526,395	-£58,917,755	-£60,066,561
10%	75%	-£1,322,831	-£1,193,390	-£1,059,523	-£919,070	-£9,132,443	-£8,762,418	-£8,371,307	-£6,012,968
15%	75%	-£2,334,822	-£2,258,435	-£2,192,739	-£2,121,421	-£11,482,881	-£11,279,893	-£11,076,969	-£8,911,116
20%	75%	-£3,420,304	-£3,403,321	-£3,400,540	-£3,392,734	-£13,957,600	-£13,909,590	-£13,852,561	-£11,809,265
25%	75%	-£4,511,172	-£4,558,357	-£4,629,507	-£4,696,676	-£16,465,617	-£16,595,843	-£16,693,160	-£14,820,733
30%	75%	-£5,602,039	-£5,713,394	-£5,858,473	-£6,000,619	-£18,973,636	-£19,282,096	-£19,533,759	-£17,963,420
35%	75%	-£6,692,907	-£6,868,430	-£7,087,440	-£7,304,563	-£21,481,655	-£21,968,350	-£22,374,358	-£20,906,105
40%	75%	-£7,783,774	-£8,023,466	-£8,316,406	-£8,608,505	-£23,989,672	-£24,654,602	-£25,214,957	-£23,946,792
45%	75%	-£8,874,641	-£9,178,502	-£9,545,373	-£9,912,448	-£26,497,691	-£27,340,855	-£27,885,556	-£26,991,477
50%	75%	-£9,965,508	-£10,333,538	-£10,774,339	-£11,216,390	-£29,005,708	-£30,027,108	-£30,896,156	-£30,034,164
10%	60%	-£1,266,398	-£1,133,638	-£995,966	-£851,637	-£8,998,954	-£8,619,443	-£8,217,532	-£5,855,164
15%	60%	-£2,244,498	-£2,168,807	-£2,097,404	-£2,020,270	-£11,282,646	-£11,065,429	-£10,846,306	-£8,674,411
20%	60%	-£3,287,903	-£3,273,720	-£3,262,687	-£3,246,471	-£13,672,721	-£13,604,467	-£13,529,672	-£11,493,657
25%	60%	-£4,358,170	-£4,396,356	-£4,457,191	-£4,513,849	-£16,109,520	-£16,214,439	-£16,289,549	-£14,406,549
30%	60%	-£5,418,437	-£5,518,991	-£5,651,694	-£5,781,225	-£18,546,319	-£18,824,411	-£19,049,426	-£17,366,397
35%	60%	-£6,478,704	-£6,641,627	-£6,846,197	-£7,048,603	-£20,983,117	-£21,434,383	-£21,809,303	-£20,326,247
40%	60%	-£7,538,971	-£7,764,262	-£8,040,700	-£8,315,980	-£23,419,915	-£24,044,355	-£24,569,180	-£23,286,095
45%	60%	-£8,599,238	-£8,886,898	-£9,235,203	-£9,583,357	-£25,856,714	-£26,654,327	-£27,329,057	-£26,245,944
50%	60%	-£9,659,505	-£10,009,534	-£10,429,707	-£10,850,734	-£28,293,513	-£29,264,299	-£30,088,935	-£29,205,793

### CIL Zone 2 Low Value – Z2 Low Benchmark

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£2,308,232	£2,556,011	£2,826,219	£3,104,941	£3,349,533	£4,053,629	£4,821,116	£7,564,429
10%	71%	£309,916	£440,147	£574,920	£716,296	-£1,319,560	-£947,277	-£553,594	£1,805,705
15%	71%	-£694,006	-£617,785	-£550,730	-£478,027	-£3,654,105	-£3,447,730	-£3,240,950	-£1,073,658
20%	71%	-£1,771,852	-£1,753,155	-£1,748,408	-£1,738,600	-£6,108,672	-£6,055,842	-£5,994,582	-£3,953,021
25%	71%	-£2,855,433	-£2,900,476	-£2,969,170	-£3,033,837	-£8,599,732	-£8,723,933	-£8,815,962	-£6,941,019
30%	71%	-£3,939,014	-£4,047,798	-£4,189,930	-£4,329,073	-£11,090,793	-£11,392,023	-£11,637,341	-£9,963,981
35%	71%	-£5,022,596	-£5,195,119	-£5,410,691	-£5,624,309	-£13,581,855	-£14,060,115	-£14,458,721	-£12,986,944
40%	71%	-£6,106,177	-£6,342,441	-£6,631,453	-£6,919,546	-£16,072,916	-£16,728,205	-£17,280,101	-£16,009,907
45%	71%	-£7,189,759	-£7,489,762	-£7,852,213	-£8,214,783	-£18,563,978	-£19,396,296	-£20,101,480	-£19,032,869
50%	71%	-£8,273,340	-£8,637,084	-£9,072,974	-£9,510,019	-£21,055,038	-£22,064,387	-£22,922,859	-£22,055,832
100%	71%	-£19,109,156	-£20,110,300	-£21,280,583	-£22,462,386	-£45,965,650	-£48,745,295	-£51,136,655	-£52,285,461
10%	75%	£296,479	£425,920	£559,787	£700,240	-£1,351,343	-£981,318	-£590,207	£1,768,132
15%	75%	-£715,512	-£639,125	-£573,429	-£502,111	-£3,701,781	-£3,498,793	-£3,295,869	-£1,130,016
20%	75%	-£1,800,994	-£1,784,011	-£1,781,230	-£1,773,424	-£6,176,500	-£6,128,490	-£6,071,461	-£4,028,165
25%	75%	-£2,891,862	-£2,939,047	-£3,010,197	-£3,077,366	-£8,684,517	-£8,814,743	-£8,912,060	-£7,039,633
30%	75%	-£3,982,729	-£4,094,084	-£4,239,163	-£4,381,309	-£11,192,536	-£11,500,996	-£11,752,659	-£10,082,320
35%	75%	-£5,073,597	-£5,249,120	-£5,468,130	-£5,685,253	-£13,700,555	-£14,187,250	-£14,593,258	-£13,125,005
40%	75%	-£6,164,464	-£6,404,156	-£6,697,096	-£6,999,195	-£16,208,572	-£16,873,502	-£17,433,857	-£16,167,692
45%	75%	-£7,255,331	-£7,559,192	-£7,926,063	-£8,293,138	-£18,716,591	-£19,559,755	-£20,274,456	-£19,210,377
50%	75%	-£8,346,198	-£8,714,228	-£9,155,029	-£9,597,080	-£21,224,608	-£22,246,008	-£23,115,056	-£22,253,064
10%	60%	£352,912	£485,672	£623,344	£767,673	-£1,217,854	-£838,343	-£436,432	£1,925,936
15%	60%	-£625,188	-£549,497	-£478,094	-£400,960	-£3,501,546	-£3,284,329	-£3,065,206	-£893,311
20%	60%	-£1,678,593	-£1,654,410	-£1,643,377	-£1,627,161	-£5,891,621	-£5,823,367	-£5,748,572	-£3,712,557
25%	60%	-£2,738,860	-£2,777,046	-£2,837,881	-£2,894,539	-£8,328,420	-£8,433,339	-£8,508,449	-£6,625,449
30%	60%	-£3,799,127	-£3,899,681	-£4,032,384	-£4,161,915	-£10,765,219	-£11,043,311	-£11,268,326	-£9,585,297
35%	60%	-£4,859,394	-£5,022,317	-£5,226,887	-£5,429,293	-£13,202,017	-£13,653,283	-£14,028,203	-£12,545,147
40%	60%	-£5,919,661	-£6,144,952	-£6,421,390	-£6,696,670	-£15,638,815	-£16,263,255	-£16,788,080	-£15,504,995
45%	60%	-£6,979,928	-£7,267,588	-£7,615,893	-£7,964,047	-£18,075,614	-£18,873,227	-£19,547,957	-£18,464,844
50%	60%	-£8,040,195	-£8,390,224	-£8,810,397	-£9,231,424	-£20,512,413	-£21,483,199	-£22,307,835	-£21,424,693

### CIL Zone 3 High Value – Z3 High Benchmark

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£2,555,437	£3,009,433	£3,515,971	£4,035,546	£4,088,105	£2,805,909	£1,406,497	£1,767,911
10%	71%	£228,365	£545,474	£894,415	£1,254,057	£9,506,067	£8,602,840	£7,593,976	£4,843,521
15%	71%	£935,171	£686,505	£416,363	£136,686	£12,227,011	£11,517,150	£10,720,527	£8,150,003
20%	71%	£2,098,706	£1,918,484	£1,727,139	£1,527,431	£14,947,955	£14,431,460	£13,853,980	£11,498,268
25%	71%	£3,262,242	£3,150,462	£3,037,917	£2,918,175	£17,668,898	£17,345,770	£16,987,434	£14,846,532
30%	71%	£4,465,198	£4,413,258	£4,371,196	£4,322,621	£20,429,682	£20,283,957	£20,123,170	£18,194,797
35%	71%	£5,727,046	£5,749,332	£5,792,728	£5,830,875	£23,328,988	£23,387,210	£23,403,825	£21,604,468
40%	71%	£6,988,895	£7,085,407	£7,214,259	£7,339,130	£26,232,352	£26,496,905	£26,693,550	£25,119,718
45%	71%	£8,250,742	£8,421,481	£8,635,791	£8,847,385	£29,135,716	£29,606,599	£29,983,276	£28,634,968
50%	71%	£9,512,591	£9,757,556	£10,057,322	£10,355,639	£32,039,080	£32,716,293	£33,273,002	£32,150,218
100%	71%	£22,131,074	£23,118,303	£24,272,638	£25,438,187	£61,072,720	£63,813,238	£66,170,263	£67,302,717
10%	75%	£216,020	£532,402	£880,512	£1,239,306	£9,535,271	£8,634,118	£7,627,075	£4,877,488
15%	75%	£953,689	£706,112	£437,218	£158,815	£12,270,816	£11,564,088	£10,770,988	£8,201,787
20%	75%	£2,123,397	£1,944,627	£1,754,949	£1,556,936	£15,006,360	£14,494,017	£13,921,262	£11,567,312
25%	75%	£3,293,106	£3,183,142	£3,072,678	£2,955,056	£17,741,906	£17,423,967	£17,071,536	£14,932,838
30%	75%	£4,505,364	£4,455,787	£4,416,433	£4,370,617	£20,521,662	£20,382,473	£20,227,422	£18,298,363
35%	75%	£5,773,907	£5,798,990	£5,845,504	£5,886,871	£23,438,052	£23,504,024	£23,527,441	£21,731,323
40%	75%	£7,042,449	£7,142,112	£7,274,575	£7,403,125	£26,356,996	£26,630,407	£26,834,825	£25,264,694
45%	75%	£8,310,993	£8,485,275	£8,703,646	£8,919,380	£29,275,941	£29,756,789	£30,142,211	£28,798,067
50%	75%	£9,579,535	£9,828,438	£10,132,717	£10,435,634	£32,194,885	£32,883,172	£33,449,597	£32,331,439
10%	60%	£267,871	£587,304	£938,909	£1,301,265	£9,412,617	£8,502,748	£7,488,057	£4,734,827
15%	60%	£875,911	£623,760	£349,622	£65,876	£12,086,835	£11,367,012	£10,559,049	£7,986,195
20%	60%	£2,019,694	£1,834,824	£1,638,154	£1,433,016	£14,761,053	£14,231,277	£13,638,678	£11,277,323
25%	60%	£3,163,476	£3,045,888	£2,926,685	£2,800,157	£17,435,272	£17,095,541	£16,718,306	£14,570,352
30%	60%	£4,336,666	£4,277,584	£4,227,674	£4,171,191	£20,135,349	£19,968,707	£19,797,933	£17,863,380
35%	60%	£5,577,092	£5,590,557	£5,623,844	£5,651,689	£22,979,983	£23,013,403	£23,008,253	£21,198,533
40%	60%	£6,817,518	£6,903,949	£7,021,249	£7,134,345	£25,833,489	£26,069,696	£26,241,469	£24,656,792
45%	60%	£8,057,944	£8,217,342	£8,418,654	£8,617,003	£28,686,996	£29,125,990	£29,474,686	£28,113,051
50%	60%	£9,298,371	£9,530,735	£9,816,059	£10,099,659	£31,540,502	£32,182,284	£32,707,902	£31,570,310

### CIL Zone 3 High Value – Z3 Medium Benchmark

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£4,783,663	£5,237,659	£5,744,197	£6,263,772	£6,618,955	£7,901,151	£9,300,563	£12,474,971
10%	71%	£2,456,591	£2,773,700	£3,122,641	£3,482,283	£1,200,993	£2,104,220	£3,113,084	£5,863,539
15%	71%	£1,293,055	£1,541,721	£1,811,863	£2,091,540	£1,519,951	£810,090	£13,467	£2,557,057
20%	71%	£129,520	£309,742	£501,087	£700,795	£4,240,895	£3,724,400	£3,146,920	£791,208
25%	71%	£1,034,016	£922,236	£809,691	£689,949	£6,961,838	£6,638,710	£6,280,374	£4,139,472
30%	71%	£2,236,972	£2,185,032	£2,142,970	£2,094,395	£9,722,622	£9,576,897	£9,416,110	£7,487,737
35%	71%	£3,498,820	£3,521,106	£3,564,502	£3,602,849	£12,621,928	£12,680,150	£12,696,765	£10,897,408
40%	71%	£4,760,669	£4,857,181	£4,986,033	£5,110,904	£15,525,292	£15,789,845	£15,986,490	£14,412,658
45%	71%	£6,022,516	£6,193,255	£6,407,565	£6,619,159	£18,428,656	£18,899,539	£19,276,216	£17,927,908
50%	71%	£7,284,365	£7,529,330	£7,829,096	£8,127,413	£21,332,020	£22,009,233	£22,565,942	£21,443,158
100%	71%	£19,902,848	£20,890,077	£22,044,412	£23,209,961	£50,365,660	£53,106,178	£55,463,203	£56,595,657
10%	75%	£2,444,246	£2,760,628	£3,108,738	£3,467,532	£1,171,789	£2,072,942	£3,079,985	£5,829,572
15%	75%	£1,274,537	£1,522,114	£1,791,008	£2,069,411	£1,563,756	£857,008	£63,928	£2,505,273
20%	75%	£104,829	£283,599	£473,277	£671,290	£4,299,300	£3,786,957	£3,214,202	£860,252
25%	75%	£1,084,880	£954,916	£844,452	£726,830	£7,034,846	£6,716,907	£6,364,476	£4,225,778
30%	75%	£2,277,138	£2,227,561	£2,188,207	£2,142,391	£9,814,602	£9,675,413	£9,520,362	£7,591,303
35%	75%	£3,545,681	£3,570,724	£3,617,278	£3,658,645	£12,730,992	£12,796,964	£12,820,381	£11,024,263
40%	75%	£4,814,223	£4,913,886	£5,046,349	£5,174,899	£15,649,936	£15,923,347	£16,127,765	£14,557,634
45%	75%	£6,082,767	£6,257,049	£6,475,420	£6,691,154	£18,568,881	£19,049,729	£19,435,151	£18,091,007
50%	75%	£7,351,309	£7,600,212	£7,904,491	£8,207,408	£21,487,825	£22,176,112	£22,742,537	£21,624,379
10%	60%	£2,496,097	£2,815,530	£3,167,135	£3,529,491	£1,294,443	£2,204,312	£3,219,003	£5,972,233
15%	60%	£1,352,315	£1,604,466	£1,878,604	£2,162,350	£1,379,775	£659,952	£148,011	£2,720,865
20%	60%	£208,532	£393,402	£590,072	£795,210	£4,053,993	£3,524,217	£2,931,618	£570,263
25%	60%	£935,250	£817,662	£698,459	£571,931	£6,728,212	£6,388,481	£6,011,246	£4,863,292
30%	60%	£2,108,440	£2,049,358	£1,999,448	£1,942,965	£9,428,289	£9,261,647	£9,090,873	£7,156,320
35%	60%	£3,348,866	£3,362,331	£3,395,618	£3,423,463	£12,272,923	£12,306,343	£12,301,193	£10,491,473
40%	60%	£4,589,292	£4,675,723	£4,793,023	£4,906,119	£15,126,429	£15,362,636	£15,534,409	£13,948,732
45%	60%	£5,829,718	£5,989,116	£6,190,428	£6,388,777	£17,979,936	£18,418,930	£18,767,626	£17,405,991
50%	60%	£7,070,145	£7,302,509	£7,587,833	£7,871,433	£20,833,442	£21,475,224	£22,000,842	£20,863,250

### CIL Zone 3 High Value – Z3 Low Benchmark

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£5,813,923	£6,267,919	£6,774,457	£7,294,032	£11,569,555	£12,851,751	£14,251,163	£17,425,571
10%	71%	£3,486,851	£3,803,960	£4,152,901	£4,512,543	£6,151,593	£7,054,820	£8,063,684	£10,814,139
15%	71%	£2,323,315	£2,571,981	£2,842,123	£3,121,800	£3,430,649	£4,140,510	£4,937,133	£7,507,657
20%	71%	£1,159,780	£1,340,002	£1,531,347	£1,731,055	£709,705	£1,226,200	£1,803,680	£4,159,392
25%	71%	£-3,756	£108,024	£220,569	£340,311	£-2,011,238	£-1,688,110	£-1,329,774	£811,128
30%	71%	£-1,206,712	£-1,154,772	£-1,112,710	£-1,064,135	£-4,772,022	£-4,626,297	£-4,465,510	£-2,537,137
35%	71%	£-2,468,560	£-2,490,846	£-2,534,242	£-2,572,389	£-7,671,328	£-7,729,550	£-7,746,165	£-5,946,808
40%	71%	£-3,730,409	£-3,826,921	£-3,955,773	£-4,080,644	£-10,574,692	£-10,839,245	£-11,035,890	£-9,462,058
45%	71%	£-4,992,266	£-5,162,995	£-5,377,305	£-5,588,899	£-13,478,056	£-13,948,939	£-14,325,616	£-12,977,308
50%	71%	£-6,254,105	£-6,499,070	£-6,798,836	£-7,097,153	£-16,381,420	£-17,058,633	£-17,815,342	£-16,492,558
100%	71%	£-18,872,588	£-19,859,817	£-21,014,152	£-22,179,701	£-45,415,060	£-48,155,578	£-50,512,603	£-51,645,057
10%	75%	£3,474,506	£3,790,888	£4,138,998	£4,497,792	£6,122,389	£7,023,542	£8,030,585	£10,780,172
15%	75%	£2,304,797	£2,552,374	£2,821,268	£3,099,671	£3,386,844	£4,093,592	£4,886,672	£7,455,873
20%	75%	£1,135,089	£1,313,859	£1,503,537	£1,701,550	£651,300	£1,163,643	£1,736,398	£4,090,348
25%	75%	£-34,620	£75,344	£185,808	£303,430	£-2,084,246	£-1,766,307	£-1,413,876	£724,822
30%	75%	£-1,246,878	£-1,197,301	£-1,157,947	£-1,112,131	£-4,884,002	£-4,724,813	£-4,569,762	£-2,640,703
35%	75%	£-2,515,421	£-2,540,464	£-2,587,018	£-2,628,385	£-7,780,392	£-7,846,364	£-7,869,781	£-6,073,663
40%	75%	£-3,783,963	£-3,883,626	£-4,016,089	£-4,144,639	£-10,699,336	£-10,972,747	£-11,177,165	£-9,607,034
45%	75%	£-5,052,507	£-5,226,789	£-5,445,160	£-5,660,894	£-13,618,281	£-14,099,129	£-14,484,551	£-13,140,407
50%	75%	£-6,321,049	£-6,569,952	£-6,874,231	£-7,177,148	£-16,537,225	£-17,225,512	£-17,791,937	£-16,673,779
10%	60%	£3,526,357	£3,845,790	£4,197,395	£4,559,751	£6,245,043	£7,154,912	£8,169,603	£10,922,833
15%	60%	£2,382,575	£2,634,726	£2,908,864	£3,192,610	£3,570,825	£4,290,648	£5,098,611	£7,671,465
20%	60%	£1,238,792	£1,423,662	£1,620,332	£1,825,470	£896,607	£1,426,383	£2,018,982	£4,380,337
25%	60%	£95,010	£212,598	£331,801	£458,329	£-1,777,612	£-1,437,881	£-1,060,646	£1,087,308
30%	60%	£-1,078,180	£-1,019,098	£-969,188	£-912,705	£-4,477,689	£-4,311,047	£-4,140,273	£-2,205,720
35%	60%	£-2,318,606	£-2,332,071	£-2,365,358	£-2,393,203	£-7,322,323	£-7,355,743	£-7,350,599	£-5,540,873
40%	60%	£-3,559,032	£-3,645,463	£-3,762,763	£-3,875,859	£-10,175,829	£-10,412,036	£-10,583,809	£-8,998,132
45%	60%	£-4,799,458	£-4,958,856	£-5,160,168	£-5,358,517	£-13,029,336	£-13,468,330	£-13,817,026	£-12,455,391
50%	60%	£-6,039,885	£-6,272,249	£-6,557,573	£-6,841,173	£-15,882,842	£-16,524,624	£-17,050,242	£-15,912,650

### CIL Zone 3 Medium Value – Z3 High Benchmark

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£471,221	£825,455	£1,216,946	£1,618,843	£8,978,129	£7,974,598	£6,847,497	£3,961,373
10%	71%	£-1,674,326	£-1,446,301	£-1,200,170	£-945,735	£-13,994,370	£-13,347,322	£-12,610,235	£-10,087,447
15%	71%	£-2,747,099	£-2,582,179	£-2,408,728	£-2,228,023	£-16,502,490	£-16,033,685	£-15,498,541	£-13,175,591
20%	71%	£-3,819,872	£-3,718,056	£-3,617,286	£-3,510,313	£-19,010,609	£-18,720,046	£-18,386,848	£-16,263,735
25%	71%	£-4,964,620	£-4,918,846	£-4,884,188	£-4,843,963	£-21,616,989	£-21,489,734	£-21,320,794	£-19,351,878
30%	71%	£-6,128,037	£-6,150,700	£-6,194,862	£-6,234,598	£-24,293,260	£-24,356,198	£-24,353,146	£-22,541,662
35%	71%	£-7,291,454	£-7,382,553	£-7,505,538	£-7,625,233	£-26,969,532	£-27,222,661	£-27,385,499	£-25,783,817
40%	71%	£-8,454,872	£-8,614,406	£-8,816,212	£-9,015,869	£-29,645,805	£-30,089,125	£-30,417,851	£-29,025,974
45%	71%	£-9,618,288	£-9,846,259	£-10,126,886	£-10,406,504	£-32,322,076	£-32,955,589	£-33,450,203	£-32,268,131
50%	71%	£-10,781,706	£-11,078,114	£-11,437,562	£-11,797,139	£-34,998,349	£-35,822,053	£-36,482,557	£-35,510,287
100%	71%	£-22,415,878	£-23,396,647	£-24,544,309	£-25,703,494	£-61,761,068	£-64,486,692	£-66,806,083	£-67,931,852
10%	75%	£-1,687,510	£-1,460,261	£-1,215,020	£-961,489	£-14,025,557	£-13,380,727	£-12,646,162	£-10,124,316
15%	75%	£-2,766,876	£-2,603,119	£-2,431,002	£-2,251,656	£-16,549,272	£-16,083,791	£-15,552,432	£-13,230,894
20%	75%	£-3,846,242	£-3,745,977	£-3,646,984	£-3,541,822	£-19,072,985	£-18,786,854	£-18,458,702	£-16,337,473
25%	75%	£-5,000,366	£-4,956,696	£-4,924,447	£-4,886,678	£-21,700,186	£-21,578,843	£-21,415,091	£-19,444,051
30%	75%	£-6,170,933	£-6,196,119	£-6,243,173	£-6,285,856	£-24,393,097	£-24,463,129	£-24,466,303	£-22,657,783
35%	75%	£-7,341,500	£-7,435,542	£-7,561,900	£-7,685,034	£-27,086,008	£-27,347,414	£-27,517,515	£-25,919,293
40%	75%	£-8,512,066	£-8,674,966	£-8,880,627	£-9,084,213	£-29,778,919	£-30,231,700	£-30,568,727	£-29,180,804
45%	75%	£-9,682,633	£-9,914,389	£-10,199,353	£-10,483,391	£-32,471,831	£-33,115,986	£-33,619,939	£-32,442,313
50%	75%	£-10,853,200	£-11,153,812	£-11,518,080	£-11,882,570	£-35,164,742	£-36,000,272	£-36,671,152	£-35,703,824
10%	60%	£-1,632,134	£-1,401,628	£-1,152,654	£-895,319	£-13,894,568	£-13,240,428	£-12,495,268	£-9,969,468
15%	60%	£-2,683,812	£-2,515,170	£-2,337,453	£-2,152,401	£-16,352,787	£-15,873,344	£-15,326,091	£-12,998,622
20%	60%	£-3,735,490	£-3,628,711	£-3,522,253	£-3,409,482	£-18,811,007	£-18,506,259	£-18,156,913	£-16,027,777
25%	60%	£-4,850,230	£-4,797,728	£-4,755,358	£-4,707,275	£-21,350,758	£-21,204,584	£-21,019,041	£-19,056,930
30%	60%	£-5,990,770	£-6,005,358	£-6,040,268	£-6,070,572	£-23,973,784	£-24,014,017	£-23,991,044	£-22,107,071
35%	60%	£-7,131,310	£-7,212,988	£-7,325,176	£-7,433,870	£-26,596,810	£-26,823,451	£-26,963,045	£-25,350,296
40%	60%	£-8,271,849	£-8,420,617	£-8,610,085	£-8,797,168	£-29,219,836	£-29,632,885	£-29,935,048	£-28,530,521
45%	60%	£-9,412,388	£-9,628,248	£-9,894,994	£-10,160,465	£-31,842,862	£-32,442,319	£-32,907,050	£-31,710,746
50%	60%	£-10,552,928	£-10,835,878	£-11,179,903	£-11,523,763	£-34,465,888	£-35,251,753	£-35,879,052	£-34,890,970

### CIL Zone 3 Medium Value – Z3 Medium Benchmark

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£2,899,447	£3,053,681	£3,445,172	£3,847,069	£1,728,931	£2,732,462	£3,859,563	£6,745,687
10%	71%	£553,900	£781,925	£1,028,056	£1,282,491	£3,287,310	£2,640,262	£1,903,175	£619,613
15%	71%	£518,873	£353,953	£180,502	£203	£5,795,430	£5,326,625	£4,791,481	£2,468,531
20%	71%	£1,591,646	£1,489,830	£1,389,060	£1,282,087	£8,303,549	£8,012,986	£7,679,798	£5,556,675
25%	71%	£2,736,394	£2,690,620	£2,655,962	£2,615,737	£10,909,929	£10,782,674	£10,613,734	£8,644,818
30%	71%	£3,899,811	£3,922,474	£3,966,636	£4,006,372	£13,586,200	£13,649,138	£13,646,086	£11,834,602
35%	71%	£5,063,228	£5,154,327	£5,277,312	£5,397,007	£16,262,472	£16,515,601	£16,678,439	£15,076,757
40%	71%	£6,226,646	£6,386,180	£6,587,986	£6,787,643	£18,938,745	£19,382,065	£19,710,791	£18,318,914
45%	71%	£7,390,062	£7,618,033	£7,898,660	£8,178,278	£21,615,016	£22,248,529	£22,743,143	£21,561,071
50%	71%	£8,553,480	£8,849,888	£9,209,336	£9,568,913	£24,291,289	£25,114,993	£25,775,497	£24,803,227
100%	71%	£20,187,652	£21,168,421	£22,316,083	£23,475,268	£51,054,008	£53,779,632	£56,099,023	£57,224,792
10%	75%	£540,716	£767,965	£1,013,206	£1,266,737	£3,318,497	£2,673,667	£1,939,102	£582,744
15%	75%	£538,650	£374,893	£202,776	£23,430	£5,842,212	£5,376,731	£4,845,372	£2,523,834
20%	75%	£1,618,016	£1,517,751	£1,418,758	£1,313,596	£8,365,925	£8,079,794	£7,751,642	£5,630,413
25%	75%	£2,772,140	£2,728,470	£2,696,221	£2,658,452	£10,993,126	£10,871,783	£10,708,031	£8,736,991
30%	75%	£3,942,707	£3,967,893	£4,014,947	£4,057,630	£13,686,037	£13,756,609	£13,759,243	£11,950,723
35%	75%	£5,113,274	£5,207,316	£5,333,674	£5,456,808	£16,378,948	£16,640,354	£16,810,455	£15,212,233
40%	75%	£6,283,840	£6,446,740	£6,662,401	£6,855,987	£19,071,859	£19,524,640	£19,861,667	£18,473,744
45%	75%	£7,454,407	£7,686,163	£7,971,127	£8,255,165	£21,764,771	£22,408,926	£22,912,879	£21,735,253
50%	75%	£8,624,974	£8,925,586	£9,289,854	£9,654,344	£24,457,682	£25,293,212	£25,964,092	£24,996,764
10%	60%	£596,092	£826,598	£1,075,572	£1,332,507	£3,187,508	£2,533,368	£1,788,208	£737,592
15%	60%	£455,586	£286,944	£109,227	£75,825	£5,645,727	£5,166,284	£4,619,031	£2,291,562
20%	60%	£1,507,264	£1,400,485	£1,294,027	£1,181,256	£8,103,947	£7,799,199	£7,449,853	£5,320,717
25%	60%	£2,622,004	£2,569,502	£2,527,132	£2,479,049	£10,643,698	£10,497,524	£10,311,981	£8,349,870
30%	60%	£3,762,544	£3,777,132	£3,812,042	£3,842,346	£13,266,724	£13,306,957	£13,283,984	£11,463,011
35%	60%	£4,903,084	£4,984,762	£5,096,950	£5,205,644	£15,889,750	£16,116,391	£16,255,985	£14,643,236
40%	60%	£6,043,623	£6,192,391	£6,361,859	£6,568,942	£18,512,776	£18,925,825	£19,227,988	£17,823,461
45%	60%	£7,184,162	£7,400,022	£7,666,768	£7,932,239	£21,135,802	£21,735,259	£22,199,990	£21,003,686
50%	60%	£8,324,702	£8,607,652	£8,951,677	£9,295,537	£23,758,828	£24,544,693	£25,171,992	£24,183,910

### CIL Zone 3 Medium Value – Z3 Low Benchmark

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£3,729,707	£4,083,941	£4,475,432	£4,877,329	£6,679,531	£7,683,062	£8,810,163	£11,696,287
10%	71%	£1,584,160	£1,812,185	£2,058,316	£2,312,751	£1,663,290	£2,310,338	£3,047,425	£5,570,213
15%	71%	£511,387	£676,307	£849,758	£1,030,463	£844,830	£376,025	£159,119	£2,482,069
20%	71%	£561,386	£459,570	£358,800	£251,827	£3,352,949	£3,062,386	£2,729,188	£606,075
25%	71%	£1,706,134	£1,660,360	£1,625,702	£1,585,477	£5,959,329	£5,832,074	£5,663,134	£3,694,218
30%	71%	£2,869,551	£2,892,214	£2,936,376	£2,976,112	£8,635,600	£8,696,538	£8,695,486	£6,884,002
35%	71%	£4,032,968	£4,124,067	£4,247,052	£4,366,747	£11,311,872	£11,565,001	£11,727,839	£10,126,157
40%	71%	£5,196,386	£5,355,920	£5,557,726	£5,757,383	£13,988,145	£14,431,465	£14,760,191	£13,368,314
45%	71%	£6,359,802	£6,587,773	£6,868,400	£7,148,018	£16,664,416	£17,297,929	£17,792,543	£16,610,471
50%	71%	£7,523,220	£7,819,628	£8,179,076	£8,538,653	£19,340,689	£20,164,393	£20,824,897	£19,852,627
100%	71%	£19,157,392	£20,138,161	£21,285,823	£22,445,008	£46,103,408	£48,829,032	£51,148,423	£52,274,192
10%	75%	£1,570,976	£1,798,225	£2,043,466	£2,296,997	£1,632,103	£2,276,933	£3,011,498	£5,533,344
15%	75%	£491,610	£655,367	£827,484	£1,006,830	£891,612	£426,131	£105,228	£2,426,766
20%	75%	£587,756	£487,491	£388,498	£283,336	£3,415,325	£3,129,194	£2,801,042	£679,813
25%	75%	£1,741,880	£1,698,210	£1,665,961	£1,628,192	£6,042,526	£5,921,183	£5,757,431	£3,766,391
30%	75%	£2,912,447	£2,937,633	£2,984,687	£3,027,370	£8,735,437	£8,805,469	£8,808,643	£7,000,123
35%	75%	£4,083,014	£4,177,056	£4,303,414	£4,426,548	£11,428,348	£11,689,754	£11,859,855	£10,261,633
40%	75%	£5,253,580	£5,416,480	£5,622,141	£5,825,727	£14,121,259	£14,574,040	£14,911,067	£13,523,144
45%	75%	£6,424,147	£6,655,903	£6,940,867	£7,224,905	£16,814,171	£17,458,326	£17,962,279	£16,784,653
50%	75%	£7,594,714	£7,895,326	£8,259,594	£8,624,084	£19,507,082	£20,342,612	£21,013,492	£20,046,164
10%	60%	£1,626,352	£1,856,858	£2,105,832	£2,363,167	£1,763,092	£2,417,232	£3,162,392	£5,688,192
15%	60%	£574,674	£743,316	£921,033	£1,106,085	£695,127	£215,684	£331,569	£2,659,038
20%	60%	£477,004	£370,225	£263,767	£150,996	£3,153,347	£2,848,599	£2,499,253	£370,117
25%	60%	£1,591,744	£1,539,242	£1,496,872	£1,448,789	£5,693,098	£5,546,924	£5,361,381	£3,399,270
30%	60%	£2,732,284	£2,746,872	£2,781,782	£2,812,086	£8,316,124	£8,356,357	£8,333,384	£6,512,411
35%	60%	£3,872,824	£3,954,502	£4,066,690	£4,175,384	£10,939,150	£11,165,791	£11,305,385	£9,692,636
40%	60%	£5,013,363	£5,162,131	£5,351,599	£5,538,682	£13,562,176	£13,975,225	£14,277,388	£12,872,861
45%	60%	£6,153,902	£6,369,762	£6,636,508	£6,901,979	£16,185,202	£16,784,659	£17,249,390	£16,053,086
50%	60%	£7,294,442	£7,577,392	£7,921,417	£8,265,277	£18,808,228	£19,594,093	£20,221,392	£19,233,310

### CIL Zone 3 Low Value – Z3 High Benchmark

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£2,544,126	£2,357,302	£2,158,024	£1,952,191	£16,057,111	£15,529,840	£14,925,139	£12,461,373
10%	71%	£4,446,425	£4,360,041	£4,278,438	£4,192,643	£20,459,040	£20,225,801	£19,966,310	£17,857,299
15%	71%	£5,462,196	£5,435,563	£5,422,423	£5,405,041	£22,791,095	£22,720,027	£22,591,250	£20,563,342
20%	71%	£6,477,966	£6,511,084	£6,566,812	£6,619,248	£25,126,729	£25,221,644	£25,237,541	£23,393,986
25%	71%	£7,493,737	£7,586,606	£7,711,201	£7,833,453	£27,462,363	£27,723,263	£27,883,834	£26,226,503
30%	71%	£8,509,507	£8,662,128	£8,855,591	£9,047,660	£29,797,997	£30,224,880	£30,530,126	£29,059,018
35%	71%	£9,525,277	£9,737,650	£9,999,981	£10,261,866	£32,133,631	£32,726,499	£33,176,419	£31,891,535
40%	71%	£10,541,048	£10,813,171	£11,144,370	£11,476,073	£34,469,265	£35,228,116	£35,822,711	£34,724,052
45%	71%	£11,556,818	£11,888,693	£12,288,760	£12,690,280	£36,804,899	£37,729,735	£38,469,004	£37,556,567
50%	71%	£12,572,589	£12,964,214	£13,433,149	£13,904,486	£39,140,533	£40,231,352	£41,115,297	£40,389,084
100%	71%	£22,730,293	£23,719,431	£24,877,045	£26,046,550	£62,496,873	£65,247,533	£67,578,220	£68,714,247
10%	75%	£4,462,088	£4,376,626	£4,295,795	£4,211,058	£20,494,908	£20,264,219	£20,005,666	£17,897,667
15%	75%	£5,485,690	£5,460,440	£5,448,884	£5,433,116	£22,845,779	£22,778,596	£22,653,229	£20,625,922
20%	75%	£6,509,293	£6,544,254	£6,602,093	£6,656,681	£25,199,641	£25,299,737	£25,320,180	£23,478,790
25%	75%	£7,532,895	£7,628,069	£7,755,303	£7,880,246	£27,553,502	£27,820,878	£27,987,133	£26,332,507
30%	75%	£8,556,497	£8,711,882	£8,908,514	£9,103,810	£29,907,364	£30,342,019	£30,654,084	£29,186,244
35%	75%	£9,580,099	£9,795,697	£10,061,724	£10,327,375	£32,261,225	£32,863,160	£33,321,037	£32,039,942
40%	75%	£10,603,701	£10,879,510	£11,214,933	£11,550,940	£34,615,087	£35,384,301	£35,987,989	£34,893,659
45%	75%	£11,627,304	£11,963,324	£12,368,143	£12,774,506	£36,968,948	£37,905,441	£38,654,941	£37,747,377
50%	75%	£12,650,906	£13,047,139	£13,521,353	£13,998,071	£39,322,810	£40,426,582	£41,321,893	£40,601,094
10%	60%	£4,396,302	£4,306,970	£4,222,896	£4,136,175	£20,344,261	£20,102,865	£19,840,369	£17,728,059
15%	60%	£5,387,010	£5,355,955	£5,337,747	£5,315,200	£22,616,111	£22,532,605	£22,392,916	£20,363,088
20%	60%	£6,377,720	£6,404,942	£6,453,911	£6,499,460	£24,893,416	£24,971,750	£24,973,098	£23,122,613
25%	60%	£7,368,428	£7,453,927	£7,570,075	£7,683,718	£27,170,722	£27,410,895	£27,553,279	£25,887,287
30%	60%	£8,359,138	£8,502,913	£8,686,240	£8,867,978	£29,448,027	£29,850,039	£30,133,461	£28,651,960
35%	60%	£9,349,846	£9,551,899	£9,802,404	£10,052,237	£31,725,332	£32,289,183	£32,713,643	£31,416,633
40%	60%	£10,340,555	£10,600,885	£10,918,568	£11,236,497	£34,002,638	£34,728,328	£35,293,824	£34,181,307
45%	60%	£11,331,264	£11,649,871	£12,034,732	£12,420,756	£36,279,944	£37,167,472	£37,874,006	£36,945,980
50%	60%	£12,321,973	£12,698,857	£13,150,896	£13,605,015	£38,557,249	£39,606,617	£40,454,187	£39,710,653

### CIL Zone 3 Low Value – Z3 Medium Benchmark

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£315,900	£129,076	£70,202	£276,035	£5,350,051	£4,822,780	£4,218,079	£1,754,313
10%	71%	£2,218,199	£2,131,815	£2,050,212	£1,964,417	£9,751,980	£9,518,741	£9,259,250	£7,150,239
15%	71%	£3,233,970	£3,207,337	£3,194,197	£3,176,815	£12,084,035	£12,012,967	£11,884,190	£9,856,282
20%	71%	£4,249,740	£4,282,858	£4,338,586	£4,391,022	£14,419,669	£14,514,584	£14,530,481	£12,686,926
25%	71%	£5,265,511	£5,358,380	£5,482,975	£5,605,227	£16,765,303	£17,016,203	£17,176,774	£15,519,443
30%	71%	£6,281,281	£6,433,902	£6,627,365	£6,819,434	£19,090,937	£19,517,820	£19,823,066	£18,351,958
35%	71%	£7,297,051	£7,509,424	£7,771,755	£8,033,640	£21,426,571	£22,019,439	£22,469,359	£21,184,475
40%	71%	£8,312,822	£8,584,945	£8,916,144	£9,247,847	£23,762,205	£24,521,056	£25,115,651	£24,016,992
45%	71%	£9,328,592	£9,660,467	£10,060,534	£10,462,054	£26,097,839	£27,022,675	£27,761,944	£26,849,507
50%	71%	£10,344,363	£10,735,988	£11,204,923	£11,676,260	£28,433,473	£29,524,292	£30,408,237	£29,682,024
100%	71%	£20,502,067	£21,491,205	£22,648,819	£23,818,324	£51,789,813	£54,540,473	£56,871,160	£58,007,187
10%	75%	£2,233,862	£2,148,400	£2,067,569	£1,982,832	£9,787,848	£9,557,159	£9,298,606	£7,190,627
15%	75%	£3,257,464	£3,232,214	£3,220,658	£3,204,890	£12,138,719	£12,071,536	£11,946,169	£9,918,862
20%	75%	£4,281,067	£4,316,028	£4,373,867	£4,428,455	£14,492,581	£14,592,677	£14,613,120	£12,771,730
25%	75%	£5,304,669	£5,399,843	£5,527,077	£5,652,020	£16,846,442	£17,113,818	£17,280,073	£15,625,447
30%	75%	£6,328,271	£6,483,656	£6,680,288	£6,875,584	£19,200,304	£19,634,959	£19,947,024	£18,479,164
35%	75%	£7,351,873	£7,567,471	£7,833,498	£8,089,149	£21,554,165	£22,156,100	£22,613,977	£21,332,882
40%	75%	£8,375,475	£8,651,284	£8,986,707	£9,322,714	£23,908,027	£24,677,241	£25,280,929	£24,186,599
45%	75%	£9,399,078	£9,735,098	£10,139,917	£10,546,280	£26,261,888	£27,198,381	£27,947,881	£27,040,317
50%	75%	£10,422,680	£10,818,913	£11,293,127	£11,789,845	£28,615,750	£29,719,522	£30,614,833	£29,894,034
10%	60%	£2,168,076	£2,078,744	£1,994,670	£1,907,949	£9,637,201	£9,395,805	£9,133,309	£7,020,999
15%	60%	£3,158,784	£3,127,729	£3,109,521	£3,086,974	£11,909,051	£11,825,545	£11,685,856	£9,656,028
20%	60%	£4,149,494	£4,176,716	£4,225,685	£4,271,234	£14,186,356	£14,264,680	£14,266,038	£12,415,553
25%	60%	£5,140,202	£5,225,701	£5,341,849	£5,455,492	£16,463,662	£16,703,835	£16,846,219	£15,180,227
30%	60%	£6,130,912	£6,274,687	£6,458,014	£6,639,752	£18,740,967	£19,142,979	£19,426,401	£17,944,900
35%	60%	£7,121,620	£7,323,673	£7,574,178	£7,824,011	£21,018,272	£21,582,123	£22,006,583	£20,709,573
40%	60%	£8,112,329	£8,372,659	£8,690,342	£9,008,271	£23,295,578	£24,021,268	£24,586,764	£23,474,247
45%	60%	£9,103,038	£9,421,645	£9,806,506	£10,192,530	£25,572,884	£26,460,412	£27,166,946	£26,238,920
50%	60%	£10,093,747	£10,470,631	£10,922,670	£11,376,789	£27,850,189	£28,899,557	£29,747,127	£29,003,593

**CIL Zone 3 Low Value – Z3 Low Benchmark**

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£714,360	£901,184	£1,100,462	£1,306,295	-£399,451	£127,820	£732,521	£3,196,287
10%	71%	-£1,187,939	-£1,101,555	-£1,019,952	-£934,157	-£4,801,380	-£4,568,141	-£4,308,650	-£2,199,639
15%	71%	-£2,203,710	-£2,177,077	-£2,163,937	-£2,146,555	-£7,133,435	-£7,062,367	-£6,933,590	-£4,905,682
20%	71%	-£3,219,480	-£3,252,598	-£3,308,326	-£3,360,762	-£9,469,069	-£9,563,984	-£9,579,881	-£7,736,326
25%	71%	-£4,235,251	-£4,328,120	-£4,452,715	-£4,574,967	-£11,804,703	-£12,065,603	-£12,226,174	-£10,568,843
30%	71%	-£5,251,021	-£5,403,642	-£5,597,105	-£5,789,174	-£14,140,337	-£14,587,220	-£14,872,466	-£13,401,358
35%	71%	-£6,266,791	-£6,479,164	-£6,741,495	-£7,003,380	-£16,475,971	-£17,068,839	-£17,518,759	-£16,233,875
40%	71%	-£7,282,562	-£7,554,685	-£7,885,884	-£8,217,587	-£18,811,605	-£19,570,456	-£20,165,051	-£19,066,392
45%	71%	-£8,298,332	-£8,630,207	-£9,030,274	-£9,431,794	-£21,147,239	-£22,072,075	-£22,811,344	-£21,898,907
50%	71%	-£9,314,103	-£9,705,728	-£10,174,663	-£10,646,000	-£23,482,873	-£24,573,692	-£25,457,637	-£24,731,424
100%	71%	-£19,471,807	-£20,460,945	-£21,618,559	-£22,788,064	-£46,839,213	-£49,589,873	-£51,920,560	-£53,056,587
10%	75%	-£1,203,602	-£1,118,140	-£1,037,309	-£952,572	-£4,837,248	-£4,606,559	-£4,348,006	-£2,240,027
15%	75%	-£2,227,204	-£2,201,954	-£2,190,398	-£2,174,630	-£7,188,119	-£7,120,936	-£6,995,569	-£4,968,262
20%	75%	-£3,250,807	-£3,285,768	-£3,343,607	-£3,398,195	-£9,541,981	-£9,642,077	-£9,662,520	-£7,821,130
25%	75%	-£4,274,409	-£4,369,583	-£4,496,817	-£4,621,760	-£11,895,842	-£12,163,218	-£12,329,473	-£10,674,847
30%	75%	-£5,298,011	-£5,453,396	-£5,650,028	-£5,845,324	-£14,249,704	-£14,684,359	-£14,996,424	-£13,528,564
35%	75%	-£6,321,613	-£6,537,211	-£6,803,238	-£7,068,889	-£16,603,565	-£17,205,500	-£17,663,377	-£16,382,282
40%	75%	-£7,345,215	-£7,621,024	-£7,956,447	-£8,292,454	-£18,957,427	-£19,726,641	-£20,330,329	-£19,235,999
45%	75%	-£8,368,818	-£8,704,838	-£9,109,657	-£9,516,020	-£21,311,288	-£22,247,781	-£22,997,281	-£22,089,717
50%	75%	-£9,392,420	-£9,788,653	-£10,262,867	-£10,739,585	-£23,665,150	-£24,768,922	-£25,664,233	-£24,943,434
10%	60%	-£1,137,816	-£1,048,484	-£964,410	-£877,689	-£4,686,601	-£4,445,205	-£4,182,709	-£2,070,399
15%	60%	-£2,128,524	-£2,097,469	-£2,079,261	-£2,056,714	-£6,958,451	-£6,874,945	-£6,735,256	-£4,705,428
20%	60%	-£3,119,234	-£3,146,456	-£3,195,425	-£3,240,974	-£9,235,756	-£9,314,090	-£9,315,438	-£7,464,953
25%	60%	-£4,109,942	-£4,195,441	-£4,311,589	-£4,425,232	-£11,513,062	-£11,753,235	-£11,895,619	-£10,229,627
30%	60%	-£5,100,652	-£5,244,427	-£5,427,754	-£5,609,492	-£13,790,367	-£14,192,379	-£14,475,801	-£12,994,300
35%	60%	-£6,091,360	-£6,293,413	-£6,543,918	-£6,793,751	-£16,067,672	-£16,631,523	-£17,055,983	-£15,758,973
40%	60%	-£7,082,069	-£7,342,399	-£7,680,082	-£7,978,011	-£18,344,978	-£19,070,668	-£19,636,164	-£18,523,647
45%	60%	-£8,072,778	-£8,391,385	-£8,776,246	-£9,162,270	-£20,622,284	-£21,509,812	-£22,216,346	-£21,288,320
50%	60%	-£9,063,487	-£9,440,371	-£9,892,410	-£10,346,529	-£22,899,589	-£23,948,957	-£24,796,527	-£24,052,993

- 6.34 The testing demonstrates that some schemes will be able to viably provide commercial floorspace in development in LBS along with other policy requirements including affordable housing, however the degree to which this can be accommodated will differ from site to site and scheme to scheme.
- 6.35 The general trend demonstrated is that residential uses, particularly in areas where lower commercial values are achieved in the Borough subsidise the delivery of commercial floorspace. As acknowledged in the residential testing, there will always be certain schemes which are identified as being unviable regardless of the policy requirements i.e. the quantum of commercial floorspace and affordable housing, and these schemes would remain in their existing use until such time as a redevelopment or alternative use option becomes viable.
- 6.36 Given the above, we consider that the emerging NSP policy, which requires applicants to provide evidence where proposed schemes cannot provide replacement commercial floorspace, along with the flexibility offered by the Council's affordable housing policy, which is subject to viability provides suitable flexibility to ensure that appropriate development, providing a suitable mix of uses to support the identified needs of the LBS comes forward.

## 7 Conclusions and recommendations

- 7.1 The NPPF states that the cumulative impact of local planning authority standards and policies *'should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle'*. This report and its supporting appendices test this proposition within the LBS.
- 7.2 We have tested the impact of the Council's affordable housing policies and other requirements (including sustainability, Lifetime Homes, Section 106 and replacement commercial uses). The results generated by these appraisals indicate that the majority of developments could viably provide all or a large majority of the policy requirements, as ever, in order to ensure the delivery of the required growth in the LBS, particularly in the lower value areas, the Council needs to apply their policies flexibly. In this regard we consider that the Council's flexible approach to the application of the emerging NSP policies identified as having with cost implications will assist in the delivery of the identified growth in the local plan.
- 7.3 In considering the outputs of the appraisals, it is important to recognise that some developments will be unviable regardless of the Council's requirements i.e. due to market factors. In these cases, the value of the existing building will be higher than a redevelopment opportunity over the medium term. However, this situation should not be taken as an indication of the viability (or otherwise) of the LBS Council's policies and requirements. In these situations, there will be little pressure from owners to redevelop and they might re-consider the situation following changes in market conditions i.e. an improvement in sales values by comparison to build costs and the development value vs the existing use and competing uses for the site.
- 7.4 It is also worth noting that although the results of this viability exercise identify certain commercial development as not viable, it does not mean that sites will not be developed within the LBS for these uses. Viability is only one of many factors which affect whether a site is developed. For example, an existing occupier looking to re-locate may wish to develop their own premises by reference to their own cost benefit analysis, which will bear little relationship to the residual land value calculations that a speculative landlord developer may undertake.

### **Affordable housing**

- 7.5 The testing has demonstrated that the Council's Policy DM1 requirement of 35% affordable housing remains a reasonable requirement across all developments in the LBS. Some schemes (subject to their benchmark land values) are able to achieve higher amounts of affordable housing (50% affordable housing). As can be expected however, some schemes are also identified as having challenging viability. However, the Council's flexible approach in their policy i.e. that the provision will be subject to viability, will assist with both development viability and ensuring the delivery of the maximum quantum of viable affordable housing. Considering the results of this assessment holistically and considering the Council's preference for social rented accommodation, we recommend that the current requirement of 35% is maintained.
- 7.6 In line with our findings in the 2015 Viability Study the results of this study we consider that there is no need for the Council to adopt a sliding scale of affordable housing for units between 11 to 15 units. The Council's approach requiring 35% affordable housing across all developments in the Borough on schemes of 11 units and more is reasonable as we consider that the Council's flexible approach to the application of their policy, i.e. subject to viability, is sufficient to assist where due to site specific circumstances schemes are unable to deliver 35% affordable housing.
- 7.7 The sensitivity testing of affordable housing tenures as part of this assessment has identified that the Council's Policy DM1 approach of seeking 25% social rent to 10% intermediate (71%:29%) across the majority of the LBS can be delivered in a number of the scenarios tested. Further, the results identify that viability can be seen to improve marginally when LAR is sought in place of Borough calculated social rent (of up to circa 5%). Given this

position and that the Council has identified a need for social rented housing in the we consider that the emerging NSP's policy approach of requiring rented affordable housing to be delivered as Borough calculated social rents as a priority is reasonable.

- 7.8 Our assessment of shared ownership accommodation has identified that viability improves with increasing income thresholds from the Council's identified thresholds to the GLA's thresholds. However, this is seen to be only a marginal improvement in viability given that intermediate units make up a small part of the affordable housing offer (circa 29%).
- 7.9 Our testing of schemes with the inclusion of LLR in place of shared ownership is seen to have a limited impact on the viability in schemes where shared ownership values are based on the Council's lower income thresholds. Shared ownership at the GLA's income thresholds is identified as being more viable than LLR.
- 7.10 As with the Council's approach to LAR, we consider that allowing the Higher GLA thresholds on intermediate units in exceptional circumstances to be reasonable. This is particularly given the context that this can be seen to improve viability by circa 5% in some schemes.
- 7.11 In summary, given the results of the viability testing we consider that the Council's preferred approach to affordable housing is seeking:
- 35% affordable housing;
  - social rented accommodation;
  - intermediate units at the lower LBS specified rates; and
  - a tenure split of 25% social rented and 10% intermediate accommodation (circa 71%:29%).

as its prioritised policy starting point is still a reasonable requirement across all developments in the LBS. This is based on the identified Borough need for such accommodation and the confirmation that a reasonable number of schemes in the LBS would viably be able to deliver these requirements. We recommend that the Council continue to apply these considerations flexibly in exceptional circumstances where viability is identified as being particularly challenging, as this will assist the Council in delivering the housing growth identified in the emerging NSP options version.

#### **Private rental sector housing**

- 7.12 This study has considered the ability for PRS schemes to deliver affordable housing. We have updated our appraisals undertaken in the 2015 Viability Study assuming the developer will retain the PRS investment. Our testing has identified that, much like conventional housing schemes, PRS developments can in most instances viably deliver affordable housing and some instances dependant on the rental values achieved, benchmark land value and tenure of affordable housing secured can secure more than 35% affordable housing. In this regard we consider that the Council's emerging NSP Policy DM4 affordable housing requirements, which seeks a minimum of 35% affordable housing when delivered as discount market rent units subject to viability, will suitably allow schemes to come forward allowing for site specific issues whilst ensuring the maximum reasonable quantum of affordable housing is delivered.

#### **Student accommodation**

- 7.13 With respect to student accommodation, the study has identified that in line with the requirements of the NSP Policy DM22, direct let/private student housing can accommodate affordable housing to varying degrees with some schemes able to support at least 35% affordable housing as well as up to 27% of units as affordable student accommodation as suggested by the London Plan and defined by The Mayor's 'Draft Interim Housing Supplementary Planning Guidance' (May 2015) as updated by the London Plan Annual Monitoring Report 13 2015/16 (July 2017). Our testing has highlighted that such schemes are sensitive to changes in inputs, such as tenancy lengths and rents and in this regard we recommend that the Council applies their emerging policy flexibly i.e. subject to viability.

- 7.14 Our testing of nomination schemes/schemes let by universities at low rental levels and on shorter tenancies has identified that such schemes are unable to support much conventional affordable housing (up to circa 5% depending on the benchmark land value of the site).

**Mixed use schemes**

- 7.15 This study has demonstrated that schemes can viably provide commercial floorspace within developments in the Borough along with other policy requirements including affordable housing. However, the degree to which this can be accommodated will differ from site to site and scheme to scheme. On this basis we consider that the Council's Policy DM24, which requires applicants to provide evidence of lack of demand for floorspace and viability evidence where proposed schemes cannot provide replacement commercial floorspace, will provide suitable flexibility to ensure that appropriate development, providing a suitable mix of uses to support the identified needs of the Borough, comes forward.
- 7.16 This update study demonstrates that the Council's flexible approach to applying its emerging policy requirements, will ensure an appropriate balance between delivering affordable housing, sustainability objectives, necessary infrastructure and the need for landowners and developers to achieve competitive returns, as required by the NPPF. Maintaining this approach will ensure the 'scale of obligations and policy burdens' (para 174 of the NPPF) are appropriate in all instances to ensure that sites are, as far as possible, able to be developed viably and thus facilitate the growth envisaged by the Council's plans throughout the economic cycle without jeopardising the delivery of the aspirations of the emerging New Southwark Plan.

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## Appendix 1 - Summary of assessment of Affordable Housing Values adopted in study

Zone	Value	Unit Type	Value areas	Social Rent	London Affordable Rent	Shared Ownership @ Council Income Thresholds	Shared Ownership @ GLA Income Thresholds	London Living Rent
Zone 1	High	1 Bed	1	£2,163	£2,218	£4,080	£8,048	£4,467
Zone 1	High	2 Bed	1	£1,614	£1,656	£3,144	£5,423	£3,529
Zone 1	High	3 Bed	1	£1,297	£1,330	£2,635	£4,396	£2,978
Zone 1	High	4 Bed	1	£1,228	£1,259	£2,696	£3,775	£2,927
Zone 1	Medium	1 Bed	2	£2,011	£2,218	£4,080	£8,048	£4,448
Zone 1	Medium	2 Bed	2	£1,614	£1,656	£3,144	£5,423	£3,514
Zone 1	Medium	3 Bed	2	£1,297	£1,330	£2,635	£4,396	£2,966
Zone 1	Medium	4 Bed	2	£1,228	£1,259	£2,696	£3,775	£2,915
Zone 1	Low	1 Bed	3	£1,762	£2,218	£4,080	£8,048	£4,448
Zone 1	Low	2 Bed	3	£1,614	£1,656	£3,144	£5,423	£3,514
Zone 1	Low	3 Bed	3	£1,297	£1,330	£2,635	£4,396	£2,966
Zone 1	Low	4 Bed	3	£1,228	£1,259	£2,696	£3,775	£2,915
Zone 2	High	1 Bed	4	£1,787	£2,218	£4,080	£8,223	£3,584
Zone 2	High	2 Bed	4	£1,614	£1,656	£3,144	£5,423	£2,864
Zone 2	High	3 Bed	4	£1,297	£1,330	£2,635	£4,396	£2,547
Zone 2	High	4 Bed	4	£1,228	£1,259	£2,696	£3,775	£2,245
Zone 2	Medium	1 Bed	5	£1,463	£2,218	£4,080	£5,948	£3,331
Zone 2	Medium	2 Bed	5	£1,348	£1,656	£3,144	£5,423	£2,658
Zone 2	Medium	3 Bed	5	£1,278	£1,330	£2,635	£4,396	£2,395
Zone 2	Medium	4 Bed	5	£1,228	£1,259	£2,696	£3,775	£2,086
Zone 2	Low	1 Bed	6	£1,323	£2,218	£4,080	£4,969	£2,932
Zone 2	Low	2 Bed	6	£1,208	£1,656	£3,144	£4,969	£2,347
Zone 2	Low	3 Bed	6	£1,139	£1,330	£2,635	£4,396	£2,122
Zone 2	Low	4 Bed	6	£1,148	£1,259	£2,696	£3,775	£1,843
Zone 3	High	1 Bed	7	£1,388	£2,218	£4,080	£5,423	£3,469
Zone 3	High	2 Bed	7	£1,273	£1,656	£3,144	£5,423	£2,744
Zone 3	High	3 Bed	7	£1,203	£1,330	£2,635	£4,396	£2,318
Zone 3	High	4 Bed	7	£1,213	£1,259	£2,696	£3,775	£2,283
Zone 3	Medium	1 Bed	8	£1,338	£2,218	£4,080	£5,074	£3,210
Zone 3	Medium	2 Bed	8	£1,223	£1,656	£3,144	£5,074	£2,540
Zone 3	Medium	3 Bed	8	£1,153	£1,330	£2,635	£4,396	£2,147
Zone 3	Medium	4 Bed	8	£1,163	£1,259	£2,696	£3,775	£2,115
Zone 3	Low	1 Bed	9	£1,263	£2,218	£4,080	£4,549	£2,771
Zone 3	Low	2 Bed	9	£1,148	£1,656	£3,144	£4,549	£2,195
Zone 3	Low	3 Bed	9	£1,079	£1,330	£2,635	£4,396	£1,857
Zone 3	Low	4 Bed	9	£1,088	£1,259	£2,696	£3,775	£1,832

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## Appendix 2 - WT Partnership Cost Report

**New Southwark Plan**

**Cost Report for Whole  
Plan Viability**

Draft

**September 2017**

[www.wtpartnership.com](http://www.wtpartnership.com)

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## **INTRODUCTION, METHODOLOGY AND ASSESSMENTS**

We have been requested by BNP Paribas to provide some high level cost assessments to support their viability assessment in relation to the New Southwark Plan.

The costs are at a high level based upon benchmark information and actual development costs may vary due to site shape, building plan, heights, external materials used, number of units per core, unit mix, site abnormal items and the like

The costs are to be provided on a cost per ft<sup>2</sup> and m<sup>2</sup> of gross internal floor area (GIA). GIA being measured in accordance with RICS codes of practice

The New Southwark Plan is the New Southwark Plan Preferred Option New and Amended Policies dated June 2017. The previous Southwark Plan was The New Southwark Plan Preferred Option 2015

We have reviewed the new and previous policies in terms of costs and have identified three which in our opinion will have a cost effect

- 1 SP7- lifetime Homes
- 2 DM22- 10% wheelchair accessible units for student accommodation
- 3 DM48- Car parking and requirement for electric vehicle charging

We have reviewed the build costs used by BNP Paribas for their policy viability study in September 2015

The costs are for residential up to 6 storey, 7-13 storey and 14-35 storey, office, retail and student housing

We have reviewed the build cost in terms of updating previous costs using BCIS indices, BCIS rates and using London benchmarks

### Update of September 2015 rates to 3rd Quarter 2017

Based on BCIS Tender Price Index we would have expected costs to have increased from 3<sup>rd</sup> Quarter 2015 to 3<sup>rd</sup> Quarter 2017 by 8.18%. This would give an updated set of build costs for residential below 6 storeys as £1,697/m<sup>2</sup>, residential over 6 storey £2,163/m<sup>2</sup>, residential 14-35 storey £ 2,705/m<sup>2</sup>. To these were added 4 % for sustainability and 15% for external works. For other buildings the update gives offices air conditioned £2,385/m<sup>2</sup>, offices non-air conditioned £1,892/m<sup>2</sup>, retail £1,401/m<sup>2</sup> and student accommodation £2,324/m<sup>2</sup>. To the commercial uses 10% for BREEAM and 10% for external works were added.

### BCIS rates

BCIS gives an indication for residential below 6 storey as £1,635/m<sup>2</sup>, residential over 6 storey £2,104/m<sup>2</sup>, offices air conditioned £2,144/m<sup>2</sup>, offices non air conditioned £1,966/m<sup>2</sup>, retail £1,490/m<sup>2</sup> and student accommodation £2,120/m<sup>2</sup>, however in our opinion BCIS is not an appropriate basis due to the general UK basis of the data rather than London and the historical basis of the data.

### London benchmarks

The benchmark approach is carried out by benchmarking in accordance with The RICS codes of practice, utilising projects of a similar nature in London which best reflect the anticipated developments and is a mixture of actual costs, tendered costs and developer and quantity surveyor's estimates

It should be understood when carrying out a benchmarking exercise different contractors and quantity surveyors price elements differently and include items in different sections so the exercise can only be used for indicative purposes only

The costs are based on present day out-tum costs as at 3rd Quarter 2017 and exclude inflation up to start on site. It should be understood the present market is quite volatile with the unknowns of Brexit and inflation forecasts are regularly being amended by those who publish inflation data.

The base cost estimate excludes cost of any demolitions and external works and separate allowances are indicated for these

The costs for site abnormal items such as asbestos removal, remediation, ground water, unforeseen obstructions and the like are excluded

The costs exclude professional fees, design fees, contingency, non –recoverable VAT, latent defects insurance, marketing suites, show units and the like

The method of procurement may affect the construction costs and WT Partnership have assumed single stage design and build method of procurement using a separate building contractor but excluding contractor's design fees. The costs do not include for a pre-construction services agreement being undertaken

The costs exclude any contribution to off-site energy strategies to meet carbon reductions

The costs exclude section 106, section 278 costs, highway adoption costs or the like

### Residential

Building up to six storey based on a sample of 10 projects the base rate was £2,056/m<sup>2</sup>

Buildings 6-13 storey based on a sample of 9 projects £2655/m<sup>2</sup>

Buildings 14-37 storey average 25 storey based on a sample of 11 projects the base rate was £2,926/m<sup>2</sup>

In regard to the external works we would recommend the use of 10 % average based on the benchmarks used.

In our opinion an allowance of 0.40% should be added for SUDs and 2.5% add for existing energy policies as outlined below

Demolitions- Based on the demolition benchmarks we would expect to see a cost of circa £120/m<sup>2</sup> of existing GIA

### Commercial uses

Commercial offices- from our benchmarks we would expect a new build office based on Croydon, Ealing, East London and Central London to be circa £2,400/m<sup>2</sup>. Based on this rate we would recommend 10% for the external works and 1 % to achieve BREEAM excellent

Retail- WT Partnership benchmarks are circa £1,500/m<sup>2</sup> based on shell and core. Based on this rate we would recommend 10% for the external works. To achieve BREEAM excellent would add circa 1%

Student Accommodation – The cost of student accommodation is dependent upon whether you have clusters of 6-8 students per apartment or single studios. The benchmarks we have equate to circa £2,500/m<sup>2</sup>

In regard to the external works we would recommend the use of 10% average be added to the offices , retail uses and student accommodation for external works

In our opinion an allowance of 0.40% should be added for SUDs and 2.5% add for existing energy policies as outlined below

#### Old Kent Road

We reviewed an updated the rates used for Old Kent Road which were benchmarked at that time and used for comparative purposes

#### New Policies

##### SP7- lifetime Homes

In our opinion this policy will add 0.35 % to the overall construction cost

##### DM22- 10% wheelchair accessible units for student accommodation

In our opinion this will add 0.5% to the construction cost of student accommodation based on an additional cost of £5,000 per unit

##### DM48- Car parking and requirement for electric vehicle charging

In our opinion this will add 1% to construction costs where there is one car parking space per unit, 0.5% where there is 0.5 maximum spaces per unit, 0.4% where there is 0.4 maximum space per unit and 0.25% where there is 0.25 maximum spaces per unit. For calculating potential cost we have taken an average 0.5%

#### Existing Policies and other related items

In our opinion the following are not covered by the base rate and need to be added

**SUDs and attenuation-** the costs of Suds and attenuation are very much dictated by the size of the site, density and ground conditions. It is also dependant on the approach the developer undertakes e.g. using green roofs, permeable paving, simple rainwater harvesting, swales, or water storage etc.

We have reviewed published papers and these indicated that the capital costs of SUDs would be circa £500 per unit or circa 0.30%

We have benchmarked against several projects and cannot give details of the projects as the information is confidential. We can however give post code and size of project- Large -

E16- value £300M- 0.34%, Nine Elms-£149M - 0.32%, Nine Elms -£125M- 0.28%, Harrow £70M- 0.32%, E5- £11M- 0.44%, SW18 -£25M -0.58%, N17 £150M – 0.20%. This gives an average of circa 0.36%

There are many other projects we looked at where it is difficult to isolate and identify items of work relating to the policy requirements and as stated above there are also many options open to a developer to meet these requirements and our assessment can only be considered an opinion as to a reasonable allowance

**We are therefore of the opinion an allowance of 0.40% is a reasonable allowance to add for provision Suds and attenuation**

**Energy Policy.** As this is a new requirement there is no historic information available to assess the cost impact. We arrived at our assessment based on a review of several publications- Zero Carbon Hub in partnership with Sweett- “Cost analysis of Achieving Zero Carbon Standard” published February 2014 and also published in Building Magazine dated 7<sup>th</sup> February 2014 and “Greater London Housing Standards Review Viability Assessment “ by David Locke Associates, Hoare Lea and Gardiner and Theobald dated May 2015 From Sweett’s paper the average UK cost to achieve zero carbon is circa £3100 per unit (based on an average of houses and apartments at 2016 price levels) and when you add a London regional weighting this is circa £3900 per unit for London which equates to circa 2% mark up on the average rates. When you consider the development corporation is within Greater London in our opinion a mark -up of 2.5% would appear appropriate to achieve the required CO2 reduction

The Element Energy/ Davis Langdon study of August 2013 predicted a cost of circa in 2016 of £4,000 per unit for 35% and £6,000 for 45% and the costs above work out around £3,000 per unit for 35% and £3900 per unit for 45% so a little lower but at a similar level

LBTH Carbon Policy Evidence Base prepared by Etude on behalf of The London Borough of Tower Hamlets dated August 2016 indicate an extra cost of between 0.6-2.40% which is an average 1.5% on apartment developments dependant on height and density for achieving The London Plan assuming off site carbon contributions

**In considering the above we would recommend an addition of circa 2.50% to the base cost**

**BREEAM excellent-** The cost of achieving BREEAM excellent on commercial type buildings should in our opinion be based on the 2014 BRE / Sweet Group study at circa 1% additional cost

We are of the opinion other policies may require contributions from a developer but this can be dealt with in other ways via Section 106 or CIL

We enclose a spreadsheet setting out the recommended rates and effect of policies which is attached

**WT Partnership**  
**23<sup>rd</sup> September 2017**

Building type	Base Rate 2015	Sustainability	External works	BREEAM	Total Build Rate 2015	SP Base Rate 2017	SP Total Build Rate 2017	OKR Base Rate 2017	London 2017 Benchmark Base rate	Recommended Base Rate	Plus external works 10%	Plus SUDS and Energy 3%	Plus BREEAM	Affect of SP7	Affect of DM22	Affect of DM48	Overall rate	Comments	
	£/m2	£/m2	£/m2	£/m2	£/m2	£/m2	£/m2	£/m2	£/m2	£/m2	£/m2	£/m2	£/m2	£/m2	£/m2	£/m2	£/m2		
Residential																			
Residential up to to six storey	1,569	63	245	N/A	1,877	1,697	2,030	2,116	2,056	2,050	2,255	2,323	N/A	2,331	N/A	2,342	2,342		
Residential 7-13 storey	2,000	80	312	N/A	2,392	2,164	2,588	2,381	2655	2550	2,805	2,889	N/A	2,899	N/A	2,914	2,914		
Residential 14-35 storey	2,500	100	390	N/A	2,990	2,705	3,235	2,804	2,926	2,950	3,245	3,342	N/A	3,354	N/A	3,371	3,371		
Commercial																			
Office	2,206	N/A	221	243	2,669	2,386	2,888	2,328	2,400	2,400	2,640	2,719	2,746	N/A	N/A	N/A	2,746		
Office zone 3	1,749	N/A	175	192	2,116	1,892	2,289	N/A	1,950	1,950	2,145	2,209	2,231	N/A	N/A	N/A	2,231		
Retail	1,295	N/A	130	142	1,567	1,401	1,695	1,561	1,500	1,500	1,650	1,700	1,716	N/A	N/A	N/A	1,716		
Student accommodation	2,149	N/A	215	236	2,600	2,325	2,813	2,116	2,500	2,500	2,750	2,833	2,861	N/A	2,875	N/A	2,875		
Notes	Residential base rate plus 4% for sustainability and 15% for external works Commercial base rate 10% for extrnal works and 10% for BREEAM Inflation 3rd Qtr 2015- 3rd Qtr 2017 -8.18% Inflation 1st Qtr 2016- 3rd Qtr 2017- 5.81% External works added at 10% SUDS and Energy add at 3% BREEAM added at 1% Affect of of SP7 added at 0.35%, effect of DM22 added at 0.50%, effect of DM48 added at 0.50% Costs are at 3rd Quarter 2017 Costs exclude , contingency, professional fees, VAT , NHBC , latent defects insurance an the like Costs exclude demolitions and site remediation																		

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## Appendix 3 - Residential appraisal results at base costs and values

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY UPDATE

Site typology 1

CL Zone  
Value Area

1  
High

No Units  
Site Area

11  
0.06 Ha

Sales value inflation  
Build cost inflation

0%  
0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£8,255,752	£8,255,752	£8,255,752	£8,255,752	£8,255,752	£8,255,752
10%	71%	£7,325,913	£7,349,475	£7,327,484	£7,351,045	£7,329,400	£7,330,970
15%	71%	£6,860,984	£6,896,337	£6,863,349	£6,899,891	£6,866,225	£6,868,579
20%	71%	£6,395,076	£6,443,198	£6,398,214	£6,446,338	£6,403,049	£6,406,189
25%	71%	£5,931,156	£5,990,060	£5,935,080	£5,993,985	£5,938,873	£5,943,797
30%	71%	£5,466,237	£5,536,922	£5,470,946	£5,541,631	£5,476,698	£5,481,407
35%	71%	£5,001,318	£5,083,783	£5,005,812	£5,089,277	£5,013,522	£5,019,016
40%	71%	£4,536,398	£4,630,645	£4,542,678	£4,636,925	£4,550,346	£4,556,625
45%	71%	£4,071,479	£4,177,506	£4,078,544	£4,184,571	£4,087,169	£4,094,234
50%	71%	£3,606,560	£3,724,368	£3,614,410	£3,732,217	£3,623,994	£3,631,844
100%	71%	£1,059,694	£1,093,215	£1,043,729	£1,094,269	£1,034,246	£1,038,291
10%	75%	£7,324,882	£7,345,499	£7,326,531	£7,347,147	£7,327,934	£7,329,582
15%	75%	£6,859,448	£6,890,373	£6,861,921	£6,892,846	£6,864,024	£6,866,497
20%	75%	£6,394,014	£6,435,247	£6,397,510	£6,438,953	£6,401,116	£6,403,412
25%	75%	£5,928,579	£5,980,120	£5,932,700	£5,984,241	£5,936,206	£5,940,328
30%	75%	£5,463,144	£5,524,994	£5,468,090	£5,529,939	£5,472,298	£5,477,243
35%	75%	£4,997,710	£5,069,868	£5,003,479	£5,075,637	£5,006,388	£5,014,157
40%	75%	£4,532,275	£4,614,741	£4,538,989	£4,621,334	£4,544,480	£4,551,072
45%	75%	£4,066,841	£4,159,615	£4,074,259	£4,167,033	£4,080,570	£4,087,988
50%	75%	£3,601,406	£3,704,488	£3,609,648	£3,712,730	£3,616,661	£3,624,903
10%	80%	£7,323,212	£7,363,989	£7,330,530	£7,363,517	£7,334,093	£7,335,412
15%	80%	£6,865,941	£6,915,421	£6,867,920	£6,917,399	£6,873,284	£6,875,242
20%	80%	£6,402,672	£6,468,644	£6,405,309	£6,471,281	£6,412,435	£6,415,073
25%	80%	£5,939,402	£6,021,867	£5,942,699	£6,025,164	£5,951,606	£5,954,902
30%	80%	£5,476,132	£5,571,991	£5,480,988	£5,579,046	£5,490,776	£5,494,733
35%	80%	£5,012,862	£5,128,313	£5,017,477	£5,132,929	£5,029,947	£5,034,562
40%	80%	£4,549,592	£4,681,537	£4,554,867	£4,688,812	£4,569,118	£4,574,393
45%	80%	£4,086,321	£4,234,790	£4,092,255	£4,240,694	£4,108,289	£4,114,223
50%	80%	£3,623,052	£3,787,983	£3,629,645	£3,794,576	£3,647,459	£3,654,053

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,480,800	£2,480,800	£2,480,800	£2,480,800	£2,480,800	£2,480,800
10%	71%	£1,550,961	£1,574,383	£1,552,930	£1,576,983	£1,554,449	£1,558,018
15%	71%	£1,086,042	£1,121,385	£1,088,386	£1,123,740	£1,091,473	£1,093,827
20%	71%	£621,124	£668,246	£624,262	£671,386	£628,097	£631,237
25%	71%	£156,204	£215,108	£160,176	£219,031	£164,921	£218,845
30%	71%	£-208,715	£-228,008	£-204,008	£-233,321	£-209,254	£-220,545
35%	71%	£-773,634	£-891,169	£-768,140	£-885,675	£-761,430	£-755,936
40%	71%	£-1,238,554	£-1,144,307	£-1,232,274	£-1,138,027	£-1,224,608	£-1,218,327
45%	71%	£-1,703,473	£-1,597,465	£-1,696,408	£-1,590,381	£-1,687,782	£-1,680,718
50%	71%	£-2,168,392	£-2,037,594	£-2,160,254	£-2,020,738	£-2,150,698	£-2,143,163
100%	71%	£-6,834,636	£-6,595,166	£-6,816,681	£-6,570,211	£-6,799,198	£-6,783,242
10%	75%	£1,549,930	£1,570,547	£1,551,979	£1,572,196	£1,552,982	£1,554,631
15%	75%	£1,084,496	£1,115,421	£1,086,929	£1,117,894	£1,089,071	£1,091,545
20%	75%	£619,062	£660,295	£622,358	£663,591	£625,164	£628,460
25%	75%	£153,627	£205,168	£157,748	£209,290	£161,254	£165,376
30%	75%	£-311,808	£-249,958	£-306,862	£-245,013	£-302,654	£-297,709
35%	75%	£-777,242	£-671,474	£-771,473	£-659,915	£-766,564	£-760,754
40%	75%	£-1,242,676	£-1,180,211	£-1,236,083	£-1,153,618	£-1,230,472	£-1,223,880
45%	75%	£-1,708,111	£-1,615,337	£-1,700,893	£-1,607,819	£-1,694,382	£-1,686,964
50%	75%	£-2,173,546	£-2,030,464	£-2,165,204	£-2,022,229	£-2,155,291	£-2,148,000
10%	80%	£1,554,260	£1,587,248	£1,555,578	£1,588,565	£1,559,141	£1,560,480
15%	80%	£1,090,989	£1,140,469	£1,092,968	£1,142,447	£1,098,312	£1,100,290
20%	80%	£627,720	£693,693	£630,357	£696,329	£637,483	£640,121
25%	80%	£164,465	£246,915	£167,747	£250,212	£170,854	£173,950
30%	80%	£-298,820	£-199,861	£-294,861	£-195,905	£-284,176	£-280,219
35%	80%	£-762,090	£-648,638	£-757,475	£-642,023	£-745,005	£-740,390
40%	80%	£-1,226,380	£-1,080,815	£-1,220,065	£-1,068,149	£-1,208,694	£-1,200,889
45%	80%	£-1,688,630	£-1,540,192	£-1,682,696	£-1,534,258	£-1,666,663	£-1,660,729
50%	80%	£-2,151,900	£-1,998,968	£-2,145,307	£-1,990,376	£-2,127,493	£-2,120,899

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,614,336	£3,614,336	£3,614,336	£3,614,336	£3,614,336	£3,614,336
10%	71%	£2,685,098	£2,708,659	£2,686,668	£2,710,230	£2,688,585	£2,690,154
15%	71%	£2,220,178	£2,252,521	£2,222,534	£2,257,876	£2,225,409	£2,227,764
20%	71%	£1,755,258	£1,802,363	£1,758,999	£1,805,923	£1,762,233	£1,765,317
25%	71%	£1,290,341	£1,349,244	£1,294,285	£1,353,169	£1,299,058	£1,302,982
30%	71%	£825,421	£896,106	£830,131	£900,816	£835,852	£840,591
35%	71%	£360,501	£442,977	£365,265	£448,462	£372,705	£378,209
40%	71%	£-104,417	£-110,177	£-95,138	£-83,891	£-90,469	£-84,104
45%	71%	£-569,337	£-463,309	£-562,272	£-456,245	£-555,648	£-548,581
50%	71%	£-1,034,258	£-915,447	£-1,026,408	£-908,599	£-1,016,822	£-1,008,972
100%	71%	£-6,796,690	£-6,468,004	£-6,788,644	£-6,460,074	£-6,780,698	£-6,460,008
10%	75%	£2,684,067	£2,704,683	£2,685,715	£2,706,332	£2,687,118	£2,688,767
15%	75%	£2,218,632	£2,249,557	£2,221,105	£2,252,030	£2,223,209	£2,225,682
20%	75%	£1,753,198	£1,794,431	£1,756,494	£1,797,728	£1,759,300	£1,762,597
25%	75%	£1,287,764	£1,339,394	£1,291,684	£1,343,426	£1,295,319	£1,299,012
30%	75%	£822,329	£884,178	£827,274	£889,123	£831,482	£836,427
35%	75%	£358,894	£429,052	£362,863	£434,823	£367,573	£373,342
40%	75%	£-108,540	£-105,076	£-101,841	£-86,336	£-96,338	£-88,743
45%	75%	£-573,974	£-481,201	£-566,557	£-473,783	£-560,245	£-552,827
50%	75%	£-1,039,410	£-938,328	£-1,031,188	£-928,086	£-1,024,185	£-1,015,913
10%	80%	£2,688,397	£2,721,383	£2,689,715	£2,722,702	£2,693,277	£2,694,596
15%	80%	£2,223,125	£2,274,162	£2,225,034	£2,277,084	£2,227,444	£2,229,364
20%	80%	£1,761,856	£1,827,829	£1,764,494	£1,830,466	£1,771,820	£1,774,257
25%	80%	£1,299,586	£1,381,052	£1,301,983	£1,384,349	£1,310,791	£1,314,087
30%	80%	£835,316	£934,275	£839,272	£938,231	£846,961	£853,917
35%	80%	£372,047	£487,498	£376,682	£492,113	£384,132	£393,747
40%	80%	£-91,223	£40,722	£-85,949	£45,998	£-71,697	£-66,423
45%	80%	£-554,494	£-406,056	£-548,580	£-400,122	£-532,526	£-426,526
50%	80%	£-1,017,664	£-852,632	£-1,011,170	£-846,240	£-993,356	£-898,963

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£5,589,521	£5,589,521	£5,589,521	£5,589,521	£5,589,521	£5,589,521
10%	71%	£4,659,882	£4,683,244	£4,661,252	£4,684,818	£4,663,189	£4,664,730
15%	71%	£4,194,763	£4,236,106	£4,197,116	£4,232,460	£4,199,994	£4,202,348
20%	71%	£3,729,844	£3,776,967	£3,732,983	£3,780,107	£3,736,818	£3,739,958
25%	71%	£3,264,925	£3,322,829	£3,268,949	£3,327,754	£3,273,642	£3,277,586
30%	71%	£2,800,006	£2,870,691	£2,804,715	£2,876,400	£2,810,466	£2,815,176
35%	71%	£2,335,086	£2,417,552	£2,340,581	£2,423,046	£2,347,291	£2,352,785
40%	71%	£1,870,167	£1,964,414	£1,876,447	£1,970,693	£1,884,115	£1,890,394
45%	71%	£1,405,248	£1,512,275	£1,412,313	£1,518,340	£1,420,938	£1,428,003
50%	71%	£940,328	£1,058,137	£946,178	£1,063,986	£957,763	£965,613
100%	71%	£-3,725,915	£-3,488,446	£-3,709,960	£-3,470,499	£-3,690,477	£-3,674,222
10%	75%	£4,658,851	£4,679,288	£4,660,300	£4,680,916	£4,661,703	£4,663,251
15%	75%	£4,193,212	£4,224,142	£4,195,690	£4,226,815	£4,197,793	£4,200,269
20%	75%	£3,727,783	£3,760,016	£3,731,079	£3,772,312	£3,733,885	£3,737,181
25%	75%	£3,262,348	£3,313,989	£3,266,489	£3,318,010	£3,269,975	£3,274,997
30%	75%	£2,796,913	£2,858,763				

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

E27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	E6 483 227	E6 483 227	E6 483 227	E6 483 227	E6 483 227	E6 483 227
10%	71%	E5 555 389	E5 378 860	E5 554 966	E5 378 520	E5 556 875	E5 359 445
15%	71%	E5 089 459	E5 125 912	E5 090 524	E5 126 166	E5 093 899	E5 096 054
20%	71%	E4 623 550	E4 670 673	E4 626 689	E4 673 812	E4 630 524	E4 633 664
25%	71%	E4 158 631	E4 217 535	E4 162 555	E4 221 460	E4 167 348	E4 171 272
30%	71%	E3 693 712	E3 764 397	E3 698 421	E3 769 106	E3 704 172	E3 708 852
35%	71%	E3 228 792	E3 311 258	E3 234 287	E3 316 752	E3 240 957	E3 246 491
40%	71%	E2 763 873	E2 858 120	E2 770 153	E2 864 399	E2 777 821	E2 784 100
45%	71%	E2 298 954	E2 404 981	E2 306 018	E2 412 046	E2 314 644	E2 321 769
50%	71%	E1 834 034	E1 951 843	E1 841 894	E1 961 896	E1 851 469	E1 859 319
100%	71%	E2 832 200	E2 592 740	E2 816 254	E2 576 794	E2 796 771	E2 780 816
10%	75%	E5 552 357	E5 572 974	E5 554 006	E5 574 622	E5 555 408	E5 557 057
15%	75%	E5 089 923	E5 117 648	E5 090 396	E5 120 321	E5 091 499	E5 093 072
20%	75%	E4 621 488	E4 662 722	E4 624 785	E4 666 018	E4 627 591	E4 630 887
25%	75%	E4 156 054	E4 207 595	E4 160 175	E4 211 716	E4 163 681	E4 167 803
30%	75%	E3 690 619	E3 752 469	E3 695 956	E3 757 413	E3 699 773	E3 704 717
35%	75%	E3 225 185	E3 297 343	E3 230 954	E3 303 112	E3 233 863	E3 241 032
40%	75%	E2 759 750	E2 842 216	E2 766 344	E2 848 809	E2 771 955	E2 778 547
45%	75%	E2 294 316	E2 387 090	E2 301 734	E2 394 507	E2 306 045	E2 315 463
50%	75%	E1 829 863	E1 931 983	E1 837 123	E1 940 205	E1 844 136	E1 952 376
10%	80%	E5 556 687	E5 589 673	E5 558 005	E5 590 992	E5 561 568	E5 562 887
15%	80%	E5 093 416	E5 142 896	E5 095 394	E5 144 874	E5 100 739	E5 102 717
20%	80%	E4 630 146	E4 696 119	E4 632 784	E4 698 756	E4 639 910	E4 642 548
25%	80%	E4 166 876	E4 249 492	E4 170 174	E4 252 636	E4 173 081	E4 182 317
30%	80%	E3 703 607	E3 802 566	E3 707 562	E3 806 521	E3 718 251	E3 722 208
35%	80%	E3 240 337	E3 355 788	E3 244 952	E3 360 403	E3 257 422	E3 262 037
40%	80%	E2 777 067	E2 909 912	E2 782 242	E2 914 286	E2 786 593	E2 801 868
45%	80%	E2 313 796	E2 462 235	E2 319 730	E2 468 169	E2 325 764	E2 341 698
50%	80%	E1 850 526	E2 015 458	E1 857 120	E2 022 051	E1 874 934	E1 881 528

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

E17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	E6 215 903	E6 215 903	E6 215 903	E6 215 903	E6 215 903	E6 215 903
10%	71%	E5 750 984	E5 786 327	E5 753 340	E5 788 682	E5 756 215	E5 788 569
15%	71%	E5 286 066	E5 333 188	E5 289 204	E5 336 326	E5 293 039	E5 296 179
20%	71%	E4 821 146	E4 880 660	E4 825 070	E4 893 975	E4 829 863	E4 833 267
25%	71%	E4 356 227	E4 426 912	E4 360 936	E4 431 621	E4 366 888	E4 371 397
30%	71%	E3 891 308	E3 973 773	E3 896 802	E3 979 267	E3 903 512	E3 909 006
35%	71%	E3 426 389	E3 520 656	E3 432 666	E3 526 915	E3 440 336	E3 446 615
40%	71%	E2 961 469	E3 067 496	E2 968 534	E3 074 561	E2 977 100	E2 985 224
45%	71%	E2 496 550	E2 614 358	E2 504 400	E2 622 207	E2 513 984	E2 521 834
50%	71%	E2 031 631	E2 159 225	E2 039 730	E2 167 269	E2 049 256	E2 108 306
100%	71%	E2 031 631	E2 159 225	E2 039 730	E2 167 269	E2 049 256	E2 108 306
10%	75%	E5 740 438	E5 780 383	E5 751 911	E5 782 836	E5 754 014	E5 756 487
15%	75%	E5 284 004	E5 325 237	E5 287 300	E5 328 533	E5 290 106	E5 293 402
20%	75%	E4 818 569	E4 870 110	E4 822 860	E4 874 231	E4 826 108	E4 830 318
25%	75%	E4 353 134	E4 414 184	E4 358 980	E4 419 192	E4 362 282	E4 367 492
30%	75%	E3 887 700	E3 959 858	E3 893 469	E3 965 627	E3 898 378	E3 904 148
35%	75%	E3 422 266	E3 504 731	E3 428 939	E3 511 324	E3 434 470	E3 441 062
40%	75%	E2 956 831	E3 049 695	E2 964 249	E3 057 023	E2 970 560	E2 977 078
45%	75%	E2 491 396	E2 594 478	E2 499 638	E2 602 720	E2 506 851	E2 514 893
50%	75%	E2 019 202	E2 252 188	E2 020 520	E2 253 507	E2 024 083	E2 225 402
100%	75%	E2 019 202	E2 252 188	E2 020 520	E2 253 507	E2 024 083	E2 225 402
10%	80%	E5 735 931	E5 805 411	E5 757 910	E5 807 389	E5 763 294	E5 765 232
15%	80%	E5 282 665	E5 359 635	E5 286 296	E5 361 271	E5 292 425	E5 305 063
20%	80%	E4 820 392	E4 911 857	E4 832 680	E4 915 154	E4 841 596	E4 844 892
25%	80%	E4 356 122	E4 465 081	E4 370 078	E4 469 037	E4 380 766	E4 384 723
30%	80%	E3 891 857	E3 999 912	E3 902 862	E4 002 915	E3 913 937	E3 921 562
35%	80%	E3 429 582	E3 571 527	E3 444 857	E3 576 802	E3 459 108	E3 464 383
40%	80%	E2 976 312	E3 124 750	E2 982 246	E3 130 684	E2 998 279	E3 004 213
45%	80%	E2 513 042	E2 677 974	E2 519 636	E2 684 566	E2 527 449	E2 544 043

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

E6,764,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	E7 820 448	E7 820 448	E7 820 448	E7 820 448	E7 820 448	E7 820 448
10%	71%	E6 890 610	E6 914 172	E6 892 181	E6 915 742	E6 894 097	E6 895 667
15%	71%	E6 426 691	E6 467 034	E6 428 946	E6 463 388	E6 430 922	E6 432 276
20%	71%	E5 960 772	E6 007 695	E5 963 911	E6 011 035	E5 967 746	E5 970 886
25%	71%	E5 496 853	E5 554 757	E5 499 777	E5 558 682	E5 504 570	E5 508 494
30%	71%	E5 030 934	E5 101 619	E5 035 643	E5 108 328	E5 041 395	E5 046 104
35%	71%	E4 566 015	E4 643 480	E4 571 509	E4 653 974	E4 576 219	E4 583 213
40%	71%	E4 101 096	E4 195 342	E4 107 375	E4 201 622	E4 115 043	E4 121 322
45%	71%	E3 636 176	E3 742 203	E3 643 241	E3 749 268	E3 651 866	E3 658 931
50%	71%	E3 171 257	E3 280 695	E3 178 107	E3 286 614	E3 183 891	E3 193 211
100%	71%	E3 171 257	E3 280 695	E3 178 107	E3 286 614	E3 183 891	E3 193 211
10%	75%	E6 889 579	E6 910 196	E6 891 228	E6 911 844	E6 892 831	E6 894 279
15%	75%	E6 424 145	E6 455 070	E6 426 618	E6 457 543	E6 428 721	E6 431 194
20%	75%	E5 959 711	E5 999 944	E5 962 207	E5 993 240	E5 964 813	E5 968 100
25%	75%	E5 493 276	E5 544 917	E5 497 397	E5 548 938	E5 500 903	E5 505 025
30%	75%	E5 027 841	E5 089 691	E5 032 787	E5 094 636	E5 036 996	E5 041 940
35%	75%	E4 562 407	E4 634 565	E4 568 176	E4 640 334	E4 573 085	E4 578 854
40%	75%	E4 096 972	E4 173 438	E4 103 956	E4 186 031	E4 108 177	E4 115 769
45%	75%	E3 631 538	E3 724 312	E3 638 956	E3 731 730	E3 645 267	E3 652 685
50%	75%	E3 166 103	E3 269 185	E3 174 345	E3 277 427	E3 181 358	E3 189 600
100%	75%	E3 166 103	E3 269 185	E3 174 345	E3 277 427	E3 181 358	E3 189 600
10%	80%	E5 949 909	E6 026 895	E5 955 227	E6 028 214	E5 960 790	E5 963 169
15%	80%	E5 430 638	E5 480 118	E5 432 617	E5 482 096	E5 437 991	E5 439 939
20%	80%	E5 067 369	E5 033 341	E5 070 006	E5 035 978	E5 077 132	E5 079 770
25%	80%	E5 604 099	E5 586 564	E5 607 396	E5 589 861	E5 616 303	E5 619 599
30%	80%	E5 040 820	E5 130 789	E5 044 785	E5 143 743	E5 050 473	E5 050 430
35%	80%	E4 577 559	E4 693 010	E4 582 174	E4 697 626	E4 594 644	E4 599 259
40%	80%	E4 114 289	E4 246 234	E4 119 564	E4 251 509	E4 123 815	E4 139 090
45%	80%	E3 651 018	E3 799 457	E3 656 562	E3 808 391	E3 672 896	E3 678 920
50%	80%	E3 187 740	E3 350 680	E3 194 242	E3 359 272	E3 212 156	E3 218 750

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£6,462,758	£6,462,758	£6,462,758	£6,462,758	£6,462,758	£6,462,758
10%	71%	£5,532,919	£5,532,919	£5,532,919	£5,532,919	£5,532,919	£5,532,919
15%	71%	£4,603,081	£4,603,081	£4,603,081	£4,603,081	£4,603,081	£4,603,081
20%	71%	£4,136,162	£4,136,162	£4,136,162	£4,136,162	£4,136,162	£4,136,162
25%	71%	£3,673,243	£3,673,243	£3,673,243	£3,673,243	£3,673,243	£3,673,243
30%	71%	£3,208,323	£3,208,323	£3,208,323	£3,208,323	£3,208,323	£3,208,323
35%	71%	£2,743,404	£2,743,404	£2,743,404	£2,743,404	£2,743,404	£2,743,404
40%	71%	£2,278,485	£2,278,485	£2,278,485	£2,278,485	£2,278,485	£2,278,485
45%	71%	£1,813,565	£1,813,565	£1,813,565	£1,813,565	£1,813,565	£1,813,565
50%	71%	£1,348,645	£1,348,645	£1,348,645	£1,348,645	£1,348,645	£1,348,645
100%	71%	£2,852,676	£2,852,676	£2,852,676	£2,852,676	£2,852,676	£2,852,676
10%	75%	£5,531,888	£5,531,888	£5,531,888	£5,531,888	£5,531,888	£5,531,888
15%	75%	£4,601,019	£4,601,019	£4,601,019	£4,601,019	£4,601,019	£4,601,019
20%	75%	£4,135,886	£4,135,886	£4,135,886	£4,135,886	£4,135,886	£4,135,886
25%	75%	£3,670,150	£3,670,150	£3,670,150	£3,670,150	£3,670,150	£3,670,150
30%	75%	£3,204,716	£3,204,716	£3,204,716	£3,204,716	£3,204,716	£3,204,716
35%	75%	£2,739,281	£2,739,281	£2,739,281	£2,739,281	£2,739,281	£2,739,281
40%	75%	£2,273,847	£2,273,847	£2,273,847	£2,273,847	£2,273,847	£2,273,847
45%	75%	£1,808,412	£1,808,412	£1,808,412	£1,808,412	£1,808,412	£1,808,412
50%	75%	£1,342,977	£1,342,977	£1,342,977	£1,342,977	£1,342,977	£1,342,977
10%	80%	£4,601,019	£4,601,019	£4,601,019	£4,601,019	£4,601,019	£4,601,019
15%	80%	£4,135,886	£4,135,886	£4,135,886	£4,135,886	£4,135,886	£4,135,886
20%	80%	£3,670,150	£3,670,150	£3,670,150	£3,670,150	£3,670,150	£3,670,150
25%	80%	£3,204,716	£3,204,716	£3,204,716	£3,204,716	£3,204,716	£3,204,716
30%	80%	£2,739,281	£2,739,281	£2,739,281	£2,739,281	£2,739,281	£2,739,281
35%	80%	£2,273,847	£2,273,847	£2,273,847	£2,273,847	£2,273,847	£2,273,847
40%	80%	£1,808,412	£1,808,412	£1,808,412	£1,808,412	£1,808,412	£1,808,412
45%	80%	£1,342,977	£1,342,977	£1,342,977	£1,342,977	£1,342,977	£1,342,977
50%	80%	£877,542	£877,542	£877,542	£877,542	£877,542	£877,542

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£6,461,339	£6,461,339	£6,461,339	£6,461,339	£6,461,339	£6,461,339
10%	71%	£5,996,419	£5,996,419	£5,996,419	£5,996,419	£5,996,419	£5,996,419
15%	71%	£5,531,500	£5,531,500	£5,531,500	£5,531,500	£5,531,500	£5,531,500
20%	71%	£5,066,580	£5,066,580	£5,066,580	£5,066,580	£5,066,580	£5,066,580
25%	71%	£4,601,661	£4,601,661	£4,601,661	£4,601,661	£4,601,661	£4,601,661
30%	71%	£4,136,741	£4,136,741	£4,136,741	£4,136,741	£4,136,741	£4,136,741
35%	71%	£3,671,821	£3,671,821	£3,671,821	£3,671,821	£3,671,821	£3,671,821
40%	71%	£3,206,901	£3,206,901	£3,206,901	£3,206,901	£3,206,901	£3,206,901
45%	71%	£2,741,981	£2,741,981	£2,741,981	£2,741,981	£2,741,981	£2,741,981
50%	71%	£2,277,061	£2,277,061	£2,277,061	£2,277,061	£2,277,061	£2,277,061
100%	71%	£1,924,259	£1,924,259	£1,924,259	£1,924,259	£1,924,259	£1,924,259
10%	75%	£5,994,873	£5,994,873	£5,994,873	£5,994,873	£5,994,873	£5,994,873
15%	75%	£5,529,439	£5,529,439	£5,529,439	£5,529,439	£5,529,439	£5,529,439
20%	75%	£5,064,004	£5,064,004	£5,064,004	£5,064,004	£5,064,004	£5,064,004
25%	75%	£4,598,570	£4,598,570	£4,598,570	£4,598,570	£4,598,570	£4,598,570
30%	75%	£4,133,135	£4,133,135	£4,133,135	£4,133,135	£4,133,135	£4,133,135
35%	75%	£3,667,701	£3,667,701	£3,667,701	£3,667,701	£3,667,701	£3,667,701
40%	75%	£3,202,266	£3,202,266	£3,202,266	£3,202,266	£3,202,266	£3,202,266
45%	75%	£2,736,831	£2,736,831	£2,736,831	£2,736,831	£2,736,831	£2,736,831
50%	75%	£2,271,396	£2,271,396	£2,271,396	£2,271,396	£2,271,396	£2,271,396
10%	80%	£4,601,019	£4,601,019	£4,601,019	£4,601,019	£4,601,019	£4,601,019
15%	80%	£4,135,886	£4,135,886	£4,135,886	£4,135,886	£4,135,886	£4,135,886
20%	80%	£3,670,150	£3,670,150	£3,670,150	£3,670,150	£3,670,150	£3,670,150
25%	80%	£3,204,716	£3,204,716	£3,204,716	£3,204,716	£3,204,716	£3,204,716
30%	80%	£2,739,281	£2,739,281	£2,739,281	£2,739,281	£2,739,281	£2,739,281
35%	80%	£2,273,847	£2,273,847	£2,273,847	£2,273,847	£2,273,847	£2,273,847
40%	80%	£1,808,412	£1,808,412	£1,808,412	£1,808,412	£1,808,412	£1,808,412
45%	80%	£1,342,977	£1,342,977	£1,342,977	£1,342,977	£1,342,977	£1,342,977
50%	80%	£877,542	£877,542	£877,542	£877,542	£877,542	£877,542

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£7,820,448	£7,820,448	£7,820,448	£7,820,448	£7,820,448	£7,820,448
10%	71%	£6,890,610	£6,890,610	£6,890,610	£6,890,610	£6,890,610	£6,890,610
15%	71%	£6,425,691	£6,425,691	£6,425,691	£6,425,691	£6,425,691	£6,425,691
20%	71%	£5,960,772	£5,960,772	£5,960,772	£5,960,772	£5,960,772	£5,960,772
25%	71%	£5,495,853	£5,495,853	£5,495,853	£5,495,853	£5,495,853	£5,495,853
30%	71%	£5,030,934	£5,030,934	£5,030,934	£5,030,934	£5,030,934	£5,030,934
35%	71%	£4,565,915	£4,565,915	£4,565,915	£4,565,915	£4,565,915	£4,565,915
40%	71%	£4,100,996	£4,100,996	£4,100,996	£4,100,996	£4,100,996	£4,100,996
45%	71%	£3,635,977	£3,635,977	£3,635,977	£3,635,977	£3,635,977	£3,635,977
50%	71%	£3,170,958	£3,170,958	£3,170,958	£3,170,958	£3,170,958	£3,170,958
100%	71%	£1,464,867	£1,464,867	£1,464,867	£1,464,867	£1,464,867	£1,464,867
10%	75%	£6,889,579	£6,889,579	£6,889,579	£6,889,579	£6,889,579	£6,889,579
15%	75%	£6,424,144	£6,424,144	£6,424,144	£6,424,144	£6,424,144	£6,424,144
20%	75%	£5,958,710	£5,958,710	£5,958,710	£5,958,710	£5,958,710	£5,958,710
25%	75%	£5,493,275	£5,493,275	£5,493,275	£5,493,275	£5,493,275	£5,493,275
30%	75%	£5,027,841	£5,027,841	£5,027,841	£5,027,841	£5,027,841	£5,027,841
35%	75%	£4,562,406	£4,562,406	£4,562,406	£4,562,406	£4,562,406	£4,562,406
40%	75%	£4,096,971	£4,096,971	£4,096,971	£4,096,971	£4,096,971	£4,096,971
45%	75%	£3,631,536	£3,631,536	£3,631,536	£3,631,536	£3,631,536	£3,631,536
50%	75%	£3,166,101	£3,166,101	£3,166,101	£3,166,101	£3,166,101	£3,166,101
10%	80%	£6,889,579	£6,889,579	£6,889,579	£6,889,579	£6,889,579	£6,889,579
15%	80%	£6,424,144	£6,424,144	£6,424,144	£6,424,144	£6,424,144	£6,424,144
20%	80%	£5,958,710	£5,958,710	£5,958,710	£5,958,710	£5,958,710	£5,958,710
25%	80%	£5,493,275	£5,493,275	£5,493,275	£5,493,275	£5,493,275	£5,493,275
30%	80%	£5,027,841	£5,027,841	£5,027,841	£5,027,841	£5,027,841	£5,027,841
35%	80%	£4,562,406	£4,562,406	£4,562,406	£4,562,406	£4,562,406	£4,562,406
40%	80%	£4,096,971	£4,096,971	£4,096,971	£4,096,971	£4,096,971	£4,096,971
45%	80%	£3,631,536	£3,631,536	£3,631,536	£3,631,536	£3,631,536	£3,631,536
50%	80%	£3,166,101	£3,166,101	£3,166,101	£3,166,101	£3,166,101	£3,166,101

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY UPDATE

Site typology 1

CL Zone	1
Value Area	Med

No Units Site Area	11 0.06 Ha
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Salaries value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,576,932	£4,576,932	£4,576,932	£4,576,932	£4,576,932	£4,576,932
10%	71%	£4,013,992	£4,037,554	£4,016,545	£4,040,107	£4,017,333	£4,019,887
15%	71%	£3,732,522	£3,767,864	£3,736,353	£3,771,696	£3,737,533	£3,741,583
20%	71%	£3,451,052	£3,496,175	£3,456,159	£3,503,282	£3,457,734	£3,462,840
25%	71%	£3,169,582	£3,228,486	£3,175,965	£3,234,869	£3,177,935	£3,184,318
30%	71%	£2,888,112	£2,958,797	£2,895,772	£2,966,457	£2,898,135	£2,905,795
35%	71%	£2,606,642	£2,689,108	£2,613,576	£2,698,045	£2,616,336	£2,627,273
40%	71%	£2,325,172	£2,419,419	£2,335,386	£2,429,633	£2,338,536	£2,349,749
45%	71%	£2,043,702	£2,149,730	£2,055,192	£2,161,219	£2,058,737	£2,070,226
50%	71%	£1,762,232	£1,880,041	£1,775,000	£1,892,807	£1,778,937	£1,781,704
100%	71%	£1,069,680	£1,093,210	£1,043,728	£1,064,258	£1,058,704	£1,069,174
10%	75%	£4,012,912	£4,033,528	£4,015,993	£4,036,210	£4,015,835	£4,018,517
15%	75%	£3,730,902	£3,761,827	£3,734,924	£3,765,849	£3,736,287	£3,739,309
20%	75%	£3,448,992	£3,480,126	£3,454,255	£3,484,487	£3,456,739	£3,460,101
25%	75%	£3,166,883	£3,218,423	£3,173,588	£3,225,126	£3,174,191	£3,180,894
30%	75%	£2,884,873	£2,946,722	£2,892,916	£2,954,765	£2,893,643	£2,901,685
35%	75%	£2,602,863	£2,675,020	£2,612,246	£2,684,403	£2,613,084	£2,622,477
40%	75%	£2,320,853	£2,403,319	£2,331,577	£2,414,942	£2,332,646	£2,343,270
45%	75%	£2,038,843	£2,131,617	£2,050,908	£2,143,681	£2,051,997	£2,064,062
50%	75%	£1,756,833	£1,859,915	£1,770,238	£1,873,320	£1,771,450	£1,784,855
10%	80%	£4,017,447	£4,050,424	£4,019,593	£4,052,578	£4,022,125	£4,024,270
15%	80%	£3,737,706	£3,787,185	£3,740,923	£3,790,402	£3,744,722	£3,747,939
20%	80%	£3,457,963	£3,523,936	£3,462,253	£3,528,226	£3,467,318	£3,471,608
25%	80%	£3,178,222	£3,260,687	£3,183,583	£3,266,050	£3,189,914	£3,195,276
30%	80%	£2,898,480	£2,997,438	£2,904,913	£3,003,872	£2,912,511	£2,919,946
35%	80%	£2,618,737	£2,734,190	£2,626,245	£2,741,696	£2,635,108	£2,642,614
40%	80%	£2,338,996	£2,470,941	£2,347,575	£2,479,520	£2,357,705	£2,366,284
45%	80%	£2,059,253	£2,207,692	£2,068,906	£2,217,343	£2,080,391	£2,089,882
50%	80%	£1,779,511	£1,944,443	£1,790,235	£1,955,166	£1,802,897	£1,813,822

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,188,020	-£1,188,020	-£1,188,020	-£1,188,020	-£1,188,020	-£1,188,020
10%	71%	-£1,781,989	-£1,781,989	-£1,781,989	-£1,781,989	-£1,781,989	-£1,781,989
15%	71%	-£2,042,430	-£2,007,088	-£2,038,589	-£2,003,237	-£2,037,418	-£2,038,588
20%	71%	-£2,323,900	-£2,276,777	-£2,318,793	-£2,271,870	-£2,317,172	-£2,312,112
25%	71%	-£2,605,399	-£2,546,466	-£2,598,686	-£2,540,083	-£2,597,017	-£2,590,824
30%	71%	-£2,886,915	-£2,816,155	-£2,879,497	-£2,820,494	-£2,878,497	-£2,869,157
35%	71%	-£3,168,399	-£3,085,844	-£3,150,373	-£3,076,907	-£3,156,616	-£3,147,679
40%	71%	-£3,449,779	-£3,355,533	-£3,430,569	-£3,345,319	-£3,436,416	-£3,426,202
45%	71%	-£3,731,249	-£3,625,222	-£3,718,760	-£3,613,733	-£3,716,215	-£3,704,728
50%	71%	-£4,012,719	-£3,894,911	-£3,999,954	-£3,886,145	-£3,996,915	-£3,983,049
100%	71%	-£6,844,632	-£6,605,162	-£6,818,681	-£6,579,211	-£6,810,676	-£6,784,726
10%	75%	-£1,752,040	-£1,741,424	-£1,739,359	-£1,738,742	-£1,738,117	-£1,736,435
15%	75%	-£2,044,050	-£2,013,125	-£2,040,105	-£2,009,180	-£2,039,685	-£2,030,760
20%	75%	-£2,326,060	-£2,284,826	-£2,320,697	-£2,279,488	-£2,320,213	-£2,314,851
25%	75%	-£2,608,069	-£2,566,529	-£2,601,367	-£2,549,826	-£2,600,781	-£2,594,058
30%	75%	-£2,890,079	-£2,828,230	-£2,882,636	-£2,820,187	-£2,881,399	-£2,873,296
35%	75%	-£3,172,089	-£3,089,691	-£3,162,056	-£3,060,548	-£3,161,858	-£3,152,416
40%	75%	-£3,454,099	-£3,371,833	-£3,443,375	-£3,360,910	-£3,442,406	-£3,431,882
45%	75%	-£3,736,109	-£3,643,335	-£3,724,644	-£3,631,271	-£3,722,954	-£3,710,890
50%	75%	-£4,018,119	-£3,915,037	-£3,904,328	-£3,801,832	-£3,903,592	-£3,890,907
10%	80%	-£1,757,505	-£1,724,518	-£1,755,359	-£1,722,373	-£1,752,827	-£1,750,682
15%	80%	-£2,037,246	-£1,987,767	-£2,034,029	-£1,984,550	-£2,030,230	-£2,027,013
20%	80%	-£2,316,988	-£2,251,016	-£2,312,699	-£2,266,726	-£2,307,533	-£2,303,344
25%	80%	-£2,596,730	-£2,514,264	-£2,591,369	-£2,506,902	-£2,586,038	-£2,579,675
30%	80%	-£2,876,472	-£2,777,513	-£2,870,038	-£2,771,080	-£2,862,441	-£2,856,006
35%	80%	-£3,156,215	-£3,040,762	-£3,148,707	-£3,033,256	-£3,139,844	-£3,132,337
40%	80%	-£3,435,958	-£3,294,011	-£3,427,377	-£3,298,432	-£3,417,247	-£3,408,668
45%	80%	-£3,715,699	-£3,567,260	-£3,706,047	-£3,557,690	-£3,694,651	-£3,685,000
50%	80%	-£3,995,441	-£3,820,509	-£3,984,717	-£3,819,738	-£3,972,054	-£3,961,330

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£63,883	-£63,883	-£63,883	-£63,883	-£63,883	-£63,883
10%	71%	-£626,823	-£603,261	-£624,270	-£600,709	-£623,482	-£620,929
15%	71%	-£908,293	-£872,951	-£904,463	-£869,121	-£903,282	-£899,452
20%	71%	-£1,189,763	-£1,142,840	-£1,184,603	-£1,137,533	-£1,183,076	-£1,177,975
25%	71%	-£1,471,233	-£1,412,329	-£1,464,850	-£1,405,946	-£1,462,580	-£1,456,497
30%	71%	-£1,752,703	-£1,682,018	-£1,744,359	-£1,674,359	-£1,742,628	-£1,735,021
35%	71%	-£2,034,173	-£1,951,707	-£2,025,236	-£1,942,771	-£2,022,478	-£2,015,543
40%	71%	-£2,315,643	-£2,221,396	-£2,306,493	-£2,211,183	-£2,303,229	-£2,292,028
45%	71%	-£2,597,113	-£2,491,085	-£2,586,623	-£2,479,598	-£2,582,079	-£2,570,580
50%	71%	-£2,878,583	-£2,760,774	-£2,868,815	-£2,748,008	-£2,861,979	-£2,849,112
100%	71%	-£5,710,495	-£5,411,026	-£5,684,544	-£5,445,075	-£5,678,540	-£5,650,889
10%	75%	-£627,904	-£607,267	-£625,222	-£604,606	-£624,980	-£622,299
15%	75%	-£909,913	-£878,989	-£905,892	-£874,967	-£905,529	-£901,507
20%	75%	-£1,191,923	-£1,150,699	-£1,188,861	-£1,145,328	-£1,186,077	-£1,180,715
25%	75%	-£1,473,933	-£1,412,929	-£1,467,870	-£1,416,694	-£1,466,629	-£1,459,699
30%	75%	-£1,755,943	-£1,694,094	-£1,747,900	-£1,688,051	-£1,747,173	-£1,739,130
35%	75%	-£2,037,953	-£1,965,795	-£2,028,969	-£1,959,412	-£2,027,721	-£2,018,338
40%	75%	-£2,319,963	-£2,227,497	-£2,310,977	-£2,228,773	-£2,309,270	-£2,297,543
45%	75%	-£2,601,973	-£2,506,199	-£2,589,088	-£2,497,134	-£2,588,918	-£2,576,753
50%	75%	-£2,883,983	-£2,780,900	-£2,870,577	-£2,767,495	-£2,869,385	-£2,855,961
10%	80%	-£623,368	-£590,381	-£621,223	-£588,237	-£618,691	-£616,545
15%	80%	-£905,378	-£863,191	-£903,143	-£860,413	-£901,076	-£898,930
20%	80%	-£1,187,388	-£1,146,879	-£1,185,143	-£1,142,590	-£1,183,129	-£1,180,207
25%	80%	-£1,469,398	-£1,412,929	-£1,467,197	-£1,416,694	-£1,465,629	-£1,459,699
30%	80%	-£1,751,408	-£1,694,094	-£1,743,900	-£1,688,051	-£1,742,173	-£1,736,130
35%	80%	-£2,033,418	-£1,965,795	-£2,025,969	-£1,959,412	-£2,024,721	-£2,018,338
40%	80%	-£2,315,428	-£2,227,497	-£2,307,977	-£2,228,773	-£2,306,270	-£2,297,543
45%	80%	-£2,597,438	-£2,506,199	-£2,589,088	-£2,497,134	-£2,588,918	-£2,576,753
50%	80%	-£2,879,448	-£2,780,900	-£2,870,577	-£2,767,495	-£2,869,385	-£2,855,961
10%	80%	-£623,368	-£590,381	-£621,223	-£588,237	-£618,691	-£616,545
15%	80%	-£905,378	-£863,191	-£903,143	-£860,413	-£901,076	-£898,930
20%	80%	-£1,187,388	-£1,146,879	-£1,185,143	-£1,142,590	-£1,183,129	-£1,180,207
25%	80%	-£1,469,398	-£1,412,929	-£1,467,197	-£1,416,694	-£1,465,629	-£1,459,699
30%	80%	-£1,751,408	-£1,694,094	-£1,743,900	-£1,688,051	-£1,742,173	-£1,736,130
35%	80%	-£2,033,418	-£1,965,795	-£2,025,969	-£1,959,412	-£2,024,721	-£2,018,338
40%	80%	-£2,315,428	-£2,227,497	-£2,307,977	-£2,228,773	-£2,306,270	-£2,297,543
45%	80%	-£2,597,438	-£2,506,199	-£2,589,088	-£2,497,134	-£2,588,918	-£2,576,753
50%	80%	-£2,879,448	-£2,780,900	-£2,870,577	-£2,767,495	-£2,869,385	-£2,855,961

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,910,701	£1,910,701	£1,910,701	£1,910,701	£1,910,701	£1,910,701
10%	71%	£1,347,781	£1,371,323	£1,350,314	£1,373,876	£1,351,192	£1,353,656
15%	71%	£1,066,291	£1,101,633	£1,070,121	£1,105,463	£1,071,302	£1,075,132
20%	71%	£784,821	£831,944	£789,928	£837,051	£791,503	£796,609
25%	71%	£503,351	£562,255	£509,734	£568,638	£511,704	£518,087
30%	71%	£221,881	£290,569	£229,641	£300,226	£231,894	£239,564
35%	71%	-£59,588	-£22,87				

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,804,407	£2,804,407	£2,804,407	£2,804,407	£2,804,407	£2,804,407
10%	71%	£2,241,467	£2,241,467	£2,241,467	£2,241,467	£2,241,467	£2,241,467
15%	71%	£1,959,997	£1,959,997	£1,959,997	£1,959,997	£1,959,997	£1,959,997
20%	71%	£1,678,527	£1,678,527	£1,678,527	£1,678,527	£1,678,527	£1,678,527
25%	71%	£1,397,057	£1,397,057	£1,397,057	£1,397,057	£1,397,057	£1,397,057
30%	71%	£1,115,587	£1,115,587	£1,115,587	£1,115,587	£1,115,587	£1,115,587
35%	71%	£834,117	£834,117	£834,117	£834,117	£834,117	£834,117
40%	71%	£552,647	£552,647	£552,647	£552,647	£552,647	£552,647
45%	71%	£271,177	£271,177	£271,177	£271,177	£271,177	£271,177
50%	71%	£-10,293	£-10,293	£-10,293	£-10,293	£-10,293	£-10,293
100%	71%	£-2,842,905	£-2,842,905	£-2,842,905	£-2,842,905	£-2,842,905	£-2,842,905
10%	75%	£2,240,387	£2,240,387	£2,240,387	£2,240,387	£2,240,387	£2,240,387
15%	75%	£1,958,917	£1,958,917	£1,958,917	£1,958,917	£1,958,917	£1,958,917
20%	75%	£1,677,447	£1,677,447	£1,677,447	£1,677,447	£1,677,447	£1,677,447
25%	75%	£1,395,977	£1,395,977	£1,395,977	£1,395,977	£1,395,977	£1,395,977
30%	75%	£1,114,507	£1,114,507	£1,114,507	£1,114,507	£1,114,507	£1,114,507
35%	75%	£833,037	£833,037	£833,037	£833,037	£833,037	£833,037
40%	75%	£551,567	£551,567	£551,567	£551,567	£551,567	£551,567
45%	75%	£270,097	£270,097	£270,097	£270,097	£270,097	£270,097
50%	75%	£-10,293	£-10,293	£-10,293	£-10,293	£-10,293	£-10,293
10%	60%	£2,244,922	£2,277,909	£2,244,922	£2,277,909	£2,244,922	£2,277,909
15%	60%	£1,963,452	£1,996,439	£1,963,452	£1,996,439	£1,963,452	£1,996,439
20%	60%	£1,681,982	£1,714,969	£1,681,982	£1,714,969	£1,681,982	£1,714,969
25%	60%	£1,400,512	£1,433,500	£1,400,512	£1,433,500	£1,400,512	£1,433,500
30%	60%	£1,119,042	£1,152,030	£1,119,042	£1,152,030	£1,119,042	£1,152,030
35%	60%	£837,572	£870,560	£837,572	£870,560	£837,572	£870,560
40%	60%	£556,102	£589,090	£556,102	£589,090	£556,102	£589,090
45%	60%	£274,632	£307,620	£274,632	£307,620	£274,632	£307,620
50%	60%	£-10,293	£-10,293	£-10,293	£-10,293	£-10,293	£-10,293

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,903,983	£2,927,544	£2,903,983	£2,927,544	£2,903,983	£2,927,544
10%	71%	£2,622,513	£2,646,074	£2,622,513	£2,646,074	£2,622,513	£2,646,074
15%	71%	£2,341,043	£2,364,604	£2,341,043	£2,364,604	£2,341,043	£2,364,604
20%	71%	£2,059,573	£2,083,134	£2,059,573	£2,083,134	£2,059,573	£2,083,134
25%	71%	£1,778,103	£1,796,664	£1,778,103	£1,796,664	£1,778,103	£1,796,664
30%	71%	£1,496,633	£1,515,215	£1,496,633	£1,515,215	£1,496,633	£1,515,215
35%	71%	£1,215,163	£1,233,766	£1,215,163	£1,233,766	£1,215,163	£1,233,766
40%	71%	£933,693	£952,317	£933,693	£952,317	£933,693	£952,317
45%	71%	£652,223	£670,868	£652,223	£670,868	£652,223	£670,868
50%	71%	£370,753	£389,419	£370,753	£389,419	£370,753	£389,419
100%	71%	£-179,699	£-1,049,229	£-179,699	£-1,049,229	£-179,699	£-1,049,229
10%	75%	£2,903,983	£2,927,544	£2,903,983	£2,927,544	£2,903,983	£2,927,544
15%	75%	£2,622,513	£2,646,074	£2,622,513	£2,646,074	£2,622,513	£2,646,074
20%	75%	£2,341,043	£2,364,604	£2,341,043	£2,364,604	£2,341,043	£2,364,604
25%	75%	£2,059,573	£2,083,134	£2,059,573	£2,083,134	£2,059,573	£2,083,134
30%	75%	£1,778,103	£1,796,664	£1,778,103	£1,796,664	£1,778,103	£1,796,664
35%	75%	£1,496,633	£1,515,215	£1,496,633	£1,515,215	£1,496,633	£1,515,215
40%	75%	£1,215,163	£1,233,766	£1,215,163	£1,233,766	£1,215,163	£1,233,766
45%	75%	£933,693	£952,317	£933,693	£952,317	£933,693	£952,317
50%	75%	£652,223	£670,868	£652,223	£670,868	£652,223	£670,868
10%	60%	£2,907,437	£2,940,424	£2,907,437	£2,940,424	£2,907,437	£2,940,424
15%	60%	£2,625,967	£2,658,954	£2,625,967	£2,658,954	£2,625,967	£2,658,954
20%	60%	£2,344,497	£2,377,484	£2,344,497	£2,377,484	£2,344,497	£2,377,484
25%	60%	£2,063,027	£2,096,014	£2,063,027	£2,096,014	£2,063,027	£2,096,014
30%	60%	£1,781,557	£1,814,544	£1,781,557	£1,814,544	£1,781,557	£1,814,544
35%	60%	£1,500,087	£1,533,074	£1,500,087	£1,533,074	£1,500,087	£1,533,074
40%	60%	£1,218,617	£1,251,604	£1,218,617	£1,251,604	£1,218,617	£1,251,604
45%	60%	£937,147	£970,090	£937,147	£970,090	£937,147	£970,090
50%	60%	£655,677	£688,630	£655,677	£688,630	£655,677	£688,630

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,141,629	£4,141,629	£4,141,629	£4,141,629	£4,141,629	£4,141,629
10%	71%	£3,578,689	£3,602,251	£3,578,689	£3,602,251	£3,578,689	£3,602,251
15%	71%	£3,015,749	£3,039,311	£3,015,749	£3,039,311	£3,015,749	£3,039,311
20%	71%	£2,452,809	£2,476,371	£2,452,809	£2,476,371	£2,452,809	£2,476,371
25%	71%	£1,889,869	£1,913,431	£1,889,869	£1,913,431	£1,889,869	£1,913,431
30%	71%	£1,326,929	£1,350,491	£1,326,929	£1,350,491	£1,326,929	£1,350,491
35%	71%	£763,989	£787,551	£763,989	£787,551	£763,989	£787,551
40%	71%	£202,049	£225,611	£202,049	£225,611	£202,049	£225,611
45%	71%	£-161,009	£-137,449	£-161,009	£-137,449	£-161,009	£-137,449
50%	71%	£-674,069	£-610,509	£-674,069	£-610,509	£-674,069	£-610,509
10%	75%	£3,577,609	£3,598,225	£3,577,609	£3,598,225	£3,577,609	£3,598,225
15%	75%	£3,014,669	£3,034,823	£3,014,669	£3,034,823	£3,014,669	£3,034,823
20%	75%	£2,451,729	£2,472,345	£2,451,729	£2,472,345	£2,451,729	£2,472,345
25%	75%	£1,888,789	£1,909,405	£1,888,789	£1,909,405	£1,888,789	£1,909,405
30%	75%	£1,325,849	£1,346,465	£1,325,849	£1,346,465	£1,325,849	£1,346,465
35%	75%	£762,909	£783,525	£762,909	£783,525	£762,909	£783,525
40%	75%	£200,969	£221,585	£200,969	£221,585	£200,969	£221,585
45%	75%	£-160,029	£-136,645	£-160,029	£-136,645	£-160,029	£-136,645
50%	75%	£-673,089	£-606,705	£-673,089	£-606,705	£-673,089	£-606,705
10%	60%	£3,582,144	£3,615,131	£3,582,144	£3,615,131	£3,582,144	£3,615,131
15%	60%	£3,019,204	£3,052,191	£3,019,204	£3,052,191	£3,019,204	£3,052,191
20%	60%	£2,456,264	£2,489,251	£2,456,264	£2,489,251	£2,456,264	£2,489,251
25%	60%	£1,893,324	£1,926,311	£1,893,324	£1,926,311	£1,893,324	£1,926,311
30%	60%	£1,330,384	£1,363,371	£1,330,384	£1,363,371	£1,330,384	£1,363,371
35%	60%	£767,444	£800,431	£767,444	£800,431	£767,444	£800,431
40%	60%	£204,504	£237,491	£204,504	£237,491	£204,504	£237,491
45%	60%	£-158,564	£-125,551	£-158,564	£-125,551	£-158,564	£-125,551
50%	60%	£-671,624	£-604,591	£-671,624	£-604,591	£-671,624	£-604,591

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,783,938	£2,783,938	£2,783,938	£2,783,938	£2,783,938	£2,783,938
10%	71%	£2,220,998	£2,244,560	£2,223,551	£2,247,113	£2,224,330	£2,226,892
15%	71%	£1,838,549	£1,974,870	£1,843,338	£1,943,870	£1,844,539	£1,948,369
20%	71%	£1,658,058	£1,705,161	£1,663,165	£1,710,288	£1,664,740	£1,669,846
25%	71%	£1,376,588	£1,435,492	£1,382,971	£1,441,875	£1,384,941	£1,391,324
30%	71%	£1,095,118	£1,165,803	£1,102,778	£1,112,463	£1,105,141	£1,112,801
35%	71%	£813,648	£896,114	£822,585	£905,051	£825,342	£834,278
40%	71%	£532,178	£626,425	£542,392	£636,838	£545,542	£555,795
45%	71%	£250,708	£356,736	£259,188	£368,223	£262,743	£272,202
50%	71%	£-20,752	£97,047	£-17,585	£98,613	£-14,418	£-1,230
100%	71%	£-2,862,674	£-2,623,205	£-2,836,723	£-2,597,253	£-2,828,718	£-2,802,768
10%	75%	£2,219,918	£2,240,534	£2,222,599	£2,243,216	£2,222,841	£2,225,523
15%	75%	£1,937,988	£1,988,833	£1,941,930	£1,972,855	£1,942,233	£1,946,315
20%	75%	£1,855,898	£1,697,131	£1,661,280	£1,702,493	£1,661,744	£1,667,106
25%	75%	£1,373,888	£1,425,429	£1,380,591	£1,432,131	£1,381,197	£1,387,899
30%	75%	£1,091,879	£1,153,728	£1,099,522	£1,161,770	£1,100,648	£1,108,691
35%	75%	£809,869	£892,026	£819,252	£891,409	£820,100	£829,463
40%	75%	£527,858	£610,325	£538,583	£621,048	£539,552	£550,276
45%	75%	£245,849	£338,622	£257,913	£350,887	£259,003	£271,068
50%	75%	£-36,153	£68,921	£-22,758	£80,326	£-21,544	£-6,159
10%	60%	£2,254,453	£2,237,440	£2,226,758	£2,209,354	£2,229,131	£2,231,376
15%	60%	£1,944,712	£1,994,191	£1,947,929	£1,997,408	£1,951,727	£1,954,944
20%	60%	£1,654,989	£1,730,942	£1,669,259	£1,735,232	£1,674,324	£1,678,614
25%	60%	£1,365,263	£1,467,693	£1,380,529	£1,471,055	£1,386,920	£1,402,282
30%	60%	£1,105,485	£1,204,444	£1,111,919	£1,210,878	£1,119,517	£1,125,952
35%	60%	£825,743	£941,195	£833,250	£948,702	£842,114	£849,620
40%	60%	£548,002	£677,946	£554,581	£686,528	£564,711	£573,290
45%	60%	£266,257	£414,697	£275,311	£424,349	£281,306	£286,658
50%	60%	£-13,483	£15,448	£-2,759	£162,172	£9,903	£20,628

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,149,418	£3,149,418	£3,149,418	£3,149,418	£3,149,418	£3,149,418
10%	71%	£2,867,948	£2,903,290	£2,871,778	£2,907,120	£2,872,989	£2,878,789
15%	71%	£2,586,477	£2,633,601	£2,591,585	£2,638,708	£2,593,100	£2,598,296
20%	71%	£2,305,007	£2,363,912	£2,311,391	£2,370,296	£2,313,361	£2,319,444
25%	71%	£2,023,536	£2,094,223	£2,031,197	£2,101,882	£2,033,561	£2,041,220
30%	71%	£1,742,066	£1,824,534	£1,751,005	£1,833,470	£1,753,762	£1,762,698
35%	71%	£1,460,596	£1,554,845	£1,470,911	£1,563,058	£1,473,982	£1,484,175
40%	71%	£1,179,126	£1,285,156	£1,190,618	£1,296,645	£1,194,163	£1,205,652
45%	71%	£897,656	£1,015,467	£910,425	£1,028,233	£914,362	£927,130
50%	71%	£-924,254	£-1,099,795	£-908,592	£-1,068,934	£-900,299	£-1,079,248
10%	75%	£3,149,418	£3,149,418	£3,149,418	£3,149,418	£3,149,418	£3,149,418
15%	75%	£2,866,328	£2,897,252	£2,870,340	£2,901,274	£2,870,712	£2,874,734
20%	75%	£2,584,318	£2,625,251	£2,589,880	£2,630,812	£2,590,164	£2,595,526
25%	75%	£2,302,308	£2,354,840	£2,309,951	£2,360,881	£2,309,817	£2,316,919
30%	75%	£2,020,298	£2,082,147	£2,028,341	£2,100,190	£2,029,058	£2,037,111
35%	75%	£1,738,288	£1,810,446	£1,747,672	£1,819,829	£1,748,520	£1,757,903
40%	75%	£1,456,278	£1,528,745	£1,467,002	£1,549,468	£1,467,971	£1,478,696
45%	75%	£1,174,268	£1,267,042	£1,186,333	£1,278,107	£1,187,423	£1,199,498
50%	75%	£892,259	£995,341	£905,664	£1,008,748	£906,876	£920,281
10%	60%	£3,152,873	£3,185,860	£3,155,018	£3,188,004	£3,157,550	£3,159,696
15%	60%	£2,873,131	£2,922,611	£2,876,548	£2,925,828	£2,880,147	£2,883,984
20%	60%	£2,593,389	£2,653,869	£2,597,848	£2,657,851	£2,602,744	£2,607,026
25%	60%	£2,313,648	£2,396,113	£2,319,009	£2,401,475	£2,325,340	£2,330,702
30%	60%	£2,033,905	£2,132,864	£2,040,339	£2,139,298	£2,047,937	£2,054,271
35%	60%	£1,754,163	£1,869,615	£1,761,870	£1,871,122	£1,770,533	£1,778,040
40%	60%	£1,474,421	£1,608,366	£1,483,000	£1,614,945	£1,493,130	£1,501,709
45%	60%	£1,194,679	£1,343,117	£1,204,331	£1,352,769	£1,215,726	£1,225,378
50%	60%	£14,936	£1,079,869	£925,681	£1,090,592	£838,322	£949,047

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,141,629	£4,141,629	£4,141,629	£4,141,629	£4,141,629	£4,141,629
10%	71%	£3,578,689	£3,602,251	£3,581,242	£3,604,804	£3,582,030	£3,584,584
15%	71%	£3,297,219	£3,332,861	£3,301,949	£3,336,392	£3,302,230	£3,306,980
20%	71%	£3,015,749	£3,062,872	£3,020,858	£3,067,979	£3,022,431	£3,027,537
25%	71%	£2,734,279	£2,793,183	£2,740,662	£2,799,566	£2,742,632	£2,749,015
30%	71%	£2,452,809	£2,523,494	£2,460,489	£2,531,154	£2,462,832	£2,470,492
35%	71%	£2,171,340	£2,253,805	£2,180,276	£2,262,742	£2,183,053	£2,191,670
40%	71%	£1,889,869	£1,984,116	£1,900,083	£1,994,330	£1,903,233	£1,913,446
45%	71%	£1,608,400	£1,714,427	£1,619,889	£1,725,016	£1,623,434	£1,634,923
50%	71%	£1,326,930	£1,444,739	£1,339,997	£1,457,504	£1,343,634	£1,356,401
10%	75%	£3,577,609	£3,598,225	£3,580,290	£3,600,907	£3,580,532	£3,583,214
15%	75%	£3,295,599	£3,326,524	£3,299,621	£3,330,546	£3,299,984	£3,304,006
20%	75%	£3,013,589	£3,054,823	£3,019,951	£3,060,194	£3,019,435	£3,024,798
25%	75%	£2,731,580	£2,783,120	£2,738,282	£2,789,823	£2,738,898	£2,745,591
30%	75%	£2,449,570	£2,511,419	£2,457,613	£2,519,461	£2,458,340	£2,466,382
35%	75%	£2,167,560	£2,239,217	£2,176,943	£2,248,100	£2,177,791	£2,187,174
40%	75%	£1,885,550	£1,988,016	£1,896,274	£1,996,730	£1,897,243	£1,907,967
45%	75%	£1,603,540	£1,696,314	£1,615,604	£1,708,378	£1,616,694	£1,628,759
50%	75%	£1,321,530	£1,424,612	£1,334,935	£1,438,017	£1,336,147	£1,349,552
10%	60%	£3,582,144	£3,615,131	£3,584,290	£3,617,275	£3,586,957	£3,588,967
15%	60%	£3,302,403	£3,351,882	£3,305,620	£3,355,099	£3,309,419	£3,312,636
20%	60%	£3,022,660	£3,088,633	£3,026,950	£3,092,923	£3,032,015	£3,036,305
25%	60%	£2,742,919	£2,825,384	£2,748,280	£2,830,747	£2,754,611	£2,759,973
30%	60%	£2,463,173	£2,567,135	£2,469,610	£2,568,955	£2,477,298	£2,483,843
35%	60%	£2,183,434	£2,298,888	£2,190,942	£2,306,393	£2,199,805	£2,207,311
40%	60%	£1,903,693	£2,035,638	£1,912,272	£2,044,217	£1,922,402	£1,930,981
45%	60%	£1,623,950	£1,772,389	£1,633,802	£1,782,040	£1,644,998	£1,654,640
50%	60%	£1,344,208	£1,509,140	£1,354,932	£1,519,863	£1,367,594	£1,378,310

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY UPDATE

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

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,358,780	£3,358,780	£3,358,780	£3,358,780	£3,358,780	£3,358,780
10%	71%	£2,916,040	£2,939,601	£2,920,209	£2,943,770	£2,919,380	£2,923,549
15%	71%	£2,694,669	£2,730,012	£2,700,623	£2,736,265	£2,699,681	£2,705,934
20%	71%	£2,473,259	£2,520,425	£2,481,637	£2,526,760	£2,479,981	£2,488,319
25%	71%	£2,251,929	£2,310,833	£2,262,352	£2,321,255	£2,260,282	£2,270,703
30%	71%	£2,030,559	£2,101,243	£2,043,066	£2,113,711	£2,040,581	£2,053,089
35%	71%	£1,809,189	£1,891,654	£1,823,780	£1,906,246	£1,820,882	£1,835,473
40%	71%	£1,587,819	£1,682,065	£1,604,495	£1,696,741	£1,601,183	£1,617,858
45%	71%	£1,366,449	£1,472,476	£1,385,209	£1,491,236	£1,381,483	£1,400,242
50%	71%	£1,145,078	£1,262,886	£1,165,924	£1,283,731	£1,161,783	£1,182,628
100%	71%	£1,086,100	£346,631	£1,043,729	£894,239	£1,052,145	£1,008,774
10%	75%	£2,914,878	£2,935,495	£2,919,256	£2,939,873	£2,917,802	£2,922,180
15%	75%	£2,692,928	£2,723,853	£2,699,494	£2,730,419	£2,697,313	£2,703,879
20%	75%	£2,470,978	£2,512,211	£2,478,732	£2,520,965	£2,482,824	£2,488,579
25%	75%	£2,249,027	£2,300,568	£2,259,970	£2,311,512	£2,256,336	£2,267,270
30%	75%	£2,027,077	£2,088,926	£2,040,209	£2,102,058	£2,035,847	£2,048,979
35%	75%	£1,805,126	£1,877,284	£1,820,448	£1,892,605	£1,815,358	£1,830,679
40%	75%	£1,583,176	£1,665,642	£1,600,698	£1,693,151	£1,594,869	£1,612,995
45%	75%	£1,361,225	£1,453,999	£1,380,924	£1,473,698	£1,374,380	£1,394,078
50%	75%	£1,139,275	£1,242,357	£1,161,162	£1,264,244	£1,153,891	£1,175,779
40%	60%	£2,052,740	£2,052,740	£2,052,740	£2,052,740	£2,052,740	£2,052,740
15%	60%	£2,700,241	£2,749,720	£2,705,493	£2,754,972	£2,707,257	£2,712,510
20%	60%	£2,480,728	£2,546,700	£2,487,732	£2,553,704	£2,490,082	£2,497,086
25%	60%	£2,261,215	£2,343,680	£2,269,969	£2,352,435	£2,272,908	£2,281,663
30%	60%	£2,041,702	£2,140,660	£2,052,207	£2,151,166	£2,055,753	£2,063,239
35%	60%	£1,822,189	£1,937,640	£1,834,445	£1,949,897	£1,838,559	£1,850,616
40%	60%	£1,602,676	£1,734,621	£1,616,684	£1,748,628	£1,621,385	£1,633,393
45%	60%	£1,383,163	£1,531,600	£1,398,921	£1,547,360	£1,404,210	£1,419,989
50%	60%	£1,163,650	£1,328,581	£1,181,159	£1,346,090	£1,187,036	£1,204,546

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,416,172	£2,416,172	£2,416,172	£2,416,172	£2,416,172	£2,416,172
10%	71%	£2,055,812	£2,055,812	£2,055,812	£2,055,812	£2,055,812	£2,055,812
15%	71%	£1,890,253	£1,890,253	£1,890,253	£1,890,253	£1,890,253	£1,890,253
20%	71%	£1,724,694	£1,724,694	£1,724,694	£1,724,694	£1,724,694	£1,724,694
25%	71%	£1,559,135	£1,559,135	£1,559,135	£1,559,135	£1,559,135	£1,559,135
30%	71%	£1,393,576	£1,393,576	£1,393,576	£1,393,576	£1,393,576	£1,393,576
35%	71%	£1,228,017	£1,228,017	£1,228,017	£1,228,017	£1,228,017	£1,228,017
40%	71%	£1,062,458	£1,062,458	£1,062,458	£1,062,458	£1,062,458	£1,062,458
45%	71%	£896,899	£896,899	£896,899	£896,899	£896,899	£896,899
50%	71%	£731,340	£731,340	£731,340	£731,340	£731,340	£731,340
10%	75%	£2,052,740	£2,052,740	£2,052,740	£2,052,740	£2,052,740	£2,052,740
15%	75%	£1,830,790	£1,830,790	£1,830,790	£1,830,790	£1,830,790	£1,830,790
20%	75%	£1,608,840	£1,608,840	£1,608,840	£1,608,840	£1,608,840	£1,608,840
25%	75%	£1,386,890	£1,386,890	£1,386,890	£1,386,890	£1,386,890	£1,386,890
30%	75%	£1,164,940	£1,164,940	£1,164,940	£1,164,940	£1,164,940	£1,164,940
35%	75%	£942,990	£942,990	£942,990	£942,990	£942,990	£942,990
40%	75%	£721,040	£721,040	£721,040	£721,040	£721,040	£721,040
45%	75%	£499,090	£499,090	£499,090	£499,090	£499,090	£499,090
50%	75%	£277,140	£277,140	£277,140	£277,140	£277,140	£277,140
10%	60%	£2,052,740	£2,052,740	£2,052,740	£2,052,740	£2,052,740	£2,052,740
15%	60%	£1,830,790	£1,830,790	£1,830,790	£1,830,790	£1,830,790	£1,830,790
20%	60%	£1,608,840	£1,608,840	£1,608,840	£1,608,840	£1,608,840	£1,608,840
25%	60%	£1,386,890	£1,386,890	£1,386,890	£1,386,890	£1,386,890	£1,386,890
30%	60%	£1,164,940	£1,164,940	£1,164,940	£1,164,940	£1,164,940	£1,164,940
35%	60%	£942,990	£942,990	£942,990	£942,990	£942,990	£942,990
40%	60%	£721,040	£721,040	£721,040	£721,040	£721,040	£721,040
45%	60%	£499,090	£499,090	£499,090	£499,090	£499,090	£499,090
50%	60%	£277,140	£277,140	£277,140	£277,140	£277,140	£277,140

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,224,776	£1,224,776	£1,224,776	£1,224,776	£1,224,776	£1,224,776
10%	71%	£1,069,217	£1,069,217	£1,069,217	£1,069,217	£1,069,217	£1,069,217
15%	71%	£913,658	£913,658	£913,658	£913,658	£913,658	£913,658
20%	71%	£758,099	£758,099	£758,099	£758,099	£758,099	£758,099
25%	71%	£602,540	£602,540	£602,540	£602,540	£602,540	£602,540
30%	71%	£446,981	£446,981	£446,981	£446,981	£446,981	£446,981
35%	71%	£291,422	£291,422	£291,422	£291,422	£291,422	£291,422
40%	71%	£135,863	£135,863	£135,863	£135,863	£135,863	£135,863
45%	71%	£0	£0	£0	£0	£0	£0
50%	71%	£0	£0	£0	£0	£0	£0
10%	75%	£1,069,217	£1,069,217	£1,069,217	£1,069,217	£1,069,217	£1,069,217
15%	75%	£913,658	£913,658	£913,658	£913,658	£913,658	£913,658
20%	75%	£758,099	£758,099	£758,099	£758,099	£758,099	£758,099
25%	75%	£602,540	£602,540	£602,540	£602,540	£602,540	£602,540
30%	75%	£446,981	£446,981	£446,981	£446,981	£446,981	£446,981
35%	75%	£291,422	£291,422	£291,422	£291,422	£291,422	£291,422
40%	75%	£135,863	£135,863	£135,863	£135,863	£135,863	£135,863
45%	75%	£0	£0	£0	£0	£0	£0
50%	75%	£0	£0	£0	£0	£0	£0
10%	60%	£1,069,217	£1,069,217	£1,069,217	£1,069,217	£1,069,217	£1,069,217
15%	60%	£913,658	£913,658	£913,658	£913,658	£913,658	£913,658
20%	60%	£758,099	£758,099	£758,099	£758,099	£758,099	£758,099
25%	60%	£602,540	£602,540	£602,540	£602,540	£602,540	£602,540
30%	60%	£446,981	£446,981	£446,981	£446,981	£446,981	£446,981
35%	60%	£291,422	£291,422	£291,422	£291,422	£291,422	£291,422
40%	60%	£135,863	£135,863	£135,863	£135,863	£135,863	£135,863
45%	60%	£0	£0	£0	£0	£0	£0
50%	60%	£0	£0	£0	£0	£0	£0

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£992,549	£992,549	£992,549	£992,549	£992,549	£992,549
10%	71%	£847,990	£847,990	£847,990	£847,990	£847,990	£847,990
15%	71%	£703,431	£703,431	£703,431	£703,431	£703,431	£703,431
20%	71%	£558,872	£558,872	£558,872	£558,872	£558,872	£558,872
25%	71%	£414,313	£414,313	£414,313	£414,313	£414,313	£414,313
30%	71%	£269,754	£269,754	£269,754	£269,754	£269,754	£269,754
35%	71%	£125,195	£125,195	£125,195	£125,195	£125,195	£125,195
40%	71%	£0	£0	£0	£0	£0	£0
45%	71%	£0	£0	£0	£0	£0	£0
50%	71%	£0	£0	£0	£0	£0	£0
10%	75%	£847,990	£847,990	£847,990	£847,990	£847,990	£847,990
15%	75%	£703,431	£703,431	£703,431	£703,431	£703,431	£703,431
20%	75%	£558,872	£558,872	£558,872	£558,872	£558,872	£558,872
25%	75%	£414,313	£414,313	£414,313	£414,313	£414,313	£414,313
30%	75%	£269,754	£269,754	£269,754	£269,754	£269,754	£269,754
35%	75%	£125,195	£125,195	£125,195	£125,195	£125,195	£125,195
40%	75%	£0	£0	£0	£0	£0	£0
45%	75%	£0	£0	£0	£0	£0	£0
50%	75%	£0	£0	£0	£0	£0	£0
10%	60%	£847,990	£847,990	£847,990	£847,990	£847,990	£847,990
15%	60%	£703,431	£703,431	£703,431	£703,431	£703,431	£703,431
20%	60%	£558,872	£558,872	£558,872	£558,872	£558,872	£558,872
25%	60%	£414,313	£414,313	£414,313	£414,313	£414,313	£414,313
30%	60%	£269,754	£269,754	£269,754	£269,754	£269,754	£269,754
35%	60%	£125,195	£125,195	£125,195	£125,195	£125,195	£125,195
40%	60%	£0	£0	£0	£0	£0	£0
45%	60%	£0	£0	£0	£0	£0	£0
50%	60%	£0	£0	£0	£0	£0	£0

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,586,255	£1,586,255	£1,586,255	£1,586,255	£1,586,255	£1,586,255
10%	71%	£1,145,514	£1,167,076	£1,147,694	£1,171,245	£1,146,655	£1,151,024
15%	71%	£922,144	£957,467	£925,397	£953,740	£927,155	£935,408
20%	71%	£700,774	£747,898	£709,111	£756,235	£707,456	£715,794
25%	71%	£479,404	£538,307	£489,826	£548,730	£487,750	£498,178
30%	71%	£258,034	£328,716	£270,440	£341,225	£268,056	£280,565
35%	71%	£36,664	£119,129	£51,254	£133,721	£48,357	£92,948
40%	71%	£-184,708	£-90,460	£-168,031	£-73,784	£-171,342	£-154,667
45%	71%	£-406,077	£-300,050	£-387,317	£-281,290	£-391,043	£-372,283
50%	71%	£-927,447	£-650,639	£-666,602	£-488,794	£-910,745	£-859,897
100%	71%	£-2,858,628	£-2,618,156	£-2,816,254	£-2,676,784	£-2,824,670	£-2,782,299
10%	75%	£1,142,353	£1,162,070	£1,146,731	£1,167,347	£1,145,277	£1,149,654
15%	75%	£920,403	£951,328	£920,969	£957,894	£924,788	£931,354
20%	75%	£698,452	£739,886	£707,207	£748,440	£704,299	£713,054
25%	75%	£476,502	£528,043	£487,445	£538,987	£483,811	£494,754
30%	75%	£254,552	£316,401	£267,684	£329,533	£263,322	£276,454
35%	75%	£32,601	£104,759	£47,922	£100,670	£42,833	£58,155
40%	75%	£-189,350	£-106,883	£-171,840	£-89,374	£-177,658	£-160,146
45%	75%	£-411,500	£-318,526	£-391,601	£-298,628	£-398,145	£-378,447
50%	75%	£-933,259	£-659,168	£-951,193	£-699,381	£-978,838	£-958,748
10%	60%	£1,147,229	£1,180,215	£1,150,730	£1,183,717	£1,151,906	£1,155,408
15%	60%	£927,716	£977,195	£932,968	£982,447	£934,731	£939,985
20%	60%	£708,203	£774,175	£715,206	£781,178	£717,557	£724,560
25%	60%	£488,690	£571,154	£497,444	£579,610	£493,937	£506,137
30%	60%	£268,177	£368,135	£279,682	£378,641	£283,208	£293,713
35%	60%	£49,864	£165,115	£61,920	£177,372	£68,034	£78,295
40%	60%	£-169,845	£-87,904	£-158,842	£-63,897	£-161,144	£-137,133
45%	60%	£-389,362	£-240,925	£-373,604	£-225,165	£-388,515	£-352,557
50%	60%	£-908,875	£-643,944	£-951,366	£-626,435	£-985,450	£-957,880

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,239,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,806,030	£1,829,591	£1,810,199	£1,833,761	£1,809,370	£1,813,539
10%	71%	£1,584,659	£1,620,002	£1,580,913	£1,626,255	£1,589,671	£1,595,924
20%	71%	£1,363,290	£1,410,413	£1,371,627	£1,418,750	£1,369,971	£1,376,309
25%	71%	£1,141,919	£1,200,823	£1,152,342	£1,211,245	£1,150,983	£1,160,688
30%	71%	£920,549	£991,233	£933,056	£1,003,741	£930,571	£943,079
35%	71%	£699,179	£781,644	£713,770	£796,236	£710,872	£725,463
40%	71%	£477,808	£572,055	£494,495	£588,731	£491,173	£507,848
45%	71%	£256,438	£362,466	£275,199	£381,226	£271,473	£286,233
50%	71%	£35,068	£152,877	£56,914	£173,721	£51,773	£72,618
100%	71%	£-2,196,119	£-1,896,641	£-2,159,739	£-1,944,265	£-2,162,156	£-2,119,794
10%	75%	£1,804,665	£1,826,485	£1,805,246	£1,828,865	£1,807,776	£1,811,121
15%	75%	£1,582,918	£1,613,843	£1,589,484	£1,620,409	£1,587,303	£1,593,889
20%	75%	£1,360,968	£1,402,201	£1,369,722	£1,410,956	£1,366,814	£1,375,569
25%	75%	£1,139,018	£1,190,558	£1,149,060	£1,201,502	£1,146,326	£1,157,289
30%	75%	£917,067	£978,310	£930,292	£982,048	£927,048	£938,366
35%	75%	£695,116	£767,274	£710,438	£782,595	£705,349	£720,669
40%	75%	£473,165	£555,632	£490,676	£573,141	£484,859	£502,369
45%	75%	£251,215	£343,989	£270,914	£363,689	£264,370	£284,058
50%	75%	£29,265	£132,347	£51,152	£154,234	£43,881	£65,769
10%	60%	£1,809,744	£1,842,730	£1,813,245	£1,846,232	£1,814,421	£1,817,923
15%	60%	£1,590,231	£1,639,710	£1,595,483	£1,644,962	£1,597,247	£1,602,350
20%	60%	£1,370,718	£1,436,680	£1,377,722	£1,443,694	£1,379,676	£1,387,079
25%	60%	£1,151,205	£1,233,670	£1,159,960	£1,242,425	£1,162,898	£1,171,663
30%	60%	£931,692	£1,030,650	£942,197	£1,041,156	£945,724	£956,229
35%	60%	£712,179	£827,630	£724,435	£850,887	£727,549	£745,896
40%	60%	£492,666	£624,811	£506,674	£638,610	£511,375	£525,383
45%	60%	£273,153	£421,590	£288,911	£437,350	£294,200	£309,959
50%	60%	£53,640	£218,571	£71,149	£236,089	£77,026	£94,536

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,923,477	£2,923,477	£2,923,477	£2,923,477	£2,923,477	£2,923,477
10%	71%	£2,480,737	£2,504,298	£2,484,906	£2,508,467	£2,484,077	£2,488,246
15%	71%	£2,239,366	£2,294,709	£2,265,620	£2,300,962	£2,294,378	£2,270,631
20%	71%	£2,037,996	£2,085,120	£2,046,334	£2,093,457	£2,044,676	£2,053,016
25%	71%	£1,816,626	£1,875,530	£1,827,049	£1,885,952	£1,824,978	£1,835,400
30%	71%	£1,595,256	£1,665,940	£1,607,763	£1,678,448	£1,605,278	£1,617,786
35%	71%	£1,373,886	£1,456,351	£1,386,377	£1,470,343	£1,385,579	£1,400,170
40%	71%	£1,152,516	£1,246,762	£1,169,192	£1,263,438	£1,165,880	£1,192,555
45%	71%	£931,146	£1,037,173	£949,906	£1,055,933	£946,179	£964,939
50%	71%	£709,776	£827,583	£720,621	£838,428	£726,480	£747,325
100%	71%	£-1,924,463	£-1,624,834	£-1,929,032	£-1,699,662	£-1,935,448	£-1,895,077
10%	75%	£2,470,575	£2,500,192	£2,483,953	£2,504,570	£2,482,499	£2,486,877
15%	75%	£2,257,625	£2,288,550	£2,264,191	£2,295,116	£2,262,010	£2,268,576
20%	75%	£2,036,675	£2,078,998	£2,044,429	£2,085,862	£2,041,521	£2,050,276
25%	75%	£1,813,724	£1,865,285	£1,824,667	£1,876,209	£1,821,033	£1,831,576
30%	75%	£1,591,774	£1,653,623	£1,604,906	£1,666,755	£1,600,544	£1,613,676
35%	75%	£1,369,823	£1,441,981	£1,385,145	£1,457,302	£1,380,055	£1,395,376
40%	75%	£1,147,873	£1,230,359	£1,165,393	£1,247,848	£1,159,566	£1,177,036
45%	75%	£925,922	£1,018,696	£945,621	£1,038,394	£939,077	£958,775
50%	75%	£703,972	£807,054	£723,859	£828,941	£718,588	£740,476
10%	60%	£2,494,451	£2,517,437	£2,497,892	£2,520,339	£2,498,128	£2,492,630
15%	60%	£2,264,938	£2,314,417	£2,276,190	£2,319,959	£2,271,954	£2,277,207
20%	60%	£2,045,425	£2,111,397	£2,052,429	£2,118,401	£2,054,779	£2,061,783
25%	60%	£1,825,912	£1,908,377	£1,834,686	£1,917,132	£1,837,605	£1,846,390
30%	60%	£1,606,399	£1,705,357	£1,616,804	£1,715,865	£1,620,430	£1,630,636
35%	60%	£1,386,886	£1,502,337	£1,399,142	£1,514,594	£1,403,258	£1,415,513
40%	60%	£1,167,373	£1,299,318	£1,181,381	£1,313,325	£1,186,082	£1,200,090
45%	60%	£947,860	£1,096,297	£963,616	£1,112,057	£968,907	£984,666
50%	60%	£728,347	£885,276	£745,858	£910,197	£751,345	£769,243

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,565,786	£1,565,786	£1,565,786	£1,565,786	£1,565,786	£1,565,786
10%	71%	£1,123,045	£1,146,607	£1,127,215	£1,150,776	£1,126,386	£1,130,555
15%	71%	£901,674	£937,016	£901,674	£934,271	£906,681	£912,939
20%	71%	£680,505	£727,429	£686,642	£735,766	£686,687	£695,325
25%	71%	£458,935	£517,838	£469,357	£528,261	£467,287	£477,709
30%	71%	£237,665	£298,240	£250,071	£290,756	£247,587	£250,094
35%	71%	£16,195	£98,660	£30,785	£113,252	£27,888	£42,479
40%	71%	£-205,175	£-110,929	£-188,500	£-94,253	£-191,811	£-175,136
45%	71%	£-426,546	£-320,519	£-407,786	£-301,759	£-411,512	£-392,752
50%	71%	£-647,916	£-538,109	£-657,021	£-509,663	£-631,211	£-610,596
100%	71%	£-2,678,095	£-2,630,625	£-2,636,723	£-2,697,253	£-2,845,139	£-2,892,788
10%	75%	£1,121,884	£1,142,501	£1,126,262	£1,146,878	£1,124,808	£1,129,185
15%	75%	£899,324	£930,859	£906,500	£937,425	£894,318	£910,585
20%	75%	£677,984	£719,217	£686,738	£727,971	£683,830	£692,555
25%	75%	£456,033	£507,574	£466,976	£518,518	£463,342	£474,285
30%	75%	£234,083	£296,932	£247,215	£309,064	£242,853	£250,965
35%	75%	£12,132	£84,265	£27,453	£99,610	£22,864	£37,884
40%	75%	£-209,819	£-127,352	£-192,309	£-109,843	£-198,125	£-180,615
45%	75%	£-431,769	£-338,995	£-412,070	£-319,297	£-418,614	£-398,916
50%	75%	£-653,719	£-550,637	£-631,832	£-528,150	£-638,103	£-617,215
10%	60%	£1,126,760	£1,156,746	£1,130,291	£1,163,248	£1,131,437	£1,134,539
15%	60%	£907,247	£956,726	£912,499	£961,978	£914,262	£919,516
20%	60%	£687,734	£753,706	£694,737	£760,709	£697,088	£704,091
25%	60%	£468,339	£550,695	£475,685	£563,641	£473,914	£485,655
30%	60%	£248,708	£347,956	£259,213	£358,172	£262,739	£273,244
35%	60%	£29,195	£144,648	£41,451	£186,903	£45,965	£57,821
40%	60%	£-190,316	£-89,373	£-176,341	£-44,366	£-171,809	£-157,602
45%	60%	£-409,831	£-291,394	£-394,073	£-245,635	£-388,764	£-373,026
50%	60%	£-629,344	£-464,413	£-611,835	£-446,904	£-605,959	£-588,449

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,055,834	£2,055,834	£2,055,834	£2,055,834	£2,055,834	£2,055,834
10%	71%	£2,051,465	£2,075,027	£2,055,834	£2,079,198	£2,054,806	£2,058,975
15%	71%	£1,830,095	£1,865,438	£1,836,348	£1,871,690	£1,835,107	£1,841,399
20%	71%	£1,608,725	£1,655,848	£1,617,062	£1,664,186	£1,615,406	£1,623,745
25%	71%	£1,387,355	£1,446,258	£1,397,777	£1,456,681	£1,395,707	£1,406,159
30%	71%	£1,165,985	£1,236,668	£1,178,481	£1,249,176	£1,176,007	£1,188,514
35%	71%	£944,614	£1,027,080	£959,205	£1,041,672	£956,308	£970,898
40%	71%	£723,245	£817,490	£738,796	£834,187	£736,586	£753,284
45%	71%	£501,874	£607,901	£520,634	£626,661	£516,908	£535,868
50%	71%	£280,504	£398,312	£301,349	£419,157	£297,209	£318,053
100%	71%	£-1,950,875	£-1,711,209	£-1,908,203	£-1,668,604	£-1,916,719	£-1,874,348
10%	75%	£2,050,394	£2,074,956	£2,054,867	£2,079,429	£2,053,642	£2,057,811
15%	75%	£1,828,354	£1,859,278	£1,834,020	£1,865,645	£1,832,738	£1,839,305
20%	75%	£1,606,403	£1,647,326	£1,615,158	£1,656,391	£1,612,249	£1,621,005
25%	75%	£1,384,454	£1,425,377	£1,393,608	£1,446,897	£1,391,761	£1,402,764
30%	75%	£1,162,503	£1,224,352	£1,175,635	£1,237,884	£1,171,272	£1,184,405
35%	75%	£940,551	£1,012,710	£956,873	£1,028,030	£950,783	£966,104
40%	75%	£718,601	£801,068	£736,111	£818,377	£730,294	£747,805
45%	75%	£496,651	£589,425	£516,349	£609,123	£509,806	£526,504
50%	75%	£274,701	£377,753	£296,587	£399,669	£290,317	£311,204
10%	60%	£2,055,179	£2,088,165	£2,058,681	£2,091,668	£2,059,857	£2,063,358
15%	60%	£1,833,696	£1,885,146	£1,840,919	£1,890,398	£1,842,682	£1,847,995
20%	60%	£1,612,153	£1,682,127	£1,623,129	£1,693,129	£1,625,501	£1,631,511
25%	60%	£1,396,640	£1,479,106	£1,405,395	£1,487,860	£1,408,334	£1,417,088
30%	60%	£1,177,127	£1,276,085	£1,187,633	£1,296,592	£1,191,159	£1,201,894
35%	60%	£957,614	£1,073,066	£969,870	£1,095,323	£973,984	£989,241
40%	60%	£738,102	£870,048	£752,109	£884,054	£756,611	£770,818
45%	60%	£518,589	£667,026	£534,347	£682,785	£539,636	£555,394
50%	60%	£299,076	£464,008	£316,585	£481,615	£322,461	£339,971

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,923,477	£2,923,477	£2,923,477	£2,923,477	£2,923,477	£2,923,477
10%	71%	£2,480,737	£2,504,298	£2,484,906	£2,508,467	£2,484,077	£2,488,246
15%	71%	£2,259,366	£2,294,739	£2,265,820	£2,300,962	£2,264,376	£2,270,611
20%	71%	£2,037,996	£2,085,120	£2,046,334	£2,093,457	£2,044,878	£2,053,016
25%	71%	£1,816,626	£1,875,530	£1,827,049	£1,885,952	£1,824,978	£1,835,400
30%	71%	£1,595,256	£1,665,940	£1,607,763	£1,678,448	£1,605,278	£1,617,796
35%	71%	£1,373,886	£1,456,351	£1,386,477	£1,470,943	£1,385,570	£1,400,110
40%	71%	£1,152,516	£1,246,762	£1,169,192	£1,263,438	£1,165,880	£1,182,555
45%	71%	£931,146	£1,037,173	£949,906	£1,055,933	£946,179	£964,939
50%	71%	£709,776	£827,583	£730,621	£848,428	£726,489	£747,325
100%	71%	£-1,521,403	£-1,281,934	£-1,479,032	£-1,239,562	£-1,483,448	£-1,445,077
10%	75%	£2,479,575	£2,500,192	£2,483,053	£2,504,570	£2,482,499	£2,486,877
15%	75%	£2,257,625	£2,288,550	£2,264,191	£2,295,116	£2,262,010	£2,268,576
20%	75%	£2,035,675	£2,078,969	£2,044,420	£2,095,662	£2,041,521	£2,050,276
25%	75%	£1,813,724	£1,865,285	£1,824,667	£1,876,209	£1,821,033	£1,831,976
30%	75%	£1,591,774	£1,653,623	£1,604,906	£1,666,755	£1,600,544	£1,613,676
35%	75%	£1,369,823	£1,441,981	£1,385,145	£1,457,302	£1,380,055	£1,388,376
40%	75%	£1,147,873	£1,230,339	£1,165,383	£1,247,848	£1,159,566	£1,177,076
45%	75%	£925,922	£1,018,696	£945,621	£1,038,394	£939,077	£958,775
50%	75%	£703,972	£807,054	£725,859	£828,941	£718,588	£740,476
10%	60%	£2,484,451	£2,511,437	£2,487,852	£2,520,939	£2,489,128	£2,492,630
15%	60%	£2,264,938	£2,314,417	£2,270,190	£2,319,669	£2,271,954	£2,277,207
20%	60%	£2,045,425	£2,111,397	£2,052,429	£2,118,401	£2,054,779	£2,061,783
25%	60%	£1,825,912	£1,908,377	£1,834,666	£1,917,132	£1,837,605	£1,846,360
30%	60%	£1,606,399	£1,703,357	£1,616,604	£1,715,883	£1,620,436	£1,630,398
35%	60%	£1,386,886	£1,502,337	£1,399,142	£1,514,594	£1,403,256	£1,415,513
40%	60%	£1,167,373	£1,299,318	£1,181,381	£1,313,329	£1,186,082	£1,200,900
45%	60%	£947,860	£1,098,297	£963,618	£1,112,057	£958,307	£984,666
50%	60%	£728,347	£893,278	£746,856	£910,767	£751,733	£769,243

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY UPDATE

Site typology 1

CIL Zone 2  
Value Area High

No Units 11  
Site Area 0.06 Ha

Sales value inflation 0%  
Build cost inflation 0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,610,471	£3,610,471	£3,610,471	£3,610,471	£3,610,471	£3,610,471
10%	71%	£3,142,723	£3,166,738	£3,146,730	£3,170,746	£3,139,313	£3,143,321
15%	71%	£2,608,949	£2,944,872	£2,914,960	£2,960,884	£2,903,736	£2,909,746
20%	71%	£2,674,975	£2,723,005	£2,652,990	£2,731,020	£2,668,157	£2,676,171
25%	71%	£2,441,101	£2,601,139	£2,451,120	£2,511,167	£2,432,678	£2,442,597
30%	71%	£2,207,228	£2,279,273	£2,219,250	£2,291,295	£2,196,999	£2,209,022
35%	71%	£1,973,353	£2,057,407	£1,987,379	£2,071,432	£1,981,421	£1,975,447
40%	71%	£1,739,480	£1,835,540	£1,755,510	£1,851,570	£1,725,842	£1,741,872
45%	71%	£1,505,606	£1,613,674	£1,523,639	£1,631,707	£1,490,263	£1,508,297
50%	71%	£1,271,732	£1,391,808	£1,291,769	£1,411,845	£1,254,685	£1,274,725
100%	71%	£1,094,458	£940,375	£1,043,729	£1,068,649	£1,119,109	£1,079,360
10%	75%	£3,141,671	£3,162,584	£3,145,778	£3,166,792	£3,138,887	£3,142,795
15%	75%	£2,907,121	£2,938,640	£2,913,432	£2,944,952	£2,902,645	£2,908,958
20%	75%	£2,672,670	£2,714,997	£2,681,085	£2,723,112	£2,666,704	£2,676,119
25%	75%	£2,438,220	£2,490,753	£2,448,740	£2,501,273	£2,430,762	£2,441,281
30%	75%	£2,203,770	£2,266,809	£2,216,393	£2,279,432	£2,194,820	£2,207,443
35%	75%	£1,969,320	£2,042,866	£1,984,046	£2,057,593	£1,958,879	£1,973,605
40%	75%	£1,734,870	£1,818,923	£1,751,701	£1,835,754	£1,722,936	£1,738,767
45%	75%	£1,500,419	£1,594,979	£1,519,354	£1,613,914	£1,486,995	£1,505,929
50%	75%	£1,265,969	£1,371,035	£1,287,007	£1,392,074	£1,251,052	£1,272,091
60%	75%	£3,146,412	£3,160,022	£3,140,778	£3,163,399	£3,141,838	£3,145,004
15%	60%	£2,914,382	£2,964,814	£2,919,431	£2,969,863	£2,907,222	£2,912,272
20%	60%	£2,682,352	£2,749,595	£2,689,085	£2,756,327	£2,672,805	£2,679,538
25%	60%	£2,450,322	£2,534,375	£2,458,738	£2,542,791	£2,438,390	£2,446,805
30%	60%	£2,218,292	£2,319,156	£2,228,902	£2,323,255	£2,203,973	£2,214,071
35%	60%	£1,986,263	£2,103,938	£1,998,045	£2,115,719	£1,969,556	£1,981,339
40%	60%	£1,754,233	£1,888,719	£1,767,688	£1,902,183	£1,735,141	£1,748,605
45%	60%	£1,522,203	£1,673,499	£1,537,332	£1,688,647	£1,500,724	£1,516,872
50%	60%	£1,290,174	£1,458,280	£1,307,005	£1,475,111	£1,268,308	£1,283,139

Residual Land values compared to benchmark land values  
Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,164,481	£2,164,481	£2,164,481	£2,164,481	£2,164,481	£2,164,481
10%	71%	£2,028,214	£2,028,214	£2,028,214	£2,028,214	£2,028,214	£2,028,214
15%	71%	£2,086,103	£2,086,103	£2,086,103	£2,086,103	£2,086,103	£2,086,103
20%	71%	£3,099,677	£3,091,962	£3,091,962	£3,043,931	£3,106,795	£3,098,781
25%	71%	£3,333,850	£3,273,813	£3,323,832	£3,289,795	£3,342,374	£3,332,355
30%	71%	£3,567,923	£3,405,670	£3,557,905	£3,443,657	£3,571,236	£3,561,217
35%	71%	£3,801,996	£3,717,545	£3,787,573	£3,705,520	£3,813,531	£3,799,505
40%	71%	£4,035,472	£3,939,412	£4,019,442	£3,923,382	£4,040,110	£4,033,080
45%	71%	£4,269,946	£4,161,278	£4,251,313	£4,143,245	£4,284,689	£4,266,655
50%	71%	£4,504,420	£4,383,143	£4,483,107	£4,365,107	£4,500,233	£4,482,200
100%	71%	£6,859,400	£6,615,300	£6,818,681	£6,574,601	£6,894,061	£6,853,332
10%	75%	£2,833,381	£2,812,358	£2,826,173	£2,808,100	£2,836,985	£2,832,157
15%	75%	£2,987,344	£2,966,311	£2,991,130	£2,973,057	£2,972,906	£2,965,994
20%	75%	£3,102,282	£3,060,255	£3,093,897	£3,051,840	£3,108,248	£3,099,832
25%	75%	£3,336,732	£3,284,199	£3,326,212	£3,273,679	£3,344,190	£3,333,670
30%	75%	£3,571,182	£3,508,143	£3,558,559	£3,495,520	£3,580,132	£3,567,509
35%	75%	£3,805,632	£3,732,086	£3,795,949	£3,717,459	£3,816,073	£3,801,343
40%	75%	£4,040,082	£3,956,029	£4,023,231	£3,939,198	£4,052,016	£4,035,185
45%	75%	£4,274,533	£4,179,973	£4,255,998	£4,161,038	£4,287,957	£4,269,023
50%	75%	£4,508,983	£4,403,917	£4,487,944	£4,362,873	£4,523,900	£4,505,861
10%	60%	£2,628,540	£2,594,920	£2,625,174	£2,591,553	£2,633,313	£2,629,948
15%	60%	£2,860,570	£2,810,138	£2,855,521	£2,805,089	£2,867,730	£2,862,680
20%	60%	£3,092,600	£3,025,357	£3,085,587	£3,016,625	£3,102,747	£3,095,414
25%	60%	£3,324,630	£3,240,574	£3,312,614	£3,232,161	£3,328,141	£3,320,121
30%	60%	£3,556,660	£3,455,796	£3,546,580	£3,445,697	£3,570,979	£3,560,880
35%	60%	£3,788,690	£3,671,014	£3,776,947	£3,659,233	£3,805,995	£3,793,613
40%	60%	£4,020,718	£3,888,233	£4,007,264	£3,872,069	£4,039,811	£4,026,347
45%	60%	£4,252,746	£4,101,453	£4,237,600	£4,086,305	£4,274,228	£4,259,800
50%	60%	£4,484,774	£4,315,672	£4,467,647	£4,299,841	£4,508,644	£4,491,813

Residual Land values compared to benchmark land values  
Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,630,245	£1,630,245	£1,630,245	£1,630,245	£1,630,245	£1,630,245
10%	71%	£1,498,092	£1,474,078	£1,494,085	£1,470,070	£1,501,502	£1,497,494
15%	71%	£1,731,967	£1,695,944	£1,725,955	£1,689,932	£1,737,080	£1,731,069
20%	71%	£1,965,842	£1,917,810	£1,959,798	£1,913,785	£1,972,864	£1,966,852
25%	71%	£2,199,717	£2,135,677	£2,189,659	£2,129,598	£2,208,287	£2,198,219
30%	71%	£2,433,592	£2,361,542	£2,421,585	£2,349,520	£2,443,816	£2,431,794
35%	71%	£2,667,467	£2,585,408	£2,653,436	£2,569,383	£2,679,395	£2,665,369
40%	71%	£2,901,342	£2,809,273	£2,885,295	£2,789,245	£2,914,974	£2,898,943
45%	71%	£3,135,217	£3,027,141	£3,117,177	£3,009,108	£3,150,552	£3,132,518
50%	71%	£3,369,092	£3,249,007	£3,349,046	£3,229,970	£3,386,131	£3,366,093
100%	71%	£3,725,273	£3,493,194	£3,684,546	£3,440,605	£3,759,195	£3,729,195
10%	75%	£1,499,245	£1,478,231	£1,495,037	£1,474,024	£1,502,229	£1,498,021
15%	75%	£1,733,695	£1,702,175	£1,727,384	£1,695,864	£1,738,170	£1,731,858
20%	75%	£1,968,145	£1,926,119	£1,959,730	£1,917,703	£1,974,112	£1,965,696
25%	75%	£2,202,595	£2,150,063	£2,192,045	£2,140,018	£2,210,533	£2,199,533
30%	75%	£2,437,045	£2,374,006	£2,424,423	£2,361,383	£2,446,995	£2,433,372
35%	75%	£2,671,495	£2,597,949	£2,656,769	£2,583,223	£2,681,937	£2,667,210
40%	75%	£2,905,945	£2,821,893	£2,885,692	£2,802,845	£2,910,904	£2,895,184
45%	75%	£3,140,395	£3,045,837	£3,121,461	£3,026,901	£3,151,821	£3,134,886
50%	75%	£3,374,845	£3,269,780	£3,353,608	£3,248,742	£3,389,733	£3,368,724
10%	60%	£1,494,404	£1,460,783	£1,491,038	£1,457,416	£1,499,177	£1,495,811
15%	60%	£1,728,854	£1,690,233	£1,721,385	£1,670,602	£1,723,594	£1,720,544
20%	60%	£1,963,304	£1,891,221	£1,951,731	£1,884,488	£1,968,010	£1,961,278
25%	60%	£2,197,754	£2,109,493	£2,182,078	£2,098,025	£2,202,429	£2,194,010
30%	60%	£2,432,204	£2,321,659	£2,412,424	£2,311,561	£2,426,842	£2,420,744
35%	60%	£2,666,654	£2,538,876	£2,644,711	£2,525,097	£2,671,255	£2,659,477
40%	60%	£2,901,104	£2,752,097	£2,873,118	£2,738,632	£2,905,679	£2,892,211
45%	60%	£3,135,554	£2,967,318	£3,103,494	£2,952,168	£3,140,991	£3,124,943
50%	60%	£3,370,004	£3,182,539	£3,333,911	£3,166,704	£3,374,908	£3,357,677

Residual Land values compared to benchmark land values  
Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£944,240	£944,240	£944,240	£944,240	£944,240	£944,240
10%	71%	£745,492	£730,507	£740,499	£730,514	£743,892	£747,390
15%	71%	£242,618	£278,641	£248,629	£284,652	£237,504	£243,515
20%	71%	£8,744	£86,775	£16,759	£84,789	£1,926	£9,940
25%	71%	£225,130	£165,092	£215,111	£155,074	£233,653	£223,635
30%	71%	£459,003	£336,958	£446,981	£324,936	£469,232	£457,209
35%	71%	£692,878	£608,824	£678,852	£594,799	£704,810	£690,784
40%	71%	£926,752	£830,691	£910,722	£814,661	£940,389	£924,359
45%	71%	£1,160,626	£1,052,559	£1,140,596	£1,034,534	£1,175,968	£1,159,934
50%	71%	£1,394,499	£1,274,423	£1,374,462	£1,254,386	£1,411,547	£1,391,500
100%	71%	£3,750,689	£3,506,809	£3,709,960	£3,465,881	£3,785,340	£3,744,812
10%	75%	£475,340	£496,353	£479,547	£500,561	£472,356	£476,563
15%	75%	£20,829	£272,499	£20,829	£272,720	£20,829	£272,726
20%	75%	£6,436	£48,466	£14,654	£56,981	£473	£6,888
25%	75%	£228,011	£175,478	£217,492	£164,658	£235,470	£224,950
30%	75%	£462,461	£349,422	£449,638	£336,798	£471,611	£458,798
35%	75%	£696,911	£533,385	£682,185	£520,638	£707,352	£692,802
40%	75%	£931,361	£697,300	£914,530	£690		

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,837,946	£1,837,946	£1,837,946	£1,837,946	£1,837,946	£1,837,946
10%	71%	£1,370,198	£1,394,213	£1,374,205	£1,398,220	£1,386,738	£1,370,798
15%	71%	£1,136,324	£1,172,547	£1,142,335	£1,178,358	£1,131,210	£1,137,221
20%	71%	£902,450	£950,481	£910,464	£958,495	£895,632	£903,646
25%	71%	£668,576	£728,614	£678,595	£726,622	£660,053	£670,071
30%	71%	£434,703	£502,748	£446,725	£498,770	£434,474	£438,498
35%	71%	£200,828	£284,882	£214,854	£298,907	£198,995	£202,922
40%	71%	£-33,046	£83,015	£-17,016	£79,045	£-46,683	£-30,653
45%	71%	£-266,919	£-158,851	£-248,895	£-140,818	£-232,262	£-264,228
50%	71%	£-500,193	£-380,717	£-480,756	£-350,680	£-517,941	£-497,803
100%	71%	£-2,856,983	£-2,612,993	£-2,816,254	£-2,572,175	£-2,891,634	£-2,850,908
10%	75%	£1,369,045	£1,390,059	£1,373,253	£1,394,267	£1,366,062	£1,370,269
15%	75%	£1,134,595	£1,168,115	£1,140,997	£1,172,426	£1,130,120	£1,136,432
20%	75%	£900,144	£942,171	£908,560	£950,587	£894,179	£902,594
25%	75%	£665,694	£718,228	£676,214	£728,748	£658,236	£665,756
30%	75%	£431,244	£494,284	£442,868	£506,907	£422,295	£434,918
35%	75%	£196,794	£270,341	£211,521	£286,069	£196,353	£201,060
40%	75%	£-37,656	£46,397	£-20,825	£63,228	£-49,589	£-32,758
45%	75%	£-272,107	£-177,546	£-253,171	£-158,611	£-235,530	£-266,596
50%	75%	£-507,587	£-405,519	£-485,519	£-380,451	£-521,973	£-500,438
10%	60%	£1,373,887	£1,407,507	£1,377,252	£1,410,874	£1,368,113	£1,372,478
15%	60%	£1,141,857	£1,192,288	£1,146,905	£1,197,338	£1,134,697	£1,139,746
20%	60%	£908,827	£977,070	£916,559	£983,802	£900,280	£907,013
25%	60%	£674,797	£761,850	£686,215	£770,265	£665,864	£674,260
30%	60%	£445,767	£546,831	£455,866	£556,729	£431,448	£441,546
35%	60%	£213,738	£331,412	£225,519	£343,194	£197,031	£208,413
40%	60%	£-18,292	£118,194	£-14,828	£128,658	£-37,984	£-22,920
45%	60%	£-250,322	£-99,026	£-235,174	£-83,878	£-271,801	£-256,653
50%	60%	£-482,352	£-314,245	£-465,521	£-297,414	£-506,218	£-489,387

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,036,461	£2,036,461	£2,036,461	£2,036,461	£2,036,461	£2,036,461
10%	71%	£2,032,714	£2,056,728	£2,036,720	£2,060,736	£2,029,303	£2,033,311
15%	71%	£1,798,839	£1,834,862	£1,804,850	£1,840,874	£1,793,728	£1,799,736
20%	71%	£1,564,965	£1,612,996	£1,572,980	£1,627,011	£1,558,147	£1,566,161
25%	71%	£1,331,091	£1,391,120	£1,341,117	£1,401,147	£1,322,658	£1,332,287
30%	71%	£1,097,218	£1,169,263	£1,109,240	£1,181,285	£1,086,989	£1,099,012
35%	71%	£863,343	£947,397	£877,369	£961,422	£851,411	£865,437
40%	71%	£629,470	£725,530	£646,505	£741,560	£615,832	£631,862
45%	71%	£395,596	£503,664	£413,625	£521,697	£380,253	£398,279
50%	71%	£161,722	£281,798	£181,759	£301,835	£144,675	£164,712
100%	71%	£-2,194,467	£-1,950,359	£-2,153,259	£-1,909,659	£-2,299,110	£-2,188,359
10%	75%	£1,528,481	£1,552,795	£1,522,782	£1,546,817	£1,508,371	£1,514,742
15%	75%	£1,297,111	£1,328,631	£1,303,422	£1,334,942	£1,292,635	£1,298,948
20%	75%	£1,062,660	£1,104,687	£1,071,075	£1,113,102	£1,056,694	£1,065,110
25%	75%	£828,210	£1,380,743	£838,730	£1,391,263	£820,752	£831,271
30%	75%	£593,760	£1,156,799	£604,322	£1,169,422	£584,310	£595,433
35%	75%	£359,310	£532,856	£374,036	£547,583	£348,869	£363,595
40%	75%	£124,860	£708,913	£141,897	£725,744	£102,926	£129,757
45%	75%	£-100,409	£484,969	£-109,344	£503,994	£-137,865	£-93,919
50%	75%	£-355,959	£261,025	£-376,997	£282,064	£-414,042	£-382,081
10%	60%	£2,036,402	£2,070,022	£2,039,768	£2,073,389	£2,031,629	£2,034,994
15%	60%	£1,804,374	£1,854,804	£1,809,421	£1,859,853	£1,797,212	£1,802,262
20%	60%	£1,572,142	£1,639,585	£1,579,017	£1,646,317	£1,562,795	£1,569,528
25%	60%	£1,340,312	£1,424,365	£1,348,728	£1,432,781	£1,328,380	£1,336,795
30%	60%	£1,108,282	£1,209,146	£1,118,382	£1,219,245	£1,093,963	£1,104,062
35%	60%	£876,253	£993,025	£888,035	£1,005,799	£859,847	£871,329
40%	60%	£644,223	£778,799	£657,888	£792,173	£625,131	£638,595
45%	60%	£412,194	£563,489	£427,342	£578,637	£390,714	£405,862
50%	60%	£180,164	£348,270	£196,995	£365,101	£158,238	£173,129

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,175,168	£3,175,168	£3,175,168	£3,175,168	£3,175,168	£3,175,168
10%	71%	£2,707,420	£2,731,435	£2,711,427	£2,735,443	£2,704,010	£2,708,018
15%	71%	£2,473,546	£2,509,569	£2,479,557	£2,515,580	£2,468,433	£2,474,443
20%	71%	£2,239,672	£2,287,703	£2,245,687	£2,293,717	£2,232,854	£2,240,866
25%	71%	£2,005,798	£2,085,836	£2,015,817	£2,075,854	£1,997,275	£2,007,293
30%	71%	£1,771,925	£1,843,970	£1,783,947	£1,855,992	£1,761,698	£1,773,719
35%	71%	£1,538,051	£1,622,104	£1,550,073	£1,638,129	£1,528,118	£1,540,144
40%	71%	£1,304,176	£1,400,237	£1,320,207	£1,418,267	£1,290,539	£1,308,560
45%	71%	£1,070,303	£1,178,371	£1,088,336	£1,196,404	£1,064,960	£1,072,984
50%	71%	£836,429	£959,505	£856,462	£976,542	£818,261	£829,419
100%	71%	£-4,019,161	£-4,019,664	£-4,019,662	£-4,019,663	£-4,019,663	£-4,019,663
10%	75%	£2,708,288	£2,727,281	£2,710,475	£2,731,469	£2,703,284	£2,707,402
15%	75%	£2,471,818	£2,503,337	£2,478,129	£2,509,649	£2,467,342	£2,473,854
20%	75%	£2,237,367	£2,279,394	£2,243,782	£2,287,809	£2,231,401	£2,238,816
25%	75%	£2,002,917	£2,055,450	£2,013,437	£2,065,970	£1,995,458	£2,005,978
30%	75%	£1,768,467	£1,831,506	£1,781,090	£1,844,129	£1,759,517	£1,772,140
35%	75%	£1,534,017	£1,607,563	£1,548,743	£1,622,290	£1,523,972	£1,538,302
40%	75%	£1,299,567	£1,383,620	£1,316,386	£1,401,451	£1,287,833	£1,304,664
45%	75%	£1,065,116	£1,159,676	£1,084,051	£1,178,611	£1,051,892	£1,070,626
50%	75%	£830,666	£935,732	£851,704	£956,771	£815,749	£836,788
10%	60%	£2,711,109	£2,744,729	£2,714,475	£2,748,096	£2,706,335	£2,709,701
15%	60%	£2,479,079	£2,529,510	£2,484,128	£2,534,560	£2,471,919	£2,476,959
20%	60%	£2,247,049	£2,314,292	£2,253,782	£2,321,024	£2,237,502	£2,244,235
25%	60%	£2,015,019	£2,095,072	£2,023,435	£2,107,487	£2,003,087	£2,011,502
30%	60%	£1,782,989	£1,883,853	£1,793,089	£1,893,952	£1,769,970	£1,778,765
35%	60%	£1,550,960	£1,668,635	£1,562,742	£1,680,416	£1,534,293	£1,548,036
40%	60%	£1,318,930	£1,453,416	£1,332,395	£1,468,880	£1,299,838	£1,313,302
45%	60%	£1,086,900	£1,238,199	£1,102,049	£1,253,344	£1,065,421	£1,080,569
50%	60%	£854,871	£1,022,977	£871,701	£1,039,808	£831,005	£847,336

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,817,477	£1,817,477	£1,817,477	£1,817,477	£1,817,477	£1,817,477
10%	71%	£1,349,729	£1,372,744	£1,353,736	£1,377,751	£1,346,919	£1,350,327
15%	71%	£1,115,826	£1,121,876	£1,121,886	£1,127,889	£1,110,741	£1,116,752
20%	71%	£881,981	£930,012	£889,995	£938,026	£875,163	£883,177
25%	71%	£648,107	£708,145	£658,126	£718,163	£639,584	£649,602
30%	71%	£414,234	£486,279	£426,256	£496,301	£404,005	£416,027
35%	71%	£180,359	£264,413	£194,385	£278,438	£168,426	£182,453
40%	71%	£53,515	£42,546	£37,485	£58,576	£37,152	£51,122
45%	71%	£287,388	£179,320	£269,355	£181,287	£302,731	£284,897
50%	71%	£521,292	£401,195	£501,225	£381,149	£538,107	£518,272
100%	71%	£2,877,452	£2,633,372	£2,836,733	£2,592,644	£2,812,103	£2,671,375
10%	75%	£1,348,576	£1,369,590	£1,352,764	£1,373,798	£1,345,593	£1,349,800
15%	75%	£1,114,126	£1,145,645	£1,120,438	£1,151,957	£1,109,851	£1,115,963
20%	75%	£879,676	£921,702	£886,091	£930,118	£873,710	£882,125
25%	75%	£645,225	£697,759	£655,745	£708,279	£637,767	£648,287
30%	75%	£410,775	£473,815	£423,369	£486,438	£401,826	£414,449
35%	75%	£178,325	£249,872	£191,055	£264,599	£165,884	£180,911
40%	75%	£58,125	£35,938	£41,294	£42,759	£70,058	£53,227
45%	75%	£292,576	£198,015	£273,640	£179,080	£305,999	£287,065
50%	75%	£521,969	£421,969	£505,967	£400,950	£541,942	£520,903
10%	60%	£1,353,418	£1,387,035	£1,356,453	£1,390,495	£1,348,844	£1,352,010
15%	60%	£1,121,388	£1,171,819	£1,126,436	£1,176,869	£1,114,228	£1,119,277
20%	60%	£889,358	£956,601	£896,090	£963,333	£879,811	£886,544
25%	60%	£657,328	£743,381	£665,743	£740,796	£645,395	£653,811
30%	60%	£425,298	£526,162	£435,307	£536,260	£410,979	£421,077
35%	60%	£193,269	£310,943	£205,050	£322,725	£178,562	£188,344
40%	60%	£63,761	£35,722	£52,297	£58,189	£57,853	£44,869
45%	60%	£270,701	£119,495	£255,643	£104,347	£292,770	£277,152
50%	60%	£502,821	£334,714	£485,990	£317,883	£526,687	£509,856

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,278,149	£2,302,163	£2,282,156	£2,306,171	£2,274,739	£2,278,747
10%	71%	£2,044,274	£2,080,297	£2,050,286	£2,086,309	£2,039,161	£2,045,172
15%	71%	£1,810,401	£1,858,431	£1,818,415	£1,865,446	£1,803,562	£1,811,597
20%	71%	£1,576,527	£1,636,565	£1,586,549	£1,646,583	£1,569,004	£1,578,022
25%	71%	£1,342,653	£1,414,699	£1,354,676	£1,426,721	£1,332,425	£1,344,447
30%	71%	£1,108,779	£1,192,833	£1,122,805	£1,206,858	£1,096,846	£1,110,872
35%	71%	£874,905	£970,866	£890,826	£998,986	£861,239	£877,298
40%	71%	£641,031	£749,100	£659,064	£767,133	£625,680	£643,723
45%	71%	£407,158	£527,334	£427,195	£547,271	£390,110	£410,748
50%	71%	£1,949,032	£1,704,953	£1,909,393	£1,664,224	£1,982,693	£1,942,955
10%	75%	£2,028,010	£2,074,068	£2,021,017	£2,067,075	£2,014,022	£2,019,080
15%	75%	£2,042,546	£2,074,068	£2,048,857	£2,080,377	£2,038,071	£2,044,383
20%	75%	£1,808,095	£1,850,122	£1,816,511	£1,858,538	£1,802,130	£1,810,545
25%	75%	£1,573,545	£1,635,171	£1,581,968	£1,646,593	£1,566,187	£1,574,702
30%	75%	£1,339,195	£1,402,235	£1,351,818	£1,414,958	£1,330,246	£1,342,869
35%	75%	£1,104,745	£1,179,292	£1,119,472	£1,193,019	£1,094,304	£1,109,031
40%	75%	£870,295	£954,348	£887,126	£971,179	£858,262	£875,193
45%	75%	£635,844	£730,404	£654,780	£740,340	£622,420	£641,355
50%	75%	£401,394	£506,461	£422,433	£527,499	£396,478	£407,517
10%	60%	£2,281,837	£2,315,458	£2,285,203	£2,318,825	£2,277,064	£2,280,430
15%	60%	£2,049,898	£2,100,239	£2,054,886	£2,105,289	£2,042,547	£2,047,697
20%	60%	£1,814,716	£1,885,120	£1,824,510	£1,901,153	£1,806,421	£1,814,965
25%	60%	£1,585,748	£1,669,801	£1,594,163	£1,678,216	£1,573,815	£1,582,231
30%	60%	£1,351,718	£1,454,582	£1,363,817	£1,464,680	£1,349,399	£1,349,497
35%	60%	£1,121,689	£1,239,353	£1,133,470	£1,251,144	£1,104,862	£1,116,764
40%	60%	£889,659	£1,024,144	£903,123	£1,037,609	£879,566	£884,931
45%	60%	£657,629	£808,925	£672,777	£824,073	£638,150	£651,298
50%	60%	£425,589	£593,796	£442,430	£610,537	£401,733	£418,664

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,175,168	£3,175,168	£3,175,168	£3,175,168	£3,175,168	£3,175,168
10%	71%	£2,707,420	£2,731,435	£2,711,427	£2,735,443	£2,704,010	£2,709,018
15%	71%	£2,473,546	£2,509,569	£2,473,557	£2,515,590	£2,468,433	£2,474,443
20%	71%	£2,239,672	£2,287,703	£2,247,687	£2,295,717	£2,232,854	£2,240,868
25%	71%	£2,005,798	£2,085,836	£2,015,817	£2,075,854	£1,997,275	£2,007,293
30%	71%	£1,771,925	£1,843,970	£1,783,947	£1,855,992	£1,761,896	£1,773,719
35%	71%	£1,538,051	£1,622,104	£1,550,073	£1,638,126	£1,526,119	£1,540,144
40%	71%	£1,304,176	£1,400,237	£1,320,207	£1,416,267	£1,290,539	£1,306,569
45%	71%	£1,070,303	£1,178,371	£1,086,336	£1,196,404	£1,054,969	£1,072,994
50%	71%	£836,429	£956,505	£856,462	£976,542	£819,321	£839,419
100%	71%	£1,919,761	£1,275,881	£1,479,032	£1,224,053	£1,954,412	£1,513,883
10%	75%	£2,706,268	£2,727,281	£2,710,475	£2,731,489	£2,703,284	£2,707,492
15%	75%	£2,471,818	£2,503,337	£2,478,129	£2,509,649	£2,467,342	£2,473,654
20%	75%	£2,237,367	£2,279,394	£2,245,782	£2,297,809	£2,231,401	£2,239,816
25%	75%	£2,002,917	£2,055,450	£2,013,437	£2,065,970	£1,995,458	£2,005,978
30%	75%	£1,768,467	£1,831,506	£1,781,090	£1,844,129	£1,759,517	£1,772,140
35%	75%	£1,534,017	£1,607,553	£1,548,743	£1,622,280	£1,523,967	£1,538,392
40%	75%	£1,299,567	£1,383,603	£1,316,398	£1,400,451	£1,287,833	£1,304,464
45%	75%	£1,065,116	£1,159,676	£1,084,051	£1,178,611	£1,051,692	£1,070,626
50%	75%	£830,666	£935,732	£851,704	£956,771	£815,749	£836,788
10%	60%	£2,711,109	£2,744,729	£2,714,675	£2,748,066	£2,706,335	£2,709,701
15%	60%	£2,479,079	£2,529,510	£2,484,128	£2,534,560	£2,471,919	£2,476,969
20%	60%	£2,247,049	£2,314,292	£2,253,782	£2,321,024	£2,237,602	£2,244,235
25%	60%	£2,015,019	£2,089,072	£2,023,435	£2,107,487	£2,003,987	£2,011,502
30%	60%	£1,782,989	£1,863,853	£1,793,089	£1,893,952	£1,778,970	£1,787,758
35%	60%	£1,550,960	£1,668,636	£1,562,742	£1,680,416	£1,534,253	£1,546,036
40%	60%	£1,318,930	£1,453,416	£1,332,395	£1,466,880	£1,299,438	£1,313,302
45%	60%	£1,086,900	£1,238,195	£1,102,049	£1,253,544	£1,065,421	£1,080,559
50%	60%	£854,871	£1,022,977	£871,701	£1,039,808	£831,005	£847,836

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY UPDATE

Site typology 1

CIL Zone	2
Value Area	Med

No Units	11
Site Area	0.06 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,026,873	£2,026,873	£2,026,873	£2,026,873	£2,026,873	£2,026,873
10%	71%	£1,712,722	£1,730,841	£1,721,493	£1,739,611	£1,707,317	£1,716,086
15%	71%	£1,555,948	£1,582,835	£1,569,862	£1,595,979	£1,547,539	£1,560,693
20%	71%	£1,388,573	£1,434,809	£1,416,112	£1,452,348	£1,387,761	£1,405,299
25%	71%	£1,241,498	£1,286,794	£1,263,421	£1,308,717	£1,227,983	£1,249,906
30%	71%	£1,084,423	£1,138,777	£1,110,731	£1,165,086	£1,068,205	£1,094,514
35%	71%	£927,347	£990,760	£968,041	£1,021,454	£908,427	£930,121
40%	71%	£770,273	£842,746	£805,951	£877,823	£748,650	£783,727
45%	71%	£613,198	£694,730	£652,860	£734,192	£588,871	£628,334
50%	71%	£456,123	£546,714	£499,970	£590,561	£429,094	£472,941
100%	71%	£1,132,857	£948,712	£1,043,729	£835,694	£1,197,799	£1,088,672
10%	75%	£1,711,332	£1,727,185	£1,720,540	£1,736,393	£1,706,602	£1,715,810
15%	75%	£1,553,562	£1,577,342	£1,567,373	£1,591,153	£1,546,467	£1,560,278
20%	75%	£1,395,791	£1,427,499	£1,414,208	£1,445,916	£1,386,331	£1,404,747
25%	75%	£1,238,021	£1,277,655	£1,261,041	£1,300,674	£1,226,196	£1,249,216
30%	75%	£1,080,250	£1,127,811	£1,107,874	£1,155,435	£1,066,061	£1,093,683
35%	75%	£922,481	£977,967	£954,706	£1,010,195	£905,924	£938,152
40%	75%	£764,710	£828,124	£801,541	£854,955	£745,789	£782,421
45%	75%	£606,940	£678,280	£648,375	£719,716	£585,654	£627,900
50%	75%	£449,169	£528,437	£495,206	£574,475	£425,519	£471,557
60%	75%	£1,171,713	£1,724,539	£1,724,539	£1,749,805	£1,709,805	£1,716,971
15%	60%	£1,582,324	£1,600,372	£1,573,373	£1,611,421	£1,550,971	£1,562,020
20%	60%	£1,407,474	£1,458,204	£1,422,206	£1,472,937	£1,392,337	£1,407,069
25%	60%	£1,252,624	£1,316,037	£1,271,039	£1,334,452	£1,233,703	£1,252,119
30%	60%	£1,097,774	£1,173,870	£1,119,873	£1,195,988	£1,075,068	£1,097,168
35%	60%	£942,924	£1,031,703	£968,706	£1,057,484	£916,435	£942,217
40%	60%	£788,074	£889,536	£817,539	£919,000	£779,891	£787,266
45%	60%	£633,224	£747,369	£686,373	£780,516	£659,167	£632,316
50%	60%	£478,374	£605,202	£515,208	£642,033	£440,533	£477,365

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,748,079	£3,748,079	£3,748,079	£3,748,079	£3,748,079	£3,748,079
10%	71%	£4,962,222	£4,044,111	£4,043,059	£4,043,059	£4,962,222	£4,058,969
15%	71%	£4,219,304	£4,192,127	£4,205,150	£4,178,973	£4,227,413	£4,214,258
20%	71%	£4,376,379	£4,340,143	£4,358,840	£4,322,604	£4,387,191	£4,369,652
25%	71%	£4,533,454	£4,488,158	£4,511,531	£4,486,235	£4,548,959	£4,525,045
30%	71%	£4,690,529	£4,636,172	£4,664,286	£4,638,968	£4,676,747	£4,652,833
35%	71%	£4,847,604	£4,784,186	£4,816,911	£4,753,498	£4,866,524	£4,835,311
40%	71%	£5,004,679	£4,932,200	£4,969,601	£4,897,129	£5,026,302	£4,991,225
45%	71%	£5,161,754	£5,080,214	£5,122,282	£5,040,760	£5,186,981	£5,146,618
50%	71%	£5,318,829	£5,228,228	£5,274,939	£5,194,391	£5,345,658	£5,302,011
100%	71%	£6,907,808	£6,723,664	£6,818,681	£6,634,536	£6,962,751	£6,873,623
10%	75%	£4,903,620	£4,047,768	£4,054,412	£4,038,559	£4,968,350	£4,059,142
15%	75%	£4,221,390	£4,197,610	£4,201,610	£4,183,708	£4,228,455	£4,214,673
20%	75%	£4,379,161	£4,347,453	£4,360,744	£4,329,038	£4,388,621	£4,370,208
25%	75%	£4,536,931	£4,497,297	£4,513,911	£4,474,278	£4,548,758	£4,525,738
30%	75%	£4,694,702	£4,647,141	£4,667,078	£4,619,517	£4,708,891	£4,681,268
35%	75%	£4,852,473	£4,795,985	£4,820,244	£4,764,157	£4,869,027	£4,832,933
40%	75%	£5,010,244	£4,946,828	£4,973,411	£4,909,997	£5,029,163	£4,992,331
45%	75%	£5,168,014	£5,096,672	£5,126,577	£5,055,236	£5,189,298	£5,147,862
50%	75%	£5,325,785	£5,246,515	£5,273,743	£5,200,477	£5,349,433	£5,303,296
10%	60%	£4,057,778	£4,032,413	£4,050,413	£4,025,047	£4,065,347	£4,057,981
15%	60%	£4,212,828	£4,174,580	£4,201,579	£4,163,531	£4,223,981	£4,212,931
20%	60%	£4,367,878	£4,316,748	£4,352,746	£4,302,615	£4,382,615	£4,367,883
25%	60%	£4,522,928	£4,458,913	£4,508,913	£4,440,499	£4,541,249	£4,522,933
30%	60%	£4,677,978	£4,601,082	£4,655,079	£4,578,983	£4,699,833	£4,677,984
35%	60%	£4,832,928	£4,743,248	£4,806,248	£4,717,467	£4,858,517	£4,832,734
40%	60%	£4,987,878	£4,885,418	£4,951,413	£4,865,981	£5,017,151	£4,987,686
45%	60%	£5,142,828	£5,027,583	£5,108,579	£4,994,436	£5,176,788	£5,142,837
50%	60%	£5,297,778	£5,169,750	£5,253,746	£5,132,919	£5,334,419	£5,297,587

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,813,912	£2,813,912	£2,813,912	£2,813,912	£2,813,912	£2,813,912
10%	71%	£2,928,093	£2,909,975	£2,919,323	£2,901,205	£2,933,498	£2,924,729
15%	71%	£3,085,167	£3,057,990	£3,072,014	£3,044,836	£3,093,277	£3,080,122
20%	71%	£3,242,241	£3,206,007	£3,224,187	£3,198,467	£3,253,514	£3,235,514
25%	71%	£3,399,315	£3,354,022	£3,377,394	£3,332,099	£3,412,832	£3,390,909
30%	71%	£3,556,389	£3,502,038	£3,530,984	£3,475,730	£3,572,811	£3,546,302
35%	71%	£3,713,463	£3,650,054	£3,682,775	£3,619,361	£3,732,898	£3,701,695
40%	71%	£3,870,537	£3,798,070	£3,835,469	£3,732,992	£3,892,186	£3,857,269
45%	71%	£4,027,611	£3,946,085	£3,988,155	£3,906,624	£4,051,944	£4,012,482
50%	71%	£4,184,685	£4,094,102	£4,140,845	£4,050,255	£4,211,722	£4,167,875
100%	71%	£5,773,772	£5,589,524	£5,681,540	£5,520,600	£5,839,815	£5,739,457
10%	75%	£2,928,483	£2,913,630	£2,920,276	£2,904,422	£2,934,213	£2,925,006
15%	75%	£3,087,254	£3,063,474	£3,073,442	£3,049,662	£3,094,349	£3,080,537
20%	75%	£3,245,024	£3,213,317	£3,226,608	£3,194,902	£3,254,485	£3,236,008
25%	75%	£3,402,795	£3,368,160	£3,375,743	£3,340,141	£3,414,629	£3,391,429
30%	75%	£3,560,565	£3,513,003	£3,532,941	£3,485,381	£3,574,755	£3,547,132
35%	75%	£3,718,335	£3,662,848	£3,686,108	£3,630,621	£3,734,991	£3,702,663
40%	75%	£3,876,105	£3,812,693	£3,835,854	£3,775,860	£3,895,238	£3,858,189
45%	75%	£4,033,875	£3,962,538	£3,992,440	£3,921,100	£4,055,161	£4,013,726
50%	75%	£4,191,645	£4,112,379	£4,145,607	£4,066,340	£4,215,298	£4,169,238
10%	60%	£2,929,642	£2,898,277	£2,916,276	£2,890,910	£2,931,210	£2,923,845
15%	60%	£3,076,444	£3,040,442	£3,061,409	£3,033,845	£3,082,788	£3,076,756
20%	60%	£3,233,342	£3,182,612	£3,216,699	£3,167,878	£3,248,474	£3,233,748
25%	60%	£3,390,240	£3,324,778	£3,369,776	£3,306,383	£3,407,113	£3,388,697
30%	60%	£3,547,138	£3,466,945	£3,520,943	£3,444,947	£3,565,747	£3,543,686
35%	60%	£3,694,036	£3,609,112	£3,672,110	£3,583,331	£3,724,380	£3,698,596
40%	60%	£3,850,934	£3,751,280	£3,823,277	£3,721,815	£3,883,014	£3,853,549
45%	60%	£4,007,832	£3,893,447	£3,974,443	£3,890,299	£4,041,648	£4,008,501
50%	60%	£4,164,730	£4,035,614	£4,126,610	£3,986,793	£4,200,283	£4,163,451

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£639,358	£639,358	£639,358	£639,358	£639,358	£639,358
10%	71%	£935,391	£935,391	£944,739	£939,690	£933,914	£950,145
15%	71%	£1,110,983	£1,083,406	£1,097,429	£1,070,252	£1,118,693	£1,105,538
20%	71%	£1,287,658	£1,231,422	£1,250,119	£1,213,883	£1,278,470	£1,260,932
25%	71%	£1,464,333	£1,379,438	£1,402,910	£1,367,615	£1,438,248	£1,416,325
30%	71%	£1,641,008	£1,527,454	£1,555,500	£1,519,145	£1,589,026	£1,571,719
35%	71%	£1,738,884	£1,675,469	£1,708,190	£1,644,777	£1,757,804	£1,727,111
40%	71%	£1,836,760	£1,823,484	£1,860,890	£1,788,408	£1,917,581	£1,882,504
45%	71%	£1,934,636	£1,971,500	£1,994,590	£1,932,040	£2,027,360	£2,031,897
50%	71%	£2,032,512	£2,119,515	£2,166,261	£2,075,670	£2,237,137	£2,193,290
100%	71%	£3,799,088	£3,614,943	£3,709,960	£3,525,815	£3,854,931	£3,764,903
10%	75%	£354,899	£359,046	£345,691	£329,838	£359,629	£350,421
15%	75%	£408,898	£408,898	£414,965	£401,678	£411,766	£401,678
20%	75%	£470,440	£478,733	£472,023	£457,230	£477,900	£471,484
25%	75%	£531,982	£538,576	£514,190	£493,557	£514,033	£511,015
30%	75%	£593,524	£598,420	£568,397	£550,787	£570,171	

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£294,348	£294,348	£294,348	£294,348	£294,348	£294,348
10%	71%	£59,893	£41,685	£51,033	£32,914	£65,298	£56,439
15%	71%	£276,877	£189,700	£203,723	£176,546	£224,987	£211,832
20%	71%	£373,063	£337,716	£356,413	£320,177	£384,764	£367,226
25%	71%	£531,027	£485,732	£509,104	£463,809	£544,542	£522,619
30%	71%	£688,102	£633,748	£661,794	£620,439	£704,520	£678,012
35%	71%	£845,176	£781,763	£814,485	£771,071	£864,098	£833,405
40%	71%	£1,002,252	£929,780	£967,174	£924,702	£1,023,875	£988,799
45%	71%	£1,159,328	£1,077,795	£1,116,865	£1,068,334	£1,133,654	£1,104,162
50%	71%	£1,316,402	£1,225,811	£1,274,555	£1,218,864	£1,343,431	£1,299,556
100%	71%	£2,805,382	£2,721,237	£2,816,254	£2,632,110	£2,860,325	£2,871,197
10%	75%	£61,193	£45,340	£51,985	£36,132	£65,923	£56,716
15%	75%	£271,963	£185,183	£205,152	£181,372	£226,068	£212,247
20%	75%	£376,734	£345,027	£358,318	£326,611	£386,194	£367,778
25%	75%	£534,504	£494,870	£511,484	£471,851	£546,330	£523,309
30%	75%	£692,275	£644,715	£644,651	£617,091	£705,465	£678,842
35%	75%	£850,044	£794,558	£817,818	£762,390	£866,601	£834,373
40%	75%	£1,007,815	£944,401	£970,884	£907,570	£1,026,738	£989,904
45%	75%	£1,165,585	£1,094,245	£1,124,150	£1,052,809	£1,136,871	£1,105,438
50%	75%	£1,323,355	£1,244,089	£1,271,317	£1,198,690	£1,347,008	£1,309,588
10%	60%	£55,352	£29,987	£47,986	£22,620	£62,920	£55,554
15%	60%	£270,202	£172,153	£199,152	£161,104	£221,554	£210,505
20%	60%	£365,052	£234,321	£250,319	£209,588	£300,188	£285,456
25%	60%	£459,902	£296,486	£321,496	£258,073	£388,623	£350,406
30%	60%	£554,751	£358,655	£382,652	£297,557	£457,057	£415,358
35%	60%	£649,601	£420,822	£453,819	£357,041	£526,090	£478,309
40%	60%	£744,451	£482,989	£525,986	£416,525	£614,724	£556,268
45%	60%	£839,301	£545,157	£597,152	£476,009	£703,358	£634,210
50%	60%	£934,151	£607,323	£668,319	£535,493	£791,992	£715,161

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£602,713	£602,831	£611,483	£629,601	£597,307	£606,076
10%	71%	£445,838	£472,815	£458,792	£485,969	£437,529	£450,683
15%	71%	£286,563	£324,799	£306,102	£342,338	£277,751	£295,290
20%	71%	£131,468	£176,784	£153,417	£198,707	£117,674	£139,897
30%	71%	£25,587	£38,767	£722	£55,076	£41,805	£15,486
35%	71%	£182,662	£119,248	£151,969	£88,556	£201,583	£170,889
40%	71%	£309,737	£267,264	£304,659	£232,187	£381,380	£326,283
45%	71%	£436,812	£415,260	£457,350	£375,818	£521,139	£481,676
50%	71%	£563,887	£563,296	£610,040	£519,449	£680,916	£637,069
100%	71%	£2,242,867	£2,058,222	£2,453,299	£1,969,294	£2,297,809	£2,208,681
10%	75%	£601,322	£617,175	£610,836	£626,363	£606,562	£616,570
15%	75%	£443,552	£457,332	£457,963	£481,144	£436,547	£450,268
20%	75%	£285,781	£317,489	£304,198	£335,904	£276,321	£294,737
25%	75%	£128,911	£167,646	£151,037	£166,664	£118,166	£139,206
30%	75%	£25,700	£17,801	£42	£43,949	£16,326	£16,326
35%	75%	£187,529	£132,043	£155,302	£89,815	£204,086	£171,858
40%	75%	£345,300	£281,895	£308,469	£245,055	£384,221	£327,389
45%	75%	£503,070	£431,730	£481,836	£390,294	£524,566	£442,020
50%	75%	£660,841	£581,573	£644,801	£535,535	£684,491	£638,453
10%	60%	£607,164	£632,529	£614,529	£639,895	£599,595	£606,961
15%	60%	£452,314	£490,362	£483,363	£501,411	£440,361	£452,611
20%	60%	£297,464	£348,194	£312,196	£326,927	£262,327	£277,059
25%	60%	£142,614	£206,027	£161,029	£224,442	£123,693	£142,109
30%	60%	£12,236	£93,860	£9,863	£85,958	£34,941	£12,842
35%	60%	£167,086	£78,307	£111,304	£52,525	£193,575	£167,763
40%	60%	£321,936	£220,474	£292,471	£191,009	£352,209	£322,744
45%	60%	£476,786	£362,641	£443,637	£329,493	£510,843	£477,695
50%	60%	£631,636	£504,808	£594,804	£467,977	£668,477	£632,645

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,591,570	£1,591,570	£1,591,570	£1,591,570	£1,591,570	£1,591,570
10%	71%	£1,277,419	£1,295,638	£1,298,190	£1,304,308	£1,272,914	£1,280,763
15%	71%	£1,120,245	£1,147,522	£1,133,499	£1,160,676	£1,112,236	£1,125,360
20%	71%	£963,270	£989,696	£980,896	£1,017,045	£962,468	£969,696
25%	71%	£806,195	£851,491	£828,118	£873,413	£792,680	£814,603
30%	71%	£649,120	£703,474	£675,428	£729,783	£632,902	£659,210
35%	71%	£492,044	£555,459	£522,738	£568,151	£473,124	£503,916
40%	71%	£334,970	£407,442	£370,048	£442,520	£313,347	£348,424
45%	71%	£177,895	£259,427	£217,357	£268,888	£153,568	£193,031
50%	71%	£20,820	£111,411	£64,667	£193,253	£8,209	£47,638
100%	71%	£1,588,160	£1,584,015	£1,624,092	£1,624,887	£1,588,160	£1,583,075
10%	75%	£1,276,020	£1,291,882	£1,285,237	£1,301,090	£1,271,290	£1,280,507
15%	75%	£1,118,259	£1,142,039	£1,132,070	£1,155,850	£1,111,164	£1,124,975
20%	75%	£960,888	£992,165	£978,905	£1,010,611	£951,028	£969,444
25%	75%	£802,718	£842,352	£825,738	£865,371	£790,893	£813,913
30%	75%	£644,947	£692,508	£672,571	£720,132	£630,757	£658,380
35%	75%	£487,178	£542,664	£519,405	£574,892	£470,621	£502,849
40%	75%	£329,407	£392,621	£366,236	£429,650	£310,466	£347,319
45%	75%	£171,637	£242,977	£213,072	£284,413	£150,351	£191,787
50%	75%	£13,896	£93,134	£59,906	£139,172	£9,784	£36,254
10%	60%	£1,281,870	£1,297,236	£1,299,239	£1,314,602	£1,274,302	£1,281,668
15%	60%	£1,127,020	£1,155,959	£1,138,070	£1,176,118	£1,115,688	£1,126,717
20%	60%	£972,171	£1,022,901	£986,903	£1,037,634	£967,034	£971,766
25%	60%	£817,321	£880,734	£835,736	£899,149	£796,400	£816,816
30%	60%	£662,471	£739,567	£694,570	£760,665	£659,765	£681,865
35%	60%	£507,621	£586,400	£533,403	£602,181	£481,132	£508,914
40%	60%	£352,771	£434,233	£382,236	£483,697	£322,498	£351,963
45%	60%	£197,921	£312,066	£291,070	£345,213	£163,864	£197,012
50%	60%	£43,071	£169,896	£79,903	£208,729	£5,250	£42,662

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£233,879	£233,879	£233,879	£233,879	£233,879	£233,879
10%	71%	-£80,272	-£62,154	-£71,502	-£53,383	-£65,677	-£76,908
15%	71%	-£207,546	-£110,169	-£224,192	-£191,015	-£245,456	-£232,301
20%	71%	-£394,422	-£358,185	-£378,882	-£340,646	-£405,233	-£387,695
25%	71%	-£551,496	-£506,201	-£529,573	-£484,278	-£565,011	-£543,088
30%	71%	-£708,571	-£654,217	-£682,263	-£627,908	-£724,789	-£698,461
35%	71%	-£865,647	-£802,232	-£834,954	-£771,540	-£884,567	-£853,874
40%	71%	-£1,022,721	-£950,249	-£987,643	-£915,171	-£1,044,344	-£1,009,268
45%	71%	-£1,179,797	-£1,098,264	-£1,140,334	-£1,088,803	-£1,204,123	-£1,164,861
50%	71%	-£1,336,871	-£1,246,280	-£1,283,024	-£1,232,433	-£1,393,909	-£1,350,054
100%	71%	-£2,925,851	-£2,741,708	-£2,836,723	-£2,652,579	-£2,980,794	-£2,891,668
15%	75%	-£81,662	-£65,809	-£72,454	-£56,601	-£68,392	-£77,185
20%	75%	-£239,492	-£215,852	-£225,621	-£201,981	-£236,927	-£222,718
25%	75%	-£397,203	-£365,496	-£378,787	-£347,080	-£406,663	-£388,247
30%	75%	-£554,973	-£515,339	-£531,953	-£492,320	-£568,799	-£543,778
35%	75%	-£712,744	-£665,184	-£685,120	-£637,560	-£726,934	-£699,311
40%	75%	-£870,515	-£815,027	-£838,287	-£782,789	-£867,070	-£834,842
45%	75%	-£1,028,284	-£964,870	-£991,453	-£928,039	-£1,047,205	-£1,010,373
50%	75%	-£1,186,054	-£1,114,714	-£1,144,619	-£1,073,278	-£1,207,340	-£1,169,905
10%	60%	-£343,868	-£168,557	-£120,786	-£128,819	-£136,478	-£131,437
15%	60%	-£75,821	-£50,456	-£68,455	-£43,089	-£53,389	-£46,023
20%	60%	-£230,671	-£192,622	-£219,621	-£181,573	-£242,023	-£230,974
25%	60%	-£385,521	-£334,790	-£370,788	-£320,057	-£400,657	-£385,925
30%	60%	-£540,371	-£476,941	-£512,952	-£458,542	-£559,202	-£540,875
35%	60%	-£695,220	-£619,124	-£673,121	-£619,026	-£717,826	-£695,827
40%	60%	-£850,070	-£761,291	-£824,288	-£735,510	-£876,559	-£850,777
45%	60%	-£1,004,920	-£903,458	-£975,456	-£873,934	-£1,035,193	-£1,005,228
50%	60%	-£1,159,770	-£1,045,626	-£1,126,621	-£1,022,478	-£1,183,827	-£1,150,670
50%	60%	-£1,314,620	-£1,187,792	-£1,277,788	-£1,150,662	-£1,352,461	-£1,315,630

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,168,289	£1,168,289	£1,168,289	£1,168,289	£1,168,289	£1,168,289
10%	71%	£848,148	£866,286	£856,918	£875,036	£842,743	£851,512
15%	71%	£691,074	£718,251	£704,227	£731,405	£692,964	£698,119
20%	71%	£533,998	£570,234	£551,538	£587,774	£523,187	£540,725
25%	71%	£376,924	£422,219	£398,841	£444,142	£363,409	£385,332
30%	71%	£219,848	£274,203	£246,157	£300,511	£203,630	£229,939
35%	71%	£62,773	£126,187	£93,468	£156,880	£43,853	£74,546
40%	71%	-£84,301	-£21,929	-£50,224	-£15,249	-£115,025	-£90,948
45%	71%	-£251,377	-£169,844	-£211,914	-£130,383	-£275,703	-£236,241
50%	71%	-£408,451	-£317,861	-£364,604	-£274,014	-£435,481	-£391,634
100%	71%	-£1,597,431	-£1,913,227	-£1,905,303	-£1,724,159	-£2,092,374	-£1,963,249
10%	75%	£846,765	£862,611	£853,965	£871,810	£842,028	£851,235
15%	75%	£688,987	£712,767	£702,799	£728,579	£681,892	£686,704
20%	75%	£531,217	£562,024	£549,633	£581,339	£521,756	£540,173
25%	75%	£374,446	£405,236	£393,860	£426,120	£361,621	£384,541
30%	75%	£215,676	£253,236	£243,500	£260,860	£201,486	£229,109
35%	75%	£57,906	£113,393	£90,133	£145,621	£41,350	£73,578
40%	75%	-£89,864	-£36,451	-£63,033	-£18,181	-£118,785	-£81,954
45%	75%	-£247,024	-£166,294	-£216,159	-£144,859	-£275,620	-£237,455
50%	75%	-£415,405	-£336,138	-£369,366	-£290,099	-£439,055	-£393,017
10%	60%	£852,599	£877,964	£859,955	£885,331	£845,031	£852,396
15%	60%	£697,749	£735,797	£709,799	£746,847	£686,396	£697,446
20%	60%	£542,893	£583,236	£557,352	£593,363	£527,762	£542,965
25%	60%	£388,049	£441,483	£406,465	£469,878	£369,128	£387,544
30%	60%	£233,199	£299,296	£255,299	£331,394	£210,494	£232,593
35%	60%	£78,349	£167,129	£104,131	£192,910	£51,851	£77,643
40%	60%	-£76,500	£24,961	-£47,036	£54,426	-£106,773	-£77,308
45%	60%	-£231,350	-£117,206	-£198,202	-£84,058	-£285,407	-£232,260
50%	60%	-£386,200	-£259,373	-£349,369	-£222,542	-£424,081	-£387,210

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,581,570	£1,581,570	£1,581,570	£1,581,570	£1,581,570	£1,581,570
10%	71%	£1,277,419	£1,295,536	£1,286,190	£1,304,308	£1,272,014	£1,280,763
15%	71%	£1,120,345	£1,147,522	£1,133,489	£1,150,676	£1,112,296	£1,125,399
20%	71%	£963,270	£990,506	£980,809	£1,017,045	£952,458	£969,996
25%	71%	£806,195	£851,491	£828,118	£873,413	£792,680	£814,603
30%	71%	£649,120	£703,474	£675,428	£729,783	£632,902	£659,210
35%	71%	£492,044	£555,459	£522,736	£568,151	£473,104	£503,819
40%	71%	£334,970	£407,442	£370,048	£442,520	£313,347	£348,424
45%	71%	£177,895	£259,427	£217,357	£298,888	£153,588	£193,031
50%	71%	£20,820	£113,411	£64,867	£155,259	£-20,209	£37,639
100%	71%	-£1,568,160	-£1,584,015	-£1,479,032	-£1,294,887	-£1,623,102	-£1,533,975
10%	75%	£1,276,020	£1,291,882	£1,285,237	£1,301,090	£1,271,299	£1,280,507
15%	75%	£1,118,250	£1,142,039	£1,132,070	£1,155,850	£1,111,164	£1,124,975
20%	75%	£960,489	£992,195	£978,925	£1,010,611	£935,025	£969,444
25%	75%	£802,718	£842,352	£825,738	£865,371	£790,893	£813,913
30%	75%	£644,947	£692,508	£672,571	£720,132	£630,757	£658,380
35%	75%	£487,178	£542,664	£519,405	£571,892	£470,621	£502,849
40%	75%	£329,407	£392,821	£366,235	£429,652	£310,486	£347,318
45%	75%	£171,637	£242,977	£213,072	£284,413	£150,351	£191,787
50%	75%	£13,896	£93,134	£50,906	£139,172	£-9,784	£36,254
10%	60%	£1,281,870	£1,307,236	£1,289,236	£1,314,602	£1,274,802	£1,281,665
15%	60%	£1,127,020	£1,165,069	£1,138,070	£1,176,118	£1,115,668	£1,126,717
20%	60%	£972,171	£1,022,901	£986,903	£1,037,634	£957,034	£971,766
25%	60%	£817,321	£880,734	£838,736	£899,149	£798,400	£816,816
30%	60%	£662,471	£738,567	£694,570	£763,665	£653,765	£681,865
35%	60%	£507,621	£596,400	£533,403	£622,181	£481,132	£506,914
40%	60%	£352,771	£454,233	£382,236	£483,697	£322,498	£351,963
45%	60%	£197,921	£312,066	£231,075	£345,213	£163,884	£197,012
50%	60%	£43,071	£169,899	£70,903	£206,729	£5,230	£42,062

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY UPDATE

Site typology 1

CIL Zone	2
Value Area	Low

No Units	11
Site Area	0.06 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,344,707	£1,344,707	£1,344,707	£1,344,707	£1,344,707	£1,344,707
10%	71%	£1,093,862	£1,108,251	£1,107,543	£1,121,842	£1,085,267	£1,098,958
15%	71%	£968,224	£990,022	£988,961	£1,010,659	£955,547	£976,965
20%	71%	£842,997	£871,794	£870,379	£959,177	£825,327	£853,310
25%	71%	£717,568	£753,665	£751,798	£877,793	£696,107	£730,336
30%	71%	£592,141	£635,336	£633,216	£767,411	£568,387	£607,481
35%	71%	£467,113	£517,108	£514,834	£656,609	£438,668	£494,587
40%	71%	£341,285	£398,879	£396,052	£453,645	£309,947	£361,712
45%	71%	£215,858	£280,650	£277,469	£342,262	£177,226	£238,838
50%	71%	£90,430	£162,422	£158,887	£230,880	£47,506	£115,963
100%	71%	£-119,883	£-1,038,543	£-1,043,729	£-897,389	£-1,270,134	£-1,193,980
10%	75%	£1,092,215	£1,104,814	£1,106,592	£1,119,190	£1,084,704	£1,099,080
15%	75%	£965,969	£984,867	£987,533	£1,008,431	£954,702	£976,265
20%	75%	£839,824	£854,920	£856,475	£893,672	£824,700	£853,452
25%	75%	£713,477	£744,974	£749,417	£780,913	£694,698	£730,638
30%	75%	£587,231	£625,026	£630,358	£688,155	£564,695	£607,823
35%	75%	£460,984	£505,980	£511,301	£555,386	£434,693	£485,010
40%	75%	£334,738	£386,133	£392,242	£440,637	£304,691	£362,196
45%	75%	£208,492	£265,186	£273,184	£329,879	£174,689	£239,381
50%	75%	£82,245	£145,239	£154,126	£217,120	£44,688	£116,568
60%	60%	£1,099,090	£1,119,249	£1,130,591	£1,130,749	£1,082,071	£1,098,572
15%	60%	£976,281	£1,008,518	£993,533	£1,023,769	£958,253	£975,504
20%	60%	£853,473	£893,788	£876,473	£916,790	£829,434	£852,436
25%	60%	£730,663	£781,598	£759,415	£809,810	£700,616	£729,368
30%	60%	£607,854	£668,328	£642,357	£702,831	£571,799	£608,300
35%	60%	£485,045	£555,958	£525,299	£596,851	£442,981	£483,233
40%	60%	£362,237	£442,868	£408,240	£488,871	£314,162	£360,166
45%	60%	£239,428	£320,139	£291,181	£381,892	£185,344	£237,098
50%	60%	£116,618	£217,409	£174,123	£274,913	£56,526	£114,030

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,430,245	£4,430,245	£4,430,245	£4,430,245	£4,430,245	£4,430,245
10%	71%	£4,181,100	£4,698,701	£4,697,459	£4,693,009	£4,698,685	£4,673,994
15%	71%	£4,006,628	£4,784,630	£4,785,590	£4,784,393	£4,619,405	£4,758,867
20%	71%	£4,031,655	£4,803,158	£4,804,572	£4,875,775	£4,940,124	£4,821,742
25%	71%	£5,057,383	£5,021,357	£5,023,154	£4,987,159	£5,078,845	£5,044,618
30%	71%	£5,192,811	£5,139,615	£5,141,736	£5,086,541	£5,208,565	£5,193,491
35%	71%	£5,308,238	£5,257,844	£5,259,318	£5,209,924	£5,338,286	£5,290,365
40%	71%	£5,433,667	£5,376,073	£5,378,000	£5,321,307	£5,468,005	£5,413,240
45%	71%	£5,559,094	£5,494,301	£5,497,483	£5,442,689	£5,597,726	£5,536,114
50%	71%	£5,684,522	£5,612,529	£5,615,863	£5,564,072	£5,727,446	£5,658,868
100%	71%	£6,857,835	£6,811,495	£6,818,681	£6,672,341	£7,045,086	£6,905,932
10%	75%	£4,982,737	£4,670,138	£4,696,350	£4,655,762	£4,990,248	£4,675,872
15%	75%	£4,908,982	£4,709,085	£4,747,419	£4,768,521	£4,820,259	£4,708,697
20%	75%	£4,936,228	£4,910,032	£4,906,477	£4,881,280	£4,950,252	£4,921,500
25%	75%	£5,061,475	£5,029,978	£5,025,535	£4,994,039	£5,080,254	£5,044,314
30%	75%	£5,187,721	£5,149,826	£5,144,593	£5,106,797	£5,210,256	£5,167,129
35%	75%	£5,313,968	£5,269,872	£5,265,159	£5,219,656	£5,340,259	£5,289,842
40%	75%	£5,440,214	£5,389,819	£5,382,710	£5,332,314	£5,470,261	£5,412,756
45%	75%	£5,566,460	£5,509,768	£5,501,768	£5,445,073	£5,600,263	£5,535,571
50%	75%	£5,692,706	£5,629,716	£5,623,696	£5,567,827	£5,730,266	£5,658,284
10%	60%	£4,075,862	£4,655,704	£4,664,361	£4,644,203	£4,687,881	£4,676,380
15%	60%	£4,798,671	£4,768,434	£4,781,419	£4,761,183	£4,816,698	£4,799,448
20%	60%	£4,921,479	£4,891,154	£4,896,478	£4,886,162	£4,945,517	£4,922,515
25%	60%	£5,044,286	£4,993,897	£5,015,507	£4,985,142	£5,074,353	£5,045,583
30%	60%	£5,167,098	£5,106,624	£5,132,595	£5,072,121	£5,203,153	£5,168,651
35%	60%	£5,289,907	£5,219,354	£5,249,653	£5,179,101	£5,331,971	£5,291,718
40%	60%	£5,412,715	£5,338,083	£5,368,712	£5,296,081	£5,460,790	£5,414,788
45%	60%	£5,535,524	£5,444,813	£5,483,770	£5,393,098	£5,589,608	£5,537,854
50%	60%	£5,658,333	£5,557,543	£5,600,629	£5,500,039	£5,718,426	£5,660,922

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,656,108	£3,656,108	£3,656,108	£3,656,108	£3,656,108	£3,656,108
10%	71%	£3,546,964	£3,532,565	£3,533,272	£3,518,873	£3,556,549	£3,541,857
15%	71%	£3,072,392	£3,650,793	£3,651,854	£3,630,257	£3,695,269	£3,684,731
20%	71%	£3,197,819	£3,769,022	£3,770,436	£3,741,639	£3,814,865	£3,787,605
25%	71%	£3,923,247	£3,887,250	£3,889,018	£3,853,022	£3,944,708	£3,910,480
30%	71%	£4,048,674	£4,005,479	£4,007,600	£3,984,405	£4,074,423	£4,033,354
35%	71%	£4,174,102	£4,123,708	£4,126,182	£4,075,787	£4,204,148	£4,156,228
40%	71%	£4,299,531	£4,241,938	£4,244,784	£4,187,171	£4,333,869	£4,279,161
45%	71%	£4,424,958	£4,360,168	£4,363,347	£4,298,553	£4,463,590	£4,401,978
50%	71%	£4,550,386	£4,478,394	£4,481,929	£4,409,936	£4,593,309	£4,524,852
100%	71%	£5,923,698	£5,877,354	£5,883,584	£5,838,204	£6,010,665	£5,913,798
10%	75%	£3,548,601	£3,536,002	£3,534,224	£3,521,626	£3,556,112	£3,541,736
15%	75%	£3,674,846	£3,655,948	£3,653,283	£3,634,385	£3,668,114	£3,654,550
20%	75%	£3,801,092	£3,775,896	£3,772,340	£3,747,144	£3,816,116	£3,797,364
25%	75%	£3,927,338	£3,896,947	£3,891,389	£3,865,118	£3,946,118	£3,910,172
30%	75%	£4,053,585	£4,015,789	£4,010,457	£3,972,860	£4,076,120	£4,032,902
35%	75%	£4,179,831	£4,135,738	£4,129,515	£4,085,419	£4,206,122	£4,159,806
40%	75%	£4,306,078	£4,255,684	£4,249,354	£4,198,178	£4,336,124	£4,283,630
45%	75%	£4,432,324	£4,375,629	£4,367,632	£4,310,937	£4,466,127	£4,401,434
50%	75%	£4,558,570	£4,495,577	£4,486,689	£4,423,696	£4,596,129	£4,524,248
10%	60%	£3,541,726	£3,521,868	£3,520,225	£3,510,047	£3,553,744	£3,542,243
15%	60%	£3,668,435	£3,648,249	£3,647,247	£3,637,070	£3,680,311	£3,668,311
20%	60%	£3,795,144	£3,774,028	£3,774,342	£3,724,026	£3,811,381	£3,788,379
25%	60%	£3,921,853	£3,899,758	£3,891,400	£3,831,008	£3,940,199	£3,911,447
30%	60%	£4,048,562	£3,972,487	£3,963,458	£3,907,968	£4,009,071	£4,034,516
35%	60%	£4,175,271	£4,045,217	£4,115,517	£4,044,984	£4,179,855	£4,157,852
40%	60%	£4,278,579	£4,197,947	£4,232,576	£4,161,944	£4,326,654	£4,280,850
45%	60%	£4,401,388	£4,310,677	£4,349,634	£4,258,923	£4,455,472	£4,403,718
50%	60%	£4,524,197	£4,423,407	£4,468,692	£4,366,903	£4,584,290	£4,526,756

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,321,524	£1,321,524	£1,321,524	£1,321,524	£1,321,524	£1,321,524
10%	71%	£1,817,378	£1,853,988	£1,853,988	£1,844,289	£1,880,364	£1,857,273
15%	71%	£1,697,807	£1,676,209	£1,677,270	£1,655,672	£1,710,684	£1,690,146
20%	71%	£1,823,235	£1,794,437	£1,795,852	£1,767,055	£1,840,404	£1,813,021
25%	71%	£1,948,663	£1,912,666	£1,914,434	£1,878,438	£1,970,124	£1,938,895
30%	71%	£2,074,090	£2,039,895	£2,043,016	£1,989,820	£2,099,844	£2,059,770
35%	71%	£2,199,518	£2,148,123	£2,151,597	£2,101,203	£2,220,565	£2,181,644
40%	71%	£2,324,946	£2,267,352	£2,270,179	£2,212,586	£2,350,285	£2,304,519
45%	71%	£2,450,374	£2,386,581	£2,389,787	£2,323,969	£2,480,005	£2,427,393
50%	71%	£2,575,802	£2,505,809	£2,507,344	£2,435,351	£2,616,725	£2,550,268
100%	71%	£3,849,114	£3,702,774	£3,709,960	£3,563,620	£3,936,365	£3,797,211
10%	75%	£1,974,015	£1,961,418	£1,959,639	£1,947,042	£1,981,527	£1,967,151
15%	75%	£2,100,261	£2,087,364	£2,085,800	£2,073,183	£2,117,668	£2,103,956
20%	75%	£2,226,507	£2,203,311	£2,201,756	£2,172,559	£2,241,531	£2,212,780
25%	75%	£2,352,753	£2,329,258	£2,327,603	£2,298,351	£2,371,504	£2,339,533
30%	75%	£2,479,000	£2,454,285	£2,452,630	£2,423,144	£2,494,477	£2,459,406
35%	75%	£2,605,247	£2,579,519				

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£427,818	-£427,818	-£427,818	-£427,818	-£427,818	-£427,818
10%	71%	-£578,673	-£684,274	-£684,982	-£658,583	-£687,258	-£673,367
15%	71%	-£804,101	-£782,503	-£783,564	-£781,896	-£816,978	-£796,440
20%	71%	-£929,529	-£900,732	-£902,146	-£873,349	-£946,688	-£919,315
25%	71%	-£1,054,957	-£1,018,960	-£1,020,728	-£984,732	-£1,076,419	-£1,042,189
30%	71%	-£1,180,384	-£1,137,180	-£1,139,100	-£1,130,115	-£1,206,138	-£1,169,094
35%	71%	-£1,305,812	-£1,255,418	-£1,257,892	-£1,207,497	-£1,335,855	-£1,287,838
40%	71%	-£1,431,240	-£1,373,646	-£1,376,474	-£1,318,880	-£1,465,579	-£1,410,813
45%	71%	-£1,556,667	-£1,491,875	-£1,495,057	-£1,430,263	-£1,595,299	-£1,535,687
50%	71%	-£1,682,094	-£1,610,103	-£1,613,538	-£1,541,645	-£1,725,019	-£1,659,352
100%	71%	-£2,955,408	-£2,808,968	-£2,816,254	-£2,669,814	-£3,042,660	-£2,903,508
10%	75%	-£680,311	-£667,712	-£668,934	-£653,336	-£687,821	-£673,445
15%	75%	-£896,556	-£787,258	-£784,992	-£768,085	-£817,823	-£796,260
20%	75%	-£932,802	-£907,605	-£904,050	-£878,853	-£947,826	-£919,074
25%	75%	-£1,059,048	-£1,027,552	-£1,023,108	-£991,612	-£1,077,828	-£1,041,887
30%	75%	-£1,185,295	-£1,147,499	-£1,142,167	-£1,106,370	-£1,207,830	-£1,164,702
35%	75%	-£1,311,541	-£1,267,445	-£1,261,225	-£1,217,129	-£1,337,832	-£1,287,516
40%	75%	-£1,437,787	-£1,387,389	-£1,380,283	-£1,329,888	-£1,467,834	-£1,410,329
45%	75%	-£1,564,034	-£1,507,339	-£1,499,341	-£1,442,647	-£1,597,836	-£1,533,144
50%	75%	-£1,690,280	-£1,627,286	-£1,619,389	-£1,555,408	-£1,727,837	-£1,659,358
10%	60%	-£673,435	-£653,278	-£661,934	-£641,777	-£685,454	-£673,953
15%	60%	-£796,245	-£766,008	-£778,993	-£748,757	-£814,272	-£787,021
20%	60%	-£919,053	-£878,737	-£896,052	-£855,735	-£943,091	-£920,089
25%	60%	-£944,866	-£901,629	-£915,110	-£867,718	-£971,906	-£944,167
30%	60%	-£1,164,671	-£1,104,107	-£1,130,188	-£1,069,694	-£1,200,727	-£1,168,225
35%	60%	-£1,287,480	-£1,218,927	-£1,247,226	-£1,176,674	-£1,329,545	-£1,289,292
40%	60%	-£1,410,288	-£1,329,657	-£1,364,286	-£1,283,654	-£1,458,364	-£1,413,380
45%	60%	-£1,533,096	-£1,442,387	-£1,481,344	-£1,390,633	-£1,587,182	-£1,535,428
50%	60%	-£1,655,907	-£1,555,117	-£1,598,492	-£1,497,613	-£1,715,995	-£1,658,498

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,158	-£1,158	-£1,158	-£1,158	-£1,158	-£1,158
10%	71%	-£16,158	-£1,759	-£2,467	-£11,932	-£24,743	-£11,052
15%	71%	-£41,586	-£119,988	-£121,048	-£99,451	-£164,463	-£73,825
20%	71%	-£287,013	-£238,216	-£239,630	-£210,833	-£294,183	-£296,800
25%	71%	-£624,441	-£386,445	-£388,212	-£329,217	-£413,903	-£379,674
30%	71%	-£517,869	-£474,674	-£476,794	-£433,599	-£543,623	-£502,549
35%	71%	-£643,297	-£592,902	-£595,376	-£544,982	-£673,344	-£625,423
40%	71%	-£768,725	-£711,131	-£713,958	-£656,365	-£803,063	-£748,298
45%	71%	-£894,152	-£829,359	-£832,541	-£767,748	-£932,784	-£871,172
50%	71%	-£1,019,580	-£947,588	-£951,123	-£879,130	-£1,062,504	-£994,047
100%	71%	-£2,292,933	-£1,148,553	-£1,153,739	-£907,496	-£2,380,144	-£1,240,999
10%	75%	-£17,518	-£5,106	-£3,419	-£9,186	-£25,308	-£10,920
15%	75%	-£44,041	-£125,143	-£122,477	-£103,579	-£155,308	-£73,745
20%	75%	-£270,287	-£245,090	-£241,535	-£216,338	-£285,310	-£256,558
25%	75%	-£395,533	-£365,036	-£360,593	-£329,087	-£415,312	-£379,372
30%	75%	-£520,779	-£484,984	-£478,855	-£441,855	-£545,315	-£502,187
35%	75%	-£646,026	-£604,930	-£598,709	-£554,614	-£675,317	-£625,000
40%	75%	-£771,272	-£724,877	-£717,768	-£697,372	-£805,319	-£747,814
45%	75%	-£896,518	-£844,824	-£838,826	-£780,131	-£935,321	-£870,829
50%	75%	-£1,021,765	-£964,771	-£955,884	-£892,890	-£1,065,322	-£993,442
10%	60%	-£10,920	-£9,238	-£8,1	-£20,736	-£22,939	-£11,438
15%	60%	-£133,729	-£103,492	-£116,477	-£86,241	-£151,757	-£74,506
20%	60%	-£268,537	-£216,222	-£223,536	-£183,220	-£280,575	-£257,574
25%	60%	-£393,347	-£328,952	-£350,595	-£300,200	-£409,393	-£380,642
30%	60%	-£502,156	-£441,682	-£467,653	-£407,179	-£538,211	-£503,709
35%	60%	-£611,965	-£554,412	-£584,711	-£514,159	-£667,029	-£625,178
40%	60%	-£747,773	-£667,141	-£701,770	-£621,139	-£795,848	-£749,844
45%	60%	-£870,582	-£779,871	-£818,828	-£728,118	-£924,666	-£872,912
50%	60%	-£993,391	-£892,601	-£935,887	-£835,097	-£1,053,484	-£995,980

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£909,404	£909,404	£909,404	£909,404	£909,404	£909,404
10%	71%	£698,549	£672,948	£672,240	£686,639	£649,964	£663,655
15%	71%	£533,121	£554,719	£553,698	£575,296	£520,244	£540,782
20%	71%	£407,694	£436,491	£435,076	£463,874	£390,624	£417,907
25%	71%	£282,265	£318,262	£316,494	£352,490	£280,804	£295,033
30%	71%	£196,838	£200,033	£197,913	£241,108	£131,084	£172,158
35%	71%	£31,410	£11,895	£7,931	£12,725	£7,383	£19,384
40%	71%	-£94,018	-£36,424	-£39,251	-£18,342	-£128,357	-£73,991
45%	71%	-£219,445	-£154,633	-£157,834	-£93,041	-£258,077	-£196,455
50%	71%	-£344,873	-£272,881	-£276,416	-£204,423	-£387,707	-£319,340
100%	71%	-£1,618,166	-£1,474,946	-£1,480,692	-£1,302,689	-£1,705,497	-£1,568,285
10%	75%	£686,012	£669,511	£671,289	£683,887	£649,401	£663,777
15%	75%	£530,666	£549,564	£552,230	£571,128	£519,399	£540,962
20%	75%	£404,420	£429,817	£433,172	£458,389	£389,397	£418,149
25%	75%	£278,174	£299,671	£314,114	£345,610	£259,395	£295,335
30%	75%	£181,928	£189,723	£195,056	£232,892	£129,392	£172,920
35%	75%	£25,891	£99,777	£75,995	£120,093	-£6,010	£49,707
40%	75%	-£100,565	-£50,170	-£43,061	-£7,334	-£130,613	-£73,107
45%	75%	-£226,811	-£170,117	-£162,119	-£105,424	-£260,614	-£195,922
50%	75%	-£353,058	-£290,064	-£281,177	-£218,183	-£390,615	-£318,735
10%	60%	£663,787	£683,948	£679,286	£688,465	£651,768	£663,369
15%	60%	£500,978	£517,715	£526,235	£536,466	£502,890	£510,301
20%	60%	£418,170	£458,485	£441,170	£481,467	£394,131	£417,133
25%	60%	£295,360	£345,755	£324,112	£374,507	£265,313	£294,065
30%	60%	£172,551	£233,025	£207,054	£267,539	£138,466	£170,997
35%	60%	£49,742	£120,295	£98,985	£160,548	£7,678	£47,930
40%	60%	-£73,066	£7,585	-£27,063	£53,568	-£121,141	-£75,138
45%	60%	-£195,875	-£105,164	-£144,122	-£53,411	-£249,959	-£198,206
50%	60%	-£318,685	-£217,894	-£261,120	-£100,380	-£378,777	-£321,273

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£448,287	-£448,287	-£448,287	-£448,287	-£448,287	-£448,287
10%	71%	-£699,142	-£684,743	-£685,451	-£671,052	-£707,727	-£694,036
15%	71%	-£924,570	-£902,974	-£904,033	-£872,435	-£937,447	-£916,309
20%	71%	-£949,998	-£921,201	-£922,615	-£893,818	-£967,167	-£939,784
25%	71%	-£1,075,426	-£1,039,429	-£1,041,197	-£1,005,201	-£1,096,889	-£1,062,658
30%	71%	-£1,303,853	-£1,157,659	-£1,159,799	-£1,116,494	-£1,226,607	-£1,185,533
35%	71%	-£1,326,281	-£1,275,888	-£1,278,361	-£1,227,568	-£1,356,328	-£1,308,407
40%	71%	-£1,451,709	-£1,394,115	-£1,396,943	-£1,339,349	-£1,486,048	-£1,431,282
45%	71%	-£1,577,136	-£1,512,344	-£1,515,526	-£1,450,792	-£1,615,768	-£1,554,156
50%	71%	-£1,702,564	-£1,630,572	-£1,634,107	-£1,562,114	-£1,745,488	-£1,677,031
100%	71%	-£2,976,877	-£2,829,537	-£2,836,723	-£2,690,383	-£3,063,129	-£2,923,975
10%	75%	-£700,780	-£688,181	-£688,403	-£673,805	-£708,290	-£693,914
15%	75%	-£927,025	-£908,121	-£909,461	-£888,584	-£938,292	-£916,728
20%	75%	-£953,271	-£928,074	-£924,519	-£899,322	-£968,295	-£939,543
25%	75%	-£1,079,517	-£1,048,021	-£1,043,577	-£1,010,081	-£1,098,297	-£1,062,358
30%	75%	-£1,205,764	-£1,167,968	-£1,162,636	-£1,124,839	-£1,228,299	-£1,185,171
35%	75%	-£1,332,010	-£1,285,914	-£1,281,694	-£1,237,698	-£1,358,301	-£1,307,065
40%	75%	-£1,458,256	-£1,407,862	-£1,400,752	-£1,350,357	-£1,486,303	-£1,430,798
45%	75%	-£1,584,503	-£1,527,808	-£1,519,810	-£1,463,116	-£1,616,305	-£1,553,613
50%	75%	-£1,710,749	-£1,647,756	-£1,638,866	-£1,575,875	-£1,746,308	-£1,678,427
10%	60%	-£693,904	-£673,747	-£682,403	-£662,246	-£705,923	-£694,422
15%	60%	-£816,713	-£786,477	-£799,462	-£769,226	-£834,741	-£817,490
20%	60%	-£939,522	-£899,205	-£916,521	-£876,204	-£963,560	-£940,558
25%	60%	-£1,062,331	-£1,004,399	-£1,020,184	-£986,184	-£1,022,378	-£1,003,696
30%	60%	-£1,185,140	-£1,124,666	-£1,150,637	-£1,099,163	-£1,221,196	-£1,186,694
35%	60%	-£1,307,949	-£1,237,398	-£1,267,695	-£1,197,143	-£1,350,014	-£1,309,761
40%	60%	-£1,430,757	-£1,350,126	-£1,380,755	-£1,304,123	-£1,478,833	-£1,432,829
45%	60%	-£1,553,566	-£1,462,854	-£1,501,313	-£1,411,102	-£1,607,651	-£1,558,801
50%	60%	-£1,676,375	-£1,575,582	-£1,616,871	-£1,518,082	-£1,736,469	-£1,678,955

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£229,277	-£243,677	-£242,969	-£257,368	-£220,682	-£234,384
10%	71%	-£108,849	-£125,448	-£124,387	-£146,985	-£90,973	-£111,510
15%	71%	-£21,978	-£27,710	-£27,952	-£34,922	-£38,717	-£41,964
20%	71%	-£47,068	-£57,008	-£57,777	-£70,761	-£81,468	-£87,239
25%	71%	-£72,433	-£82,238	-£83,359	-£108,164	-£128,188	-£137,113
30%	71%	-£97,861	-£107,467	-£108,941	-£139,546	-£162,008	-£173,989
35%	71%	-£123,290	-£132,673	-£134,523	-£169,930	-£201,628	-£216,962
40%	71%	-£148,717	-£157,884	-£159,106	-£202,312	-£234,349	-£252,737
45%	71%	-£174,145	-£183,093	-£184,688	-£233,695	-£267,068	-£286,611
50%	71%	-£249,487	-£249,117	-£249,293	-£279,368	-£294,705	-£305,355
10%	75%	-£267,840	-£240,399	-£242,015	-£264,615	-£272,378	-£254,666
15%	75%	-£101,395	-£120,393	-£122,958	-£141,856	-£90,127	-£111,891
20%	75%	-£24,851	-£345	-£361	-£99,097	-£38,875	-£41,123
25%	75%	-£51,068	-£61,061	-£61,867	-£88,661	-£109,877	-£133,307
30%	75%	-£77,344	-£87,345	-£88,216	-£126,419	-£159,879	-£186,751
35%	75%	-£103,590	-£113,595	-£114,274	-£169,178	-£212,881	-£243,565
40%	75%	-£129,836	-£139,842	-£140,333	-£202,937	-£259,883	-£292,379
45%	75%	-£156,083	-£166,089	-£166,390	-£236,696	-£299,896	-£335,103
50%	75%	-£182,329	-£192,336	-£192,448	-£264,455	-£319,887	-£354,007
10%	60%	-£234,515	-£254,673	-£246,016	-£266,174	-£222,497	-£233,998
15%	60%	-£117,768	-£141,948	-£128,908	-£158,184	-£93,679	-£110,536
20%	60%	-£111,102	-£129,113	-£111,895	-£136,215	-£85,140	-£112,136
25%	60%	-£133,911	-£163,616	-£150,159	-£164,765	-£163,958	-£135,206
30%	60%	-£156,720	-£196,245	-£182,217	-£191,743	-£192,776	-£158,274
35%	60%	-£179,529	-£228,976	-£208,276	-£226,723	-£241,594	-£181,341
40%	60%	-£202,338	-£261,706	-£246,335	-£257,703	-£250,413	-£204,409
45%	60%	-£225,147	-£294,436	-£273,393	-£282,682	-£279,231	-£227,477
50%	60%	-£247,956	-£327,166	-£299,451	-£298,662	-£308,049	-£250,545

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£908,404	£908,404	£908,404	£908,404	£908,404	£908,404
10%	71%	£658,549	£672,948	£672,240	£686,639	£649,964	£663,655
15%	71%	£533,121	£554,719	£553,658	£575,286	£530,244	£540,782
20%	71%	£407,694	£436,491	£435,076	£463,874	£390,524	£417,907
25%	71%	£282,265	£318,262	£316,494	£352,460	£260,804	£295,033
30%	71%	£156,838	£200,033	£197,813	£241,108	£131,084	£172,158
35%	71%	£31,410	£41,805	£39,331	£59,725	£1,363	£49,294
40%	71%	-£94,018	-£36,424	-£39,251	-£18,342	-£128,357	-£73,591
45%	71%	-£219,445	-£154,653	-£157,834	-£93,041	-£258,077	-£196,465
50%	71%	-£344,873	-£272,861	-£276,416	-£204,423	-£387,797	-£319,340
100%	71%	-£1,818,186	-£1,471,984	-£1,479,032	-£1,332,692	-£1,705,437	-£1,568,263
10%	75%	£696,912	£669,511	£671,289	£683,887	£648,401	£663,777
15%	75%	£530,666	£549,564	£552,230	£571,128	£519,399	£540,962
20%	75%	£404,420	£429,517	£433,172	£456,369	£389,397	£418,149
25%	75%	£278,174	£309,671	£314,114	£345,610	£299,385	£295,335
30%	75%	£151,928	£189,723	£195,055	£232,852	£129,392	£172,520
35%	75%	£25,681	£59,777	£57,998	£79,093	£510	£49,107
40%	75%	-£100,565	-£50,170	-£43,061	£7,334	-£130,612	-£73,107
45%	75%	-£226,811	-£170,117	-£162,119	-£105,424	-£260,614	-£195,822
50%	75%	-£353,058	-£290,064	-£281,177	-£218,183	-£390,615	-£318,735
10%	60%	£883,777	£883,845	£875,285	£896,445	£851,788	£863,269
15%	60%	£540,978	£571,215	£568,230	£588,466	£522,950	£540,201
20%	60%	£418,170	£458,485	£441,170	£481,487	£394,131	£417,133
25%	60%	£295,360	£345,750	£324,112	£374,507	£285,313	£294,969
30%	60%	£172,251	£231,055	£207,054	£261,569	£198,486	£170,397
35%	60%	£49,742	£120,295	£89,996	£160,548	£7,678	£47,930
40%	60%	-£73,066	£7,565	-£27,063	£53,568	-£121,141	-£75,138
45%	60%	-£105,876	-£105,164	-£144,122	-£33,411	-£249,959	-£198,206
50%	60%	-£318,685	-£217,894	-£261,180	-£160,390	-£378,777	-£321,273

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY UPDATE

Site typology 1

CIL Zone 3  
Value Area High

No Units	11	Sales value inflation	0%
Site Area	0.06 Ha	Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,759,582	£1,759,582	£1,759,582	£1,759,582	£1,759,582	£1,759,582
10%	71%	£1,469,896	£1,468,654	£1,480,590	£1,487,688	£1,465,385	£1,476,418
15%	71%	£1,326,053	£1,350,189	£1,341,605	£1,366,741	£1,316,285	£1,334,836
20%	71%	£1,180,211	£1,213,726	£1,202,279	£1,235,794	£1,171,187	£1,193,254
25%	71%	£1,035,368	£1,077,262	£1,062,953	£1,104,847	£1,024,087	£1,051,673
30%	71%	£890,525	£940,797	£923,628	£973,900	£876,989	£910,091
35%	71%	£745,682	£804,333	£784,302	£840,952	£739,889	£786,110
40%	71%	£600,840	£667,868	£644,976	£712,005	£582,791	£626,928
45%	71%	£455,997	£531,405	£505,650	£581,058	£435,691	£485,346
50%	71%	£311,154	£394,941	£366,324	£450,111	£288,593	£343,764
100%	71%	£1,155,875	£985,961	£1,043,729	£873,415	£1,201,735	£1,089,589
10%	75%	£1,468,393	£1,483,055	£1,479,979	£1,494,641	£1,464,444	£1,476,030
15%	75%	£1,322,798	£1,344,792	£1,340,177	£1,362,170	£1,316,976	£1,334,254
20%	75%	£1,177,203	£1,206,528	£1,200,375	£1,229,750	£1,189,307	£1,212,478
25%	75%	£1,031,608	£1,068,265	£1,060,573	£1,097,230	£1,021,738	£1,050,702
30%	75%	£886,013	£930,001	£920,771	£964,759	£874,168	£908,926
35%	75%	£740,418	£791,738	£780,969	£832,288	£726,600	£767,151
40%	75%	£594,824	£653,476	£641,169	£690,817	£579,031	£625,376
45%	75%	£449,229	£515,211	£501,365	£557,348	£431,462	£483,598
50%	75%	£303,634	£376,947	£361,563	£434,877	£283,893	£341,822
60%	75%	£174,709	£1,498,169	£1,483,978	£1,167,428	£1,488,362	£1,477,661
15%	60%	£1,332,273	£1,367,463	£1,346,176	£1,381,366	£1,322,797	£1,336,701
20%	60%	£1,189,836	£1,236,757	£1,208,373	£1,255,294	£1,177,202	£1,195,739
25%	60%	£1,047,399	£1,106,050	£1,070,572	£1,129,222	£1,031,607	£1,054,779
30%	60%	£904,963	£975,344	£952,769	£1,003,150	£886,011	£913,918
35%	60%	£762,527	£844,637	£824,637	£877,078	£740,417	£772,857
40%	60%	£620,090	£713,931	£697,164	£751,006	£594,822	£631,896
45%	60%	£477,654	£583,225	£569,363	£624,934	£449,227	£490,936
50%	60%	£335,217	£452,519	£438,561	£498,861	£303,632	£349,975

Residual Land values compared to benchmark land values  
Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,015,370	£4,015,370	£4,015,370	£4,015,370	£4,015,370	£4,015,370
10%	71%	£4,288,281	£4,288,281	£4,277,263	£4,277,263	£4,288,281	£4,288,281
15%	71%	£4,449,888	£4,424,762	£4,433,347	£4,408,211	£4,456,661	£4,440,116
20%	71%	£4,594,741	£4,561,226	£4,572,673	£4,539,158	£4,603,765	£4,581,898
25%	71%	£4,739,584	£4,697,690	£4,711,999	£4,670,105	£4,750,865	£4,723,279
30%	71%	£4,884,427	£4,844,154	£4,851,324	£4,801,052	£4,897,951	£4,865,566
35%	71%	£5,029,270	£4,970,619	£4,990,650	£4,931,989	£5,045,062	£5,006,442
40%	71%	£5,174,113	£5,107,083	£5,129,075	£5,062,947	£5,192,161	£5,148,024
45%	71%	£5,318,956	£5,243,547	£5,268,392	£5,193,804	£5,339,260	£5,289,608
50%	71%	£5,463,799	£5,380,011	£5,407,707	£5,324,661	£5,486,359	£5,431,186
100%	71%	£6,306,827	£6,710,513	£6,816,681	£6,648,366	£6,976,687	£6,864,541
10%	75%	£4,336,559	£4,291,897	£4,294,973	£4,280,311	£4,310,508	£4,298,921
15%	75%	£4,481,412	£4,436,750	£4,434,781	£4,412,781	£4,443,076	£4,430,926
20%	75%	£4,597,749	£4,565,424	£4,574,577	£4,545,252	£4,605,645	£4,582,474
25%	75%	£4,743,344	£4,706,887	£4,714,379	£4,677,722	£4,724,250	£4,712,250
30%	75%	£4,888,939	£4,844,950	£4,854,181	£4,810,193	£4,860,784	£4,846,026
35%	75%	£5,034,534	£4,983,214	£4,993,983	£4,942,464	£5,048,372	£5,007,861
40%	75%	£5,180,128	£5,121,477	£5,133,784	£5,075,135	£5,195,921	£5,149,577
45%	75%	£5,325,723	£5,259,741	£5,273,586	£5,207,804	£5,343,490	£5,291,353
50%	75%	£5,471,318	£5,396,005	£5,413,386	£5,340,075	£5,491,059	£5,433,130
10%	60%	£4,300,243	£4,276,783	£4,290,974	£4,267,514	£4,306,960	£4,297,291
15%	60%	£4,442,679	£4,407,489	£4,428,776	£4,393,585	£4,452,155	£4,438,251
20%	60%	£4,585,116	£4,538,195	£4,566,579	£4,519,688	£4,597,750	£4,579,213
25%	60%	£4,727,553	£4,668,909	£4,704,380	£4,645,730	£4,733,344	£4,720,173
30%	60%	£4,869,988	£4,799,608	£4,842,183	£4,771,802	£4,886,940	£4,861,134
35%	60%	£5,012,425	£4,930,315	£4,979,985	£4,897,874	£5,034,535	£5,009,099
40%	60%	£5,154,862	£5,061,020	£5,117,787	£5,029,946	£5,180,130	£5,143,056
45%	60%	£5,297,298	£5,191,727	£5,255,589	£5,160,018	£5,325,725	£5,284,016
50%	60%	£5,439,735	£5,322,433	£5,393,391	£5,276,091	£5,471,320	£5,424,977

Residual Land values compared to benchmark land values  
Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,881,231	£2,881,231	£2,881,231	£2,881,231	£2,881,231	£2,881,231
10%	71%	£3,170,919	£3,154,161	£3,159,885	£3,143,127	£3,176,431	£3,164,397
15%	71%	£3,315,762	£3,290,626	£3,299,210	£3,274,074	£3,322,520	£3,305,979
20%	71%	£3,460,605	£3,427,090	£3,435,534	£3,405,021	£3,469,728	£3,447,561
25%	71%	£3,605,448	£3,563,554	£3,577,959	£3,535,969	£3,616,728	£3,588,142
30%	71%	£3,750,291	£3,700,018	£3,717,188	£3,666,916	£3,763,827	£3,730,724
35%	71%	£3,895,134	£3,836,482	£3,856,514	£3,797,863	£3,910,926	£3,872,306
40%	71%	£4,039,977	£3,972,947	£3,997,639	£3,928,810	£4,058,025	£4,015,889
45%	71%	£4,184,819	£4,109,411	£4,135,165	£4,059,757	£4,205,124	£4,155,470
50%	71%	£4,329,661	£4,245,875	£4,274,491	£4,190,705	£4,352,223	£4,297,052
100%	71%	£5,166,891	£5,626,376	£5,681,544	£5,514,290	£5,947,651	£5,739,404
10%	75%	£3,172,423	£3,157,760	£3,160,837	£3,146,174	£3,176,371	£3,164,785
15%	75%	£3,318,018	£3,296,024	£3,300,639	£3,278,645	£3,329,940	£3,306,561
20%	75%	£3,463,613	£3,434,287	£3,440,441	£3,411,116	£3,471,509	£3,446,337
25%	75%	£3,609,208	£3,572,543	£3,580,243	£3,545,586	£3,619,077	£3,590,111
30%	75%	£3,754,802	£3,710,814	£3,720,045	£3,676,057	£3,766,647	£3,731,890
35%	75%	£3,900,397	£3,849,077	£3,859,847	£3,808,527	£3,914,216	£3,879,665
40%	75%	£4,045,991	£3,987,341	£3,998,088	£3,947,991	£4,051,745	£4,015,414
45%	75%	£4,191,586	£4,125,604	£4,139,450	£4,073,468	£4,209,353	£4,157,217
50%	75%	£4,337,181	£4,263,869	£4,279,252	£4,205,939	£4,356,922	£4,299,993
10%	60%	£3,168,106	£3,142,847	£3,156,638	£3,133,378	£3,172,423	£3,160,155
15%	60%	£3,313,701	£3,273,352	£3,289,449	£3,264,018	£3,318,018	£3,304,111
20%	60%	£3,459,296	£3,404,958	£3,422,442	£3,385,522	£3,463,613	£3,445,076
25%	60%	£3,604,891	£3,534,795	£3,570,244	£3,511,594	£3,609,209	£3,586,037
30%	60%	£3,750,486	£3,665,471	£3,706,046	£3,637,865	£3,754,804	£3,726,991
35%	60%	£3,896,081	£3,796,178	£3,845,849	£3,783,738	£3,900,395	£3,867,959
40%	60%	£4,041,676	£3,926,884	£3,983,651	£3,889,809	£4,045,994	£4,008,919
45%	60%	£4,187,271	£4,057,591	£4,121,453	£4,015,882	£4,191,589	£4,149,779
50%	60%	£4,332,866	£4,188,297	£4,259,255	£4,141,684	£4,337,184	£4,296,641

Residual Land values compared to benchmark land values  
Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£906,649	£906,649	£906,649	£906,649	£906,649	£906,649
10%	71%	£1,196,365	£1,178,671	£1,185,391	£1,166,843	£1,200,816	£1,188,813
15%	71%	£1,341,178	£1,316,042	£1,324,626	£1,299,490	£1,347,946	£1,331,396
20%	71%	£1,486,020	£1,452,506	£1,463,952	£1,430,437	£1,486,044	£1,472,977
25%	71%	£1,630,863	£1,588,969	£1,603,278	£1,561,384	£1,642,144	£1,614,558
30%	71%	£1,775,706	£1,725,434	£1,740,603	£1,692,331	£1,769,242	£1,756,140
35%	71%	£1,920,549	£1,861,898	£1,881,530	£1,823,279	£1,936,342	£1,897,722
40%	71%	£2,065,392	£1,998,363	£2,021,295	£1,954,226	£2,083,440	£2,039,303
45%	71%	£2,210,234	£2,134,827	£2,160,581	£2,086,173	£2,230,540	£2,186,886
50%	71%	£2,355,077	£2,271,290	£2,299,507	£2,216,120	£2,377,638	£2,322,467
100%	71%	£3,822,106	£3,851,792	£3,709,960	£3,539,646	£3,867,966	£3,755,820
10%	75%	£1,197,839	£1,183,176	£1,186,252	£1,171,590	£1,201,787	£1,190,201
15%	75%	£1,343,434	£1,324,454	£1,326,041	£1,304,061	£1,349,596	£1,334,561
20%	75%	£1,489,028	£1,455,703	£1,465,856	£1,436,532	£1,496,924	£1,473,753
25%	75%	£1,634,623	£1,597,968	£1,605,658	£1,569,061	£1,644,493	£1,615,529
30%	75%	£1,780,218	£1,736,280	£1,745,461	£1,701,472	£1,782,663	£1,751,305
35%	75%	£1,925,813	£1,874,453	£1,885,933	£1,833,943	£1,930,631	£1,899,058
40%	75%	£2,071,407	£2,022,756</				

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£12,943	-£12,943	-£12,943	-£12,943	-£12,943	-£12,943
10%	71%	-£92,629	-£95,871	-£91,595	-£271,637	-£307,140	-£296,107
15%	71%	-£447,472	-£422,335	-£430,920	-£405,784	-£454,240	-£437,669
20%	71%	-£592,315	-£558,800	-£570,246	-£536,731	-£601,338	-£579,271
25%	71%	-£737,157	-£695,263	-£709,572	-£667,678	-£748,438	-£720,852
30%	71%	-£882,000	-£831,728	-£848,997	-£808,626	-£896,536	-£868,434
35%	71%	-£1,026,843	-£968,162	-£988,224	-£929,573	-£1,042,635	-£1,004,616
40%	71%	-£1,171,686	-£1,104,637	-£1,127,549	-£1,080,520	-£1,189,734	-£1,145,598
45%	71%	-£1,316,528	-£1,241,121	-£1,266,675	-£1,191,467	-£1,336,834	-£1,287,179
50%	71%	-£1,461,371	-£1,377,584	-£1,406,201	-£1,332,414	-£1,483,932	-£1,429,761
100%	71%	-£2,926,400	-£2,758,988	-£2,816,254	-£2,646,840	-£2,974,260	-£2,862,114
10%	75%	-£304,133	-£299,470	-£292,546	-£277,884	-£308,081	-£296,495
15%	75%	-£449,727	-£427,734	-£432,349	-£410,355	-£445,690	-£436,271
20%	75%	-£595,322	-£565,997	-£572,151	-£542,826	-£603,218	-£580,047
25%	75%	-£740,918	-£704,260	-£711,953	-£675,295	-£760,787	-£721,823
30%	75%	-£886,512	-£842,524	-£851,755	-£807,766	-£896,367	-£863,599
35%	75%	-£1,032,107	-£989,787	-£991,557	-£940,237	-£1,045,926	-£1,009,375
40%	75%	-£1,177,701	-£1,119,951	-£1,131,358	-£1,072,708	-£1,183,494	-£1,147,151
45%	75%	-£1,323,296	-£1,257,314	-£1,271,190	-£1,205,178	-£1,341,063	-£1,289,927
50%	75%	-£1,468,891	-£1,395,578	-£1,410,882	-£1,337,648	-£1,488,632	-£1,439,793
10%	60%	-£207,816	-£274,356	-£288,547	-£265,057	-£304,133	-£294,864
15%	60%	-£440,262	-£405,062	-£426,350	-£391,199	-£449,728	-£435,825
20%	60%	-£582,689	-£535,768	-£564,152	-£517,231	-£595,323	-£576,796
25%	60%	-£725,126	-£666,476	-£701,354	-£643,394	-£740,918	-£717,747
30%	60%	-£867,562	-£797,181	-£839,756	-£769,375	-£886,514	-£858,707
35%	60%	-£1,009,999	-£927,888	-£977,553	-£895,448	-£1,032,107	-£999,688
40%	60%	-£1,152,436	-£1,058,594	-£1,115,361	-£1,021,919	-£1,177,701	-£1,140,639
45%	60%	-£1,294,871	-£1,189,301	-£1,253,182	-£1,147,592	-£1,323,296	-£1,281,589
50%	60%	-£1,437,308	-£1,320,007	-£1,390,665	-£1,273,654	-£1,483,891	-£1,422,551

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£359,886	£376,644	£370,921	£387,678	£355,375	£366,408
10%	71%	£215,044	£240,179	£231,596	£286,731	£208,275	£224,826
15%	71%	£70,201	£103,716	£92,269	£125,784	£61,177	£83,244
20%	71%	-£74,842	-£32,748	-£47,057	-£55,163	-£85,923	-£58,337
25%	71%	-£219,485	-£169,213	-£186,382	-£136,110	-£233,021	-£199,918
30%	71%	-£384,328	-£305,677	-£329,708	-£267,057	-£390,121	-£341,500
35%	71%	-£549,170	-£442,142	-£465,034	-£398,095	-£527,219	-£463,069
40%	71%	-£714,013	-£578,605	-£604,350	-£429,352	-£674,319	-£624,664
45%	71%	-£878,856	-£715,069	-£743,686	-£559,899	-£821,417	-£766,246
50%	71%	-£1,043,699	-£851,533	-£880,212	-£689,442	-£974,515	-£919,929
10%	75%	£212,788	£234,782	£230,167	£252,160	£208,866	£224,244
15%	75%	£67,193	£96,515	£90,365	£119,690	£59,297	£82,468
20%	75%	-£78,492	-£41,745	-£49,437	-£72,780	-£39,272	-£59,308
25%	75%	-£223,997	-£180,209	-£189,239	-£145,251	-£205,842	-£161,084
30%	75%	-£389,591	-£318,272	-£329,041	-£277,722	-£383,410	-£342,859
35%	75%	-£555,186	-£456,535	-£468,842	-£410,193	-£530,979	-£484,635
40%	75%	-£720,781	-£624,799	-£639,644	-£542,662	-£715,548	-£656,412
45%	75%	-£886,376	-£783,063	-£798,446	-£675,133	-£896,117	-£838,188
50%	75%	-£1,051,971	-£941,327	-£957,029	-£807,604	-£1,045,454	-£987,021
10%	60%	£364,699	£388,159	£373,968	£397,428	£368,382	£367,651
15%	60%	£222,263	£257,453	£236,166	£271,357	£212,787	£226,691
20%	60%	£70,824	£126,747	£98,363	£145,284	£67,192	£88,726
25%	60%	-£62,611	-£33,960	-£39,438	-£70,212	-£48,403	-£55,231
30%	60%	-£205,045	-£134,666	-£177,241	-£106,860	-£223,998	-£196,192
35%	60%	-£347,483	-£265,373	-£315,043	-£223,392	-£369,993	-£337,153
40%	60%	-£489,920	-£396,078	-£452,846	-£339,004	-£515,188	-£478,113
45%	60%	-£632,356	-£526,785	-£590,647	-£485,076	-£660,783	-£619,074
50%	60%	-£774,793	-£657,491	-£728,449	-£611,149	-£806,378	-£760,035

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,324,279	£1,324,279	£1,324,279	£1,324,279	£1,324,279	£1,324,279
10%	71%	£1,034,693	£1,051,351	£1,046,697	£1,062,385	£1,030,862	£1,041,115
15%	71%	£689,750	£914,896	£906,302	£931,438	£692,862	£899,533
20%	71%	£344,808	£779,423	£766,976	£800,461	£375,884	£737,951
25%	71%	£69,065	£641,959	£627,650	£669,544	£588,784	£616,370
30%	71%	£455,222	£505,494	£488,325	£538,597	£441,686	£474,788
35%	71%	£210,379	£389,939	£368,999	£407,649	£234,586	£333,207
40%	71%	£165,537	£232,585	£209,673	£276,702	£147,488	£191,625
45%	71%	£20,694	£96,102	£70,347	£145,755	£38	£50,043
50%	71%	-£124,749	-£40,362	-£68,979	£14,869	-£146,710	-£91,539
100%	71%	-£1,091,178	-£1,024,864	-£1,070,992	-£1,009,918	-£1,057,058	-£1,004,897
10%	75%	£1,033,090	£1,047,752	£1,044,676	£1,059,338	£1,029,141	£1,040,727
15%	75%	£687,495	£909,489	£904,674	£926,867	£681,573	£898,951
20%	75%	£341,900	£771,225	£765,073	£794,397	£344,094	£737,175
25%	75%	£59,305	£632,962	£625,270	£661,927	£59,435	£615,399
30%	75%	£450,710	£494,698	£485,468	£529,456	£438,865	£473,623
35%	75%	£305,115	£356,435	£345,686	£396,985	£291,297	£331,848
40%	75%	£169,621	£219,172	£205,954	£264,514	£143,728	£190,072
45%	75%	£13,926	£79,908	£66,062	£132,405	-£3,841	£48,295
50%	75%	-£131,669	-£58,356	-£73,740	-£426	-£151,410	-£93,481
10%	60%	£1,039,406	£1,062,866	£1,048,675	£1,072,135	£1,033,089	£1,042,358
15%	60%	£696,970	£932,160	£910,972	£946,053	£697,494	£901,368
20%	60%	£348,533	£801,454	£773,070	£819,991	£341,899	£760,436
25%	60%	£92,096	£670,747	£635,269	£693,918	£59,304	£619,476
30%	60%	£49,660	£540,941	£497,466	£567,847	£40,788	£476,515
35%	60%	£37,224	£409,334	£389,664	£441,775	£30,114	£337,564
40%	60%	£184,787	£278,628	£221,861	£316,703	£189,519	£196,593
45%	60%	£42,324	£147,961	£84,660	£189,631	£13,924	£15,633
50%	60%	-£100,086	£17,616	-£63,742	£63,656	-£131,671	-£86,926

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£33,412	-£33,412	-£33,412	-£33,412	-£33,412	-£33,412
10%	71%	-£323,088	-£306,340	-£312,064	-£295,306	-£327,609	-£316,576
15%	71%	-£407,941	-£402,359	-£451,359	-£426,293	-£474,709	-£455,158
20%	71%	-£612,784	-£579,269	-£590,715	-£557,200	-£621,807	-£599,740
25%	71%	-£757,626	-£715,732	-£730,041	-£688,147	-£768,907	-£741,321
30%	71%	-£902,469	-£852,197	-£869,366	-£819,095	-£916,005	-£882,303
35%	71%	-£1,047,312	-£988,861	-£1,008,693	-£950,042	-£1,083,165	-£1,024,488
40%	71%	-£1,192,155	-£1,125,128	-£1,148,018	-£1,080,989	-£1,210,203	-£1,166,067
45%	71%	-£1,336,997	-£1,261,599	-£1,287,344	-£1,211,938	-£1,357,303	-£1,307,848
50%	71%	-£1,481,840	-£1,398,053	-£1,426,670	-£1,342,893	-£1,504,401	-£1,449,230
100%	71%	-£2,948,869	-£2,778,555	-£2,836,723	-£2,666,409	-£2,994,729	-£2,882,583
10%	75%	-£324,802	-£309,939	-£313,015	-£298,353	-£328,550	-£316,964
15%	75%	-£470,196	-£449,203	-£452,818	-£439,394	-£476,119	-£458,740
20%	75%	-£615,791	-£586,468	-£592,620	-£569,295	-£623,687	-£600,518
25%	75%	-£761,387	-£724,729	-£732,422	-£696,764	-£771,256	-£742,292
30%	75%	-£906,981	-£862,993	-£872,224	-£828,235	-£919,826	-£884,069
35%	75%	-£1,052,576	-£1,010,256	-£1,019,095	-£960,795	-£1,066,395	-£1,029,844
40%	75%	-£1,198,170	-£1,138,520	-£1,151,827	-£1,093,177	-£1,213,963	-£1,167,620
45%	75%	-£1,343,765	-£1,277,783	-£1,291,629	-£1,225,847	-£1,361,532	-£1,309,396
50%	75%	-£1,489,361	-£1,418,047	-£1,431,481	-£1,366,117	-£1,509,101	-£1,451,172
10%	60%	-£318,285	-£294,825	-£299,016	-£285,556	-£324,602	-£315,333
15%	60%	-£460,721	-£425,531	-£446,819	-£411,628	-£470,197	-£456,294
20%	60%	-£603,158	-£556,237	-£584,621	-£537,700	-£615,792	-£597,255
25%	60%	-£745,594	-£686,941	-£722,423	-£663,713	-£751,387	-£725,216
30%	60%	-£888,031	-£817,650	-£860,225	-£789,844	-£906,983	-£870,176
35%	60%	-£1,030,468	-£948,357	-£998,027	-£915,917	-£1,052,578	-£1,020,137
40%	60%	-£1,172,905	-£1,079,063	-£1,135,530	-£1,041,988	-£1,198,170	-£1,161,098
45%	60%	-£1,315,340	-£1,209,770	-£1,273,631	-£1,188,061	-£1,343,767	-£1,302,056
50%	60%	-£1,457,777	-£1,340,478	-£1,411,434	-£1,294,133	-£1,489,362	-£1,443,020

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£66,000	£66,000	£66,000	£66,000	£66,000	£66,000
10%	71%	£605,322	£622,080	£618,356	£633,114	£600,810	£611,844
15%	71%	£460,479	£485,615	£477,031	£502,167	£453,711	£470,262
20%	71%	£315,636	£349,151	£337,705	£371,220	£306,612	£328,680
25%	71%	£170,793	£212,667	£198,376	£240,272	£169,613	£187,098
30%	71%	£25,951	£76,223	£58,053	£108,305	£12,414	£45,517
35%	71%	-£118,892	-£80,241	-£80,273	-£21,622	-£134,685	-£96,065
40%	71%	-£263,735	-£186,706	-£179,596	-£132,589	-£281,194	-£237,847
45%	71%	-£408,578	-£333,170	-£358,924	-£283,516	-£428,683	-£379,229
50%	71%	-£553,420	-£469,634	-£498,250	-£414,464	-£575,982	-£520,811
100%	71%	-£2,020,490	-£1,859,325	-£1,906,293	-£1,737,499	-£2,066,310	-£1,904,189
10%	75%	£663,815	£618,461	£615,404	£639,067	£600,301	£611,458
15%	75%	£458,223	£480,217	£475,602	£497,596	£452,301	£469,680
20%	75%	£312,629	£341,954	£335,800	£366,125	£304,732	£327,904
25%	75%	£167,033	£193,996	£183,695	£223,645	£157,194	£181,128
30%	75%	£21,439	£55,427	£56,196	£100,185	£3,539	£44,351
35%	75%	-£124,156	-£72,836	-£83,606	-£32,286	-£137,975	-£97,424
40%	75%	-£269,751	-£171,100	-£173,407	-£164,757	-£285,544	-£239,200
45%	75%	-£415,345	-£340,263	-£363,209	-£297,227	-£433,112	-£380,976
50%	75%	-£560,941	-£487,628	-£503,011	-£429,698	-£580,681	-£522,752
10%	60%	£510,135	£633,595	£619,403	£642,863	£603,818	£613,087
15%	60%	£467,899	£502,889	£481,601	£516,792	£458,223	£472,126
20%	60%	£323,262	£372,193	£356,740	£386,740	£312,928	£331,165
25%	60%	£182,825	£241,476	£205,997	£264,647	£167,033	£190,204
30%	60%	£40,359	£110,710	£88,195	£135,576	£21,437	£49,244
35%	60%	-£102,043	-£59,927	-£69,808	-£32,503	-£124,156	-£81,718
40%	60%	-£244,485	-£150,643	-£153,410	-£113,568	-£269,753	-£232,678
45%	60%	-£386,921	-£281,350	-£345,211	-£239,641	-£415,348	-£373,638
50%	60%	-£529,358	-£412,056	-£483,014	-£366,713	-£580,943	-£514,600

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,324,279	£1,324,279	£1,324,279	£1,324,279	£1,324,279	£1,324,279
10%	71%	£1,034,593	£1,051,357	£1,045,627	£1,062,385	£1,030,082	£1,041,115
15%	71%	£889,750	£914,866	£906,302	£931,438	£882,862	£899,533
20%	71%	£744,908	£778,423	£768,976	£800,491	£735,884	£757,951
25%	71%	£600,065	£641,959	£627,850	£669,544	£588,784	£616,370
30%	71%	£455,222	£505,494	£488,328	£538,597	£441,686	£474,788
35%	71%	£310,379	£369,039	£348,999	£407,649	£299,586	£333,207
40%	71%	£165,537	£232,565	£209,673	£276,702	£147,488	£191,625
45%	71%	£20,694	£95,102	£70,347	£145,755	£389	£50,043
50%	71%	-£124,149	-£40,362	-£28,979	-£14,908	-£146,710	-£91,539
100%	71%	-£1,591,178	-£1,420,864	-£1,479,032	-£1,308,718	-£1,637,038	-£1,524,892
10%	75%	£1,033,090	£1,047,752	£1,044,676	£1,069,338	£1,029,141	£1,040,727
15%	75%	£887,495	£909,480	£904,874	£928,887	£881,573	£898,951
20%	75%	£741,900	£771,225	£765,072	£794,397	£734,004	£757,175
25%	75%	£596,305	£632,962	£625,270	£661,927	£586,435	£615,399
30%	75%	£450,710	£494,698	£485,458	£529,456	£438,865	£473,623
35%	75%	£305,115	£350,435	£345,695	£386,385	£291,297	£331,848
40%	75%	£159,521	£218,172	£205,864	£264,514	£143,728	£190,072
45%	75%	£13,906	£79,908	£66,062	£132,045	£-8,841	£48,295
50%	75%	-£131,669	-£58,396	-£73,740	-£426	-£151,410	-£93,481
10%	60%	£1,039,498	£1,069,865	£1,048,635	£1,072,135	£1,033,099	£1,045,353
15%	60%	£896,970	£932,190	£910,872	£946,063	£887,494	£901,398
20%	60%	£754,533	£801,454	£773,070	£819,991	£741,899	£760,436
25%	60%	£612,096	£670,747	£639,289	£693,918	£586,304	£619,478
30%	60%	£469,660	£540,941	£497,465	£567,847	£450,708	£476,515
35%	60%	£327,224	£409,334	£359,664	£441,775	£305,114	£337,554
40%	60%	£184,787	£278,628	£221,861	£315,703	£159,519	£196,593
45%	60%	£42,351	£147,921	£84,063	£169,631	£13,814	£55,633
50%	60%	-£100,086	£17,216	-£53,742	£63,558	-£131,671	-£85,328

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY UPDATE

Site typology 1

CIL Zone	3
Value Area	Med

No Units	11
Site Area	0.06 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,515,952	£1,515,952	£1,515,952	£1,515,952	£1,515,952	£1,515,952
10%	71%	£1,248,586	£1,263,528	£1,261,663	£1,276,606	£1,241,993	£1,255,071
15%	71%	£1,114,301	£1,137,316	£1,134,519	£1,156,934	£1,105,014	£1,124,631
20%	71%	£981,218	£1,011,104	£1,007,375	£1,037,280	£968,035	£984,190
25%	71%	£847,535	£884,892	£880,230	£917,588	£831,055	£863,751
30%	71%	£713,851	£758,680	£753,087	£797,915	£704,075	£733,311
35%	71%	£580,168	£632,468	£625,942	£678,242	£557,036	£602,970
40%	71%	£446,485	£506,256	£498,798	£558,569	£420,117	£472,430
45%	71%	£312,802	£380,044	£371,654	£438,897	£283,138	£341,990
50%	71%	£179,118	£253,832	£244,506	£319,223	£146,159	£211,549
100%	71%	£1,176,650	£1,024,778	£1,043,729	£891,897	£1,243,948	£1,110,727
10%	75%	£1,246,979	£1,260,054	£1,260,711	£1,273,786	£1,241,211	£1,254,943
15%	75%	£1,112,492	£1,132,105	£1,133,091	£1,152,703	£1,103,840	£1,124,438
20%	75%	£978,006	£1,004,156	£1,005,471	£1,031,621	£968,470	£993,934
25%	75%	£843,520	£876,207	£877,850	£910,537	£829,100	£863,430
30%	75%	£709,033	£748,258	£750,229	£789,454	£691,729	£732,926
35%	75%	£574,546	£620,308	£622,610	£668,372	£554,359	£602,422
40%	75%	£440,061	£492,360	£494,989	£547,299	£416,988	£471,917
45%	75%	£305,574	£364,411	£367,368	£426,205	£279,618	£341,413
50%	75%	£171,087	£236,462	£239,748	£305,123	£142,247	£210,908
60%	75%	£3,357,225	£1,274,845	£1,261,710	£1,235,631	£1,244,498	£1,255,481
15%	60%	£1,122,611	£1,153,991	£1,139,089	£1,170,470	£1,108,768	£1,125,246
20%	60%	£991,498	£1,033,337	£1,013,469	£1,055,309	£973,041	£995,012
25%	60%	£860,384	£912,684	£887,848	£940,148	£837,313	£864,777
30%	60%	£729,270	£792,030	£767,228	£824,989	£701,584	£734,542
35%	60%	£598,157	£671,377	£636,607	£709,827	£565,856	£604,307
40%	60%	£467,044	£550,723	£510,987	£594,666	£430,128	£474,071
45%	60%	£335,930	£430,070	£385,386	£479,506	£294,401	£343,936
50%	60%	£204,816	£309,417	£259,748	£364,345	£158,673	£213,601

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£4,259,000	-£4,259,000	-£4,259,000	-£4,259,000	-£4,259,000	-£4,259,000
10%	71%	-£4,526,586	-£4,511,424	-£4,513,299	-£4,488,346	-£4,532,859	-£4,519,981
15%	71%	-£4,660,950	-£4,637,658	-£4,640,433	-£4,618,018	-£4,689,533	-£4,659,321
20%	71%	-£4,793,734	-£4,763,848	-£4,767,577	-£4,737,691	-£4,806,917	-£4,780,761
25%	71%	-£4,927,417	-£4,890,059	-£4,894,722	-£4,857,364	-£4,943,897	-£4,911,201
30%	71%	-£5,061,101	-£5,019,271	-£5,021,985	-£4,977,037	-£5,080,876	-£5,048,641
35%	71%	-£5,194,784	-£5,142,484	-£5,149,010	-£5,096,709	-£5,217,855	-£5,172,681
40%	71%	-£5,328,467	-£5,269,696	-£5,276,134	-£5,216,383	-£5,354,834	-£5,309,522
45%	71%	-£5,462,150	-£5,394,908	-£5,403,258	-£5,336,055	-£5,491,814	-£5,435,962
50%	71%	-£5,595,834	-£5,521,120	-£5,528,383	-£5,455,728	-£5,628,794	-£5,563,400
100%	71%	-£6,951,602	-£6,799,730	-£6,818,681	-£6,666,808	-£7,016,600	-£6,885,679
10%	75%	-£4,927,417	-£5,514,898	-£4,514,241	-£4,591,168	-£4,533,740	-£4,520,008
15%	75%	-£4,982,458	-£4,842,847	-£4,841,981	-£4,822,949	-£4,871,112	-£4,859,514
20%	75%	-£4,796,948	-£4,770,796	-£4,789,481	-£4,743,331	-£4,808,482	-£4,781,018
25%	75%	-£4,931,432	-£4,898,745	-£4,897,102	-£4,884,414	-£4,945,852	-£4,911,522
30%	75%	-£5,065,916	-£5,026,694	-£5,044,723	-£4,985,498	-£5,083,223	-£5,049,026
35%	75%	-£5,200,400	-£5,154,843	-£5,165,342	-£5,105,580	-£5,202,693	-£5,174,533
40%	75%	-£5,334,884	-£5,282,591	-£5,279,983	-£5,227,663	-£5,357,964	-£5,303,038
45%	75%	-£5,469,378	-£5,410,541	-£5,407,584	-£5,348,746	-£5,486,334	-£5,433,539
50%	75%	-£5,603,862	-£5,538,490	-£5,535,393	-£5,469,829	-£5,623,705	-£5,569,043
10%	60%	-£4,521,227	-£4,500,307	-£4,510,241	-£4,489,321	-£4,530,456	-£4,519,470
15%	60%	-£4,652,340	-£4,620,961	-£4,635,863	-£4,604,482	-£4,646,184	-£4,649,708
20%	60%	-£4,783,454	-£4,741,614	-£4,761,483	-£4,719,643	-£4,801,911	-£4,779,940
25%	60%	-£4,914,568	-£4,862,264	-£4,881,104	-£4,834,604	-£4,917,638	-£4,910,175
30%	60%	-£5,045,682	-£4,982,922	-£5,012,724	-£4,949,984	-£5,073,368	-£5,040,410
35%	60%	-£5,176,794	-£5,103,575	-£5,138,345	-£5,085,125	-£5,209,096	-£5,170,645
40%	60%	-£5,307,906	-£5,224,229	-£5,263,985	-£5,200,396	-£5,344,823	-£5,300,980
45%	60%	-£5,439,022	-£5,344,881	-£5,389,586	-£5,295,446	-£5,480,551	-£5,431,116
50%	60%	-£5,570,136	-£5,465,535	-£5,515,206	-£5,410,607	-£5,616,275	-£5,561,351

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£3,123,851	-£3,123,851	-£3,123,851	-£3,123,851	-£3,123,851	-£3,123,851
10%	71%	-£3,292,230	-£3,377,288	-£3,379,153	-£3,364,209	-£3,386,823	-£3,385,744
15%	71%	-£3,525,614	-£3,503,499	-£3,506,296	-£3,483,882	-£3,535,801	-£3,516,185
20%	71%	-£3,659,597	-£3,629,712	-£3,632,440	-£3,603,856	-£3,672,612	-£3,646,635
25%	71%	-£3,793,280	-£3,755,924	-£3,760,585	-£3,723,227	-£3,809,761	-£3,777,964
30%	71%	-£3,926,964	-£3,882,138	-£3,887,729	-£3,842,901	-£3,946,740	-£3,907,505
35%	71%	-£4,060,647	-£4,008,348	-£4,014,874	-£3,982,573	-£4,083,720	-£4,037,945
40%	71%	-£4,194,331	-£4,134,559	-£4,140,018	-£4,102,246	-£4,220,698	-£4,168,385
45%	71%	-£4,328,014	-£4,260,772	-£4,269,162	-£4,201,919	-£4,357,678	-£4,298,826
50%	71%	-£4,461,698	-£4,386,983	-£4,395,306	-£4,321,592	-£4,494,657	-£4,429,266
100%	71%	-£5,817,466	-£5,659,584	-£5,668,534	-£5,629,612	-£5,884,465	-£5,751,542
10%	75%	-£3,393,638	-£3,380,761	-£3,380,104	-£3,367,026	-£3,399,604	-£3,385,872
15%	75%	-£3,528,323	-£3,508,711	-£3,507,725	-£3,488,113	-£3,536,975	-£3,516,377
20%	75%	-£3,662,810	-£3,636,690	-£3,635,345	-£3,609,195	-£3,674,945	-£3,646,881
25%	75%	-£3,797,296	-£3,764,005	-£3,762,985	-£3,740,276	-£3,811,716	-£3,777,398
30%	75%	-£3,931,782	-£3,892,558	-£3,890,586	-£3,851,361	-£3,940,687	-£3,907,890
35%	75%	-£4,066,269	-£4,020,507	-£4,018,206	-£3,972,444	-£4,086,457	-£4,039,394
40%	75%	-£4,200,754	-£4,148,457	-£4,146,487	-£4,103,927	-£4,223,928	-£4,168,939
45%	75%	-£4,335,242	-£4,276,404	-£4,273,447	-£4,214,610	-£4,361,197	-£4,299,403
50%	75%	-£4,469,728	-£4,404,354	-£4,401,067	-£4,335,692	-£4,498,568	-£4,429,907
10%	60%	-£3,387,690	-£3,366,171	-£3,376,195	-£3,355,185	-£3,386,519	-£3,385,334
15%	60%	-£3,522,176	-£3,496,259	-£3,501,728	-£3,470,346	-£3,507,698	-£3,496,513
20%	60%	-£3,656,662	-£3,607,478	-£3,627,346	-£3,585,507	-£3,667,775	-£3,645,803
25%	60%	-£3,791,148	-£3,728,132	-£3,732,967	-£3,700,689	-£3,803,503	-£3,778,039
30%	60%	-£3,925,634	-£3,846,786	-£3,876,597	-£3,815,827	-£3,939,232	-£3,898,274
35%	60%	-£4,060,120	-£3,969,439	-£4,004,209	-£3,930,988	-£4,074,655	-£4,036,500
40%	60%	-£4,194,606	-£4,090,992	-£4,129,829	-£4,046,149	-£4,210,687	-£4,166,744
45%	60%	-£4,329,092	-£4,212,745	-£4,255,450	-£4,181,309	-£4,346,415	-£4,298,979
50%	60%	-£4,463,578	-£4,333,398	-£4,381,070	-£4,276,470	-£4,482,143	-£4,422,214

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,150,279	£1,150,279	£1,150,279	£1,150,279	£1,150,279	£1,150,279
10%	71%	£1,017,646	£1,003,708	£1,003,986	£1,009,625	£1,024,298	£1,011,180
15%	71%	£1,551,330	£1,528,915	£1,531,712	£1,509,297	£1,561,217	£1,541,600
20%	71%	£1,685,013	£1,655,128	£1,658,856	£1,628,971	£1,688,971	£1,672,041
25%	71%	£1,818,696	£1,781,339	£1,786,091	£1,748,643	£1,835,176	£1,802,480
30%	71%	£1,952,380	£1,907,551	£1,913,145	£1,869,316	£1,972,156	£1,932,920
35%	71%	£2,086,063	£2,033,763	£2,040,289	£1,987,989	£2,109,155	£2,063,361
40%	71%	£2,219,746	£2,159,975	£2,167,433	£2,107,662	£2,246,144	£2,193,801
45%	71%	£2,353,429	£2,286,187	£2,292,517	£2,227,334	£2,383,093	£2,324,241
50%	71%	£2,487,112	£2,412,399	£2,421,722	£2,347,008	£2,520,073	£2,454,862
100%	71%	£3,942,882	£3,891,009	£3,909,960	£3,858,088	£3,909,879	£3,778,958
10%	75%	£1,919,252	£1,406,177	£1,405,520	£1,392,445	£1,425,020	£1,411,288
15%	75%	£1,553,736	£1,134,126	£1,133,528	£1,115,528	£1,162,391	£1,141,793
20%	75%	£1,228,225	£1,662,076	£1,660,760	£1,634,610	£1,599,761	£1,672,297
25%	75%	£1,822,711	£1,790,024	£1,788,381	£1,755,894	£1,837,131	£1,802,801
30%	75%	£1,967,198	£1,817,073	£1,816,092	£1,876,777	£1,974,502	£1,933,305

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£256,573	-£256,573	-£256,573	-£256,573	-£256,573	-£256,573
10%	71%	-£523,940	-£508,968	-£510,862	-£495,919	-£530,533	-£517,454
15%	71%	-£657,824	-£635,209	-£638,006	-£615,591	-£667,511	-£647,894
20%	71%	-£791,307	-£761,422	-£765,150	-£735,265	-£804,491	-£778,335
25%	71%	-£924,590	-£887,633	-£892,295	-£854,937	-£941,770	-£908,774
30%	71%	-£1,058,074	-£1,013,846	-£1,018,439	-£970,630	-£1,078,454	-£1,038,244
35%	71%	-£1,192,367	-£1,140,957	-£1,146,584	-£1,094,283	-£1,215,425	-£1,169,655
40%	71%	-£1,326,040	-£1,266,269	-£1,273,727	-£1,213,956	-£1,352,408	-£1,300,095
45%	71%	-£1,459,723	-£1,392,481	-£1,400,871	-£1,333,628	-£1,489,388	-£1,435,535
50%	71%	-£1,593,406	-£1,518,693	-£1,525,016	-£1,453,302	-£1,626,367	-£1,569,876
100%	71%	-£2,949,176	-£2,797,303	-£2,816,254	-£2,664,382	-£3,016,174	-£2,883,252
10%	75%	-£525,548	-£512,471	-£511,814	-£498,739	-£531,314	-£517,582
15%	75%	-£660,033	-£640,420	-£639,435	-£619,822	-£663,895	-£649,087
20%	75%	-£794,520	-£768,370	-£767,054	-£740,905	-£806,055	-£778,591
25%	75%	-£929,005	-£896,318	-£894,675	-£861,988	-£943,425	-£909,095
30%	75%	-£1,063,492	-£1,024,267	-£1,022,296	-£983,071	-£1,060,791	-£1,036,599
35%	75%	-£1,197,979	-£1,152,217	-£1,149,916	-£1,104,153	-£1,218,167	-£1,173,193
40%	75%	-£1,332,465	-£1,280,165	-£1,277,536	-£1,225,237	-£1,355,537	-£1,300,609
45%	75%	-£1,466,951	-£1,408,114	-£1,405,157	-£1,346,320	-£1,492,907	-£1,431,113
50%	75%	-£1,601,437	-£1,536,063	-£1,532,777	-£1,467,402	-£1,630,278	-£1,561,617
10%	60%	-£518,800	-£497,881	-£497,815	-£486,894	-£528,029	-£517,044
15%	60%	-£649,914	-£618,534	-£618,438	-£602,055	-£663,757	-£647,279
20%	60%	-£781,028	-£739,188	-£739,056	-£717,216	-£799,485	-£777,513
25%	60%	-£912,141	-£859,941	-£854,677	-£832,377	-£935,212	-£907,748
30%	60%	-£1,043,255	-£980,495	-£975,297	-£947,537	-£1,070,941	-£1,037,983
35%	60%	-£1,174,368	-£1,101,149	-£1,101,918	-£1,062,698	-£1,206,689	-£1,168,219
40%	60%	-£1,305,482	-£1,221,892	-£1,221,598	-£1,177,859	-£1,342,397	-£1,298,454
45%	60%	-£1,436,595	-£1,342,455	-£1,342,180	-£1,293,019	-£1,478,125	-£1,428,889
50%	60%	-£1,567,709	-£1,463,108	-£1,462,780	-£1,408,180	-£1,613,852	-£1,558,924

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000
10%	71%	£138,576	£153,516	£151,853	£166,596	£131,983	£145,061
15%	71%	£4,892	£27,306	£24,509	£46,924	£4,996	£14,621
20%	71%	-£128,792	-£98,906	-£102,635	-£72,749	-£141,975	-£115,819
25%	71%	-£262,476	-£229,118	-£229,780	-£192,422	-£279,955	-£246,258
30%	71%	-£396,160	-£351,330	-£356,923	-£312,095	-£415,935	-£376,699
35%	71%	-£529,842	-£477,542	-£484,068	-£431,767	-£552,914	-£507,139
40%	71%	-£663,525	-£603,754	-£611,212	-£551,441	-£689,893	-£637,580
45%	71%	-£797,208	-£729,966	-£738,356	-£671,113	-£826,872	-£765,026
50%	71%	-£930,892	-£856,178	-£865,501	-£790,786	-£963,852	-£898,460
100%	71%	-£2,986,660	-£2,184,728	-£2,155,298	-£2,004,267	-£2,982,668	-£2,226,427
10%	75%	£158,869	£150,044	£150,701	£163,715	£151,204	£144,534
15%	75%	£2,483	£22,095	£23,981	£42,893	£6,170	£14,428
20%	75%	-£132,004	-£105,854	-£104,539	-£78,389	-£143,540	-£116,076
25%	75%	-£266,490	-£233,903	-£232,160	-£199,472	-£280,910	-£246,580
30%	75%	-£400,977	-£361,754	-£359,763	-£305,568	-£415,491	-£377,084
35%	75%	-£535,464	-£489,701	-£487,400	-£441,638	-£555,651	-£507,588
40%	75%	-£669,949	-£617,650	-£615,021	-£552,721	-£693,022	-£638,093
45%	75%	-£804,436	-£745,599	-£742,842	-£683,894	-£830,392	-£768,597
50%	75%	-£938,923	-£873,548	-£870,262	-£804,857	-£967,763	-£899,101
10%	60%	£143,715	£164,635	£154,701	£176,621	£134,488	£145,471
15%	60%	£72,892	£83,981	£79,976	£90,460	£71,242	£75,236
20%	60%	-£119,512	-£76,673	-£76,541	-£54,701	-£136,969	-£114,995
25%	60%	-£249,626	-£197,326	-£222,162	-£169,862	-£272,697	-£245,233
30%	60%	-£380,740	-£317,980	-£347,782	-£285,022	-£408,426	-£375,468
35%	60%	-£511,852	-£439,633	-£473,403	-£400,183	-£544,154	-£505,703
40%	60%	-£642,966	-£569,287	-£599,023	-£515,344	-£679,882	-£635,938
45%	60%	-£774,080	-£709,939	-£724,644	-£630,504	-£815,609	-£765,174
50%	60%	-£905,194	-£830,593	-£850,264	-£745,665	-£951,337	-£896,409

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,080,849	£1,080,849	£1,080,849	£1,080,849	£1,080,849	£1,080,849
10%	71%	£913,282	£828,225	£826,360	£841,303	£906,690	£819,768
15%	71%	£679,598	£702,013	£699,216	£721,831	£689,711	£689,528
20%	71%	£545,915	£575,800	£572,072	£601,957	£532,731	£558,867
25%	71%	£412,232	£449,589	£444,927	£482,285	£395,752	£428,448
30%	71%	£278,548	£323,377	£317,783	£362,612	£258,772	£298,098
35%	71%	£144,865	£197,165	£190,839	£242,339	£117,293	£167,567
40%	71%	£11,182	£70,953	£93,495	£123,266	£-15,186	£37,127
45%	71%	-£122,501	-£55,259	-£63,649	£3,594	-£152,165	-£93,313
50%	71%	-£256,185	-£181,471	-£190,794	-£116,080	-£289,145	-£223,754
100%	71%	-£1,611,408	-£1,466,957	-£1,470,062	-£1,307,160	-£1,678,161	-£1,546,976
10%	75%	£811,676	£824,751	£825,408	£838,483	£805,908	£819,640
15%	75%	£677,189	£696,802	£697,788	£717,400	£668,537	£689,135
20%	75%	£542,703	£568,853	£570,168	£590,318	£531,167	£558,331
25%	75%	£408,217	£440,904	£442,547	£475,234	£393,797	£428,127
30%	75%	£273,730	£312,955	£314,926	£354,151	£268,426	£297,623
35%	75%	£139,243	£185,006	£187,307	£223,069	£119,055	£167,119
40%	75%	£4,762	£37,067	£39,686	£111,986	£-13,315	£36,514
45%	75%	-£129,729	-£70,892	-£67,935	-£9,098	-£155,685	-£93,890
50%	75%	-£264,216	-£198,841	-£195,555	-£130,180	-£293,056	-£224,395
10%	60%	£818,442	£839,342	£839,407	£858,358	£808,198	£820,178
15%	60%	£687,398	£718,688	£715,786	£735,167	£693,465	£698,943
20%	60%	£556,195	£598,034	£598,166	£620,006	£537,738	£559,709
25%	60%	£425,081	£477,981	£482,545	£504,845	£402,010	£429,474
30%	60%	£293,967	£356,727	£356,925	£380,685	£268,261	£299,239
35%	60%	£162,854	£236,074	£231,304	£274,524	£139,563	£169,004
40%	60%	£31,741	£115,420	£75,684	£159,363	£-15,175	£38,768
45%	60%	-£99,373	-£52,233	-£49,937	-£44,203	-£140,902	-£91,467
50%	60%	-£230,487	-£152,888	-£175,558	-£106,658	-£276,630	-£221,702



LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY UPDATE

Site typology 1

CIL Zone	3
Value Area	Low

No Units	11
Site Area	0.06 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,150,506	£1,150,506	£1,150,506	£1,150,506	£1,150,506	£1,150,506
10%	71%	£916,817	£928,839	£932,762	£944,984	£906,506	£922,851
15%	71%	£796,674	£810,006	£823,890	£842,222	£784,506	£806,722
20%	71%	£692,729	£707,172	£715,018	£739,461	£692,507	£694,755
25%	71%	£565,786	£596,338	£606,147	£636,700	£540,506	£580,867
30%	71%	£448,841	£485,505	£497,274	£533,938	£418,506	£466,939
35%	71%	£338,897	£374,672	£388,403	£431,177	£296,506	£353,012
40%	71%	£214,953	£263,837	£279,530	£328,415	£174,507	£239,084
45%	71%	£98,008	£153,004	£170,659	£225,653	£52,507	£125,156
50%	71%	-£18,246	£42,170	£61,786	£122,892	-£70,630	£11,229
100%	71%	-£1,207,813	-£1,083,804	-£1,043,729	-£918,519	-£1,310,583	-£1,146,498
10%	75%	£914,859	£925,551	£931,810	£942,504	£906,010	£922,962
15%	75%	£797,034	£813,075	£822,462	£838,502	£783,763	£809,190
20%	75%	£679,211	£690,368	£700,721	£714,501	£661,516	£685,418
25%	75%	£561,386	£588,120	£603,765	£630,500	£539,267	£581,646
30%	75%	£443,563	£475,643	£494,418	£526,498	£417,020	£467,875
35%	75%	£325,739	£363,166	£385,070	£422,487	£294,712	£354,103
40%	75%	£207,915	£250,386	£276,721	£318,465	£172,504	£230,331
45%	75%	£90,091	£138,212	£166,373	£214,484	£50,277	£126,559
50%	75%	-£28,186	£25,734	£57,025	£110,492	-£73,148	£12,787
60%	60%	£92,949	£99,357	£105,809	£102,919	£90,302	£92,653
15%	60%	£808,119	£833,783	£828,461	£854,126	£786,865	£807,227
20%	60%	£693,990	£728,209	£721,113	£756,332	£665,677	£692,800
25%	60%	£579,861	£622,535	£613,764	£656,538	£544,471	£578,374
30%	60%	£465,732	£517,911	£506,416	£551,744	£423,263	£463,948
35%	60%	£351,603	£411,486	£399,067	£458,951	£302,057	£349,520
40%	60%	£237,474	£305,912	£291,719	£360,157	£180,849	£235,094
45%	60%	£123,345	£200,338	£184,371	£261,364	£59,642	£120,868
50%	60%	£9,216	£94,784	£77,022	£162,571	-£62,572	£6,242

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£4,624,448	-£4,624,448	-£4,624,448	-£4,624,448	-£4,624,448	-£4,624,448
10%	71%	-£4,969,113	-£4,846,113	-£4,846,113	-£4,846,113	-£4,969,113	-£4,853,301
15%	71%	-£4,975,273	-£4,959,847	-£4,951,081	-£4,932,730	-£4,900,445	-£4,966,228
20%	71%	-£5,092,223	-£5,067,780	-£5,059,934	-£5,035,491	-£5,112,445	-£5,080,156
25%	71%	-£5,209,166	-£5,178,814	-£5,188,895	-£5,188,252	-£5,294,445	-£5,194,085
30%	71%	-£5,326,110	-£5,289,847	-£5,277,634	-£5,241,014	-£5,356,445	-£5,309,013
35%	71%	-£5,443,055	-£5,400,281	-£5,386,549	-£5,343,775	-£5,476,445	-£5,421,940
40%	71%	-£5,559,999	-£5,511,115	-£5,495,422	-£5,446,537	-£5,600,445	-£5,539,868
45%	71%	-£5,676,944	-£5,621,948	-£5,604,293	-£5,549,298	-£5,722,445	-£5,649,796
50%	71%	-£5,794,197	-£5,741,782	-£5,713,168	-£5,652,059	-£5,840,445	-£5,769,724
100%	71%	-£6,082,765	-£6,858,558	-£6,818,681	-£6,694,471	-£7,085,534	-£6,821,450
10%	75%	-£4,980,093	-£4,849,401	-£4,843,142	-£4,832,448	-£4,988,941	-£4,851,990
15%	75%	-£4,977,918	-£4,981,877	-£4,958,450	-£4,938,450	-£4,991,189	-£4,965,782
20%	75%	-£5,096,741	-£5,074,355	-£5,061,838	-£5,040,451	-£5,113,437	-£5,079,534
25%	75%	-£5,213,566	-£5,188,832	-£5,171,187	-£5,144,452	-£5,235,685	-£5,193,305
30%	75%	-£5,330,391	-£5,299,309	-£5,280,534	-£5,246,454	-£5,357,932	-£5,307,077
35%	75%	-£5,447,216	-£5,411,786	-£5,392,852	-£5,358,455	-£5,480,180	-£5,429,806
40%	75%	-£5,564,041	-£5,524,263	-£5,499,230	-£5,456,457	-£5,602,432	-£5,534,621
45%	75%	-£5,680,866	-£5,636,740	-£5,608,579	-£5,560,458	-£5,724,675	-£5,648,393
50%	75%	-£5,797,691	-£5,749,218	-£5,717,997	-£5,664,460	-£5,846,918	-£5,768,165
10%	60%	-£4,852,703	-£4,835,504	-£4,830,143	-£4,822,033	-£4,866,890	-£4,853,299
15%	60%	-£4,866,832	-£4,841,189	-£4,846,491	-£4,820,826	-£4,888,067	-£4,867,725
20%	60%	-£4,880,961	-£4,866,743	-£4,863,838	-£4,819,620	-£4,909,274	-£4,886,152
25%	60%	-£4,895,090	-£4,880,317	-£4,881,184	-£4,818,414	-£4,929,481	-£4,896,576
30%	60%	-£4,909,219	-£4,893,890	-£4,898,536	-£4,817,207	-£4,949,688	-£4,916,990
35%	60%	-£4,923,348	-£4,907,463	-£4,905,885	-£4,816,001	-£4,969,895	-£4,937,404
40%	60%	-£4,937,477	-£4,921,036	-£4,914,233	-£4,814,795	-£4,990,102	-£4,957,818
45%	60%	-£4,951,606	-£4,934,609	-£4,922,581	-£4,813,588	-£5,010,309	-£4,978,232
50%	60%	-£4,965,735	-£4,948,182	-£4,930,929	-£4,812,381	-£5,030,516	-£4,998,646

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£3,850,310	-£3,850,310	-£3,850,310	-£3,850,310	-£3,850,310	-£3,850,310
10%	71%	-£3,724,198	-£3,711,978	-£3,708,054	-£3,695,832	-£3,734,309	-£3,718,165
15%	71%	-£3,641,142	-£3,622,810	-£3,616,925	-£3,598,594	-£3,656,310	-£3,632,093
20%	71%	-£3,558,086	-£3,543,648	-£3,539,723	-£3,521,485	-£3,578,305	-£3,548,076
25%	71%	-£3,475,030	-£3,444,478	-£3,434,659	-£3,404,116	-£3,400,305	-£3,405,948
30%	71%	-£3,391,974	-£3,345,312	-£3,334,541	-£3,298,878	-£3,322,309	-£3,317,876
35%	71%	-£3,308,918	-£3,266,144	-£3,252,413	-£3,200,639	-£3,244,309	-£3,237,803
40%	71%	-£3,225,862	-£3,187,976	-£3,176,286	-£3,112,401	-£3,166,309	-£3,161,741
45%	71%	-£3,142,806	-£3,108,808	-£3,100,157	-£3,014,512	-£3,066,309	-£3,061,659
50%	71%	-£3,059,750	-£3,029,640	-£3,021,029	-£2,917,923	-£2,971,446	-£2,969,586
100%	71%	-£3,048,820	-£3,125,418	-£3,083,584	-£2,980,335	-£3,051,308	-£3,037,311
10%	75%	-£3,725,957	-£3,715,264	-£3,709,005	-£3,698,312	-£3,734,805	-£3,717,854
15%	75%	-£3,843,781	-£3,827,741	-£3,818,354	-£3,802,313	-£3,857,052	-£3,831,625
20%	75%	-£3,961,605	-£3,940,218	-£3,927,792	-£3,906,315	-£3,979,800	-£3,945,397
25%	75%	-£4,079,429	-£4,052,896	-£4,037,016	-£4,010,540	-£4,101,546	-£4,059,166
30%	75%	-£4,197,253	-£4,165,173	-£4,146,398	-£4,114,317	-£4,223,795	-£4,172,941
35%	75%	-£4,315,077	-£4,277,649	-£4,255,746	-£4,218,319	-£4,346,043	-£4,296,713
40%	75%	-£4,432,901	-£4,380,173	-£4,358,843	-£4,321,320	-£4,468,292	-£4,418,486
45%	75%	-£4,550,725	-£4,502,804	-£4,474,442	-£4,426,322	-£4,590,538	-£4,514,256
50%	75%	-£4,668,549	-£4,615,081	-£4,593,791	-£4,530,323	-£4,712,784	-£4,628,028
10%	60%	-£3,718,567	-£3,701,458	-£3,705,096	-£3,687,896	-£3,732,724	-£3,715,162
15%	60%	-£3,635,511	-£3,618,402	-£3,621,040	-£3,598,690	-£3,653,556	-£3,635,994
20%	60%	-£3,552,455	-£3,535,346	-£3,539,978	-£3,521,780	-£3,578,422	-£3,560,860
25%	60%	-£3,469,399	-£3,452,290	-£3,456,816	-£3,438,618	-£3,493,268	-£3,475,706
30%	60%	-£3,386,343	-£3,369,234	-£3,373,760	-£3,355,562	-£3,418,118	-£3,400,556
35%	60%	-£3,303,287	-£3,286,178	-£3,291,286	-£3,273,088	-£3,343,068	-£3,325,506
40%	60%	-£3,220,231	-£3,203,122	-£3,207,720	-£3,189,520	-£3,268,018	-£3,250,456
45%	60%	-£3,137,175	-£3,120,066	-£3,124,664	-£3,106,956	-£3,193,068	-£3,175,506
50%	60%	-£3,054,119	-£3,037,010	-£3,041,508	-£3,023,800	-£3,118,120	-£3,100,558

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,515,725	-£1,515,725	-£1,515,725	-£1,515,725	-£1,515,725	-£1,515,725
10%	71%	-£1,349,814	-£1,339,269	-£1,333,469	-£1,321,248	-£1,359,725	-£1,345,981
15%	71%	-£1,266,557	-£1,248,226	-£1,242,341	-£1,224,010	-£1,281,725	-£1,267,509
20%	71%	-£1,183,300	-£1,159,059	-£1,153,174	-£1,134,843	-£1,200,724	-£1,187,348
25%	71%	-£1,100,043	-£1,069,893	-£1,064,008	-£1,039,532	-£1,120,725	-£1,098,364
30%	71%	-£1,016,786	-£980,727	-£974,842	-£949,356	-£1,040,726	-£1,019,389
35%	71%	-£933,529	-£891,561	-£885,676	-£860,170	-£960,727	-£939,412
40%	71%	-£850,272	-£802,395	-£796,510	-£771,084	-£881,728	-£860,435
45%	71%	-£767,015	-£713,229	-£707,344	-£682,198	-£802,729	-£781,458
50%	71%	-£683,758	-£624,063	-£618,178	-£599,312	-£723,730	-£703,481
100%	71%	-£3,874,044	-£3,749,833	-£3,709,960	-£3,585,750	-£3,976,814	-£3,812,729
10%	75%	-£1,751,372	-£1,740,689	-£1,734,421	-£1,723,729	-£1,780,221	-£1,745,269
15%	75%	-£1,668,115	-£1,657,432	-£1,651,164	-£1,640,472	-£1,697,725	-£1,662,814
20%	75%	-£1,584,858	-£1,574,175	-£1,567,907	-£1,557,215	-£1,615,726	-£1,580,815
25%	75%	-£1,501,601	-£1,490,909	-£1,484,641	-£1,473,949	-£1,533,727	-£1,508,816
30%	75%	-£1,418,344	-£1,408,642	-£1,402,374	-£1,391,682	-£1,451,728	-£1,426,817
35%	75%	-£1,335,087	-£1,325,385	-£1,319,117	-£1,308,425	-£1,370,729	-£1,345,818
40%	75%	-£1,251,830	-£1,242,128	-£1,235,860</			

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£622,020	-£622,020	-£622,020	-£622,020	-£622,020	-£622,020
10%	71%	-£855,908	-£843,868	-£838,763	-£827,542	-£860,019	-£849,875
15%	71%	-£922,851	-£924,520	-£943,635	-£931,304	-£988,019	-£963,825
20%	71%	-£1,089,796	-£1,065,353	-£1,057,507	-£1,033,065	-£1,110,019	-£1,077,730
25%	71%	-£1,206,740	-£1,176,188	-£1,166,379	-£1,135,826	-£1,232,019	-£1,191,658
30%	71%	-£1,323,684	-£1,287,021	-£1,275,251	-£1,238,588	-£1,354,019	-£1,305,586
35%	71%	-£1,440,628	-£1,397,854	-£1,384,123	-£1,341,349	-£1,476,019	-£1,418,513
40%	71%	-£1,557,572	-£1,508,688	-£1,492,995	-£1,444,111	-£1,598,019	-£1,533,441
45%	71%	-£1,674,517	-£1,619,521	-£1,601,866	-£1,546,872	-£1,720,019	-£1,647,369
50%	71%	-£1,791,461	-£1,730,355	-£1,710,739	-£1,649,633	-£1,842,019	-£1,761,296
100%	71%	-£2,980,339	-£2,856,129	-£2,816,254	-£2,692,044	-£3,083,108	-£2,919,023
10%	75%	-£857,067	-£846,974	-£840,715	-£830,021	-£866,515	-£849,563
15%	75%	-£935,481	-£925,451	-£920,053	-£914,031	-£948,782	-£933,238
20%	75%	-£1,093,915	-£1,071,928	-£1,059,412	-£1,038,024	-£1,111,019	-£1,077,107
25%	75%	-£1,211,139	-£1,184,405	-£1,168,780	-£1,142,026	-£1,233,258	-£1,196,879
30%	75%	-£1,328,363	-£1,296,883	-£1,278,197	-£1,246,027	-£1,355,505	-£1,304,851
35%	75%	-£1,445,587	-£1,409,359	-£1,387,456	-£1,350,029	-£1,477,753	-£1,418,422
40%	75%	-£1,562,811	-£1,521,837	-£1,496,894	-£1,454,030	-£1,600,001	-£1,532,194
45%	75%	-£1,680,035	-£1,634,313	-£1,606,152	-£1,558,031	-£1,722,249	-£1,645,966
50%	75%	-£1,797,259	-£1,748,791	-£1,715,590	-£1,662,033	-£1,844,497	-£1,759,738
10%	60%	-£850,277	-£833,168	-£836,716	-£819,606	-£864,434	-£850,872
15%	60%	-£984,406	-£938,742	-£944,065	-£918,400	-£985,640	-£965,288
20%	60%	-£1,078,535	-£1,044,318	-£1,051,472	-£1,017,193	-£1,106,848	-£1,079,725
25%	60%	-£1,192,664	-£1,149,891	-£1,155,891	-£1,115,867	-£1,226,094	-£1,196,161
30%	60%	-£1,306,793	-£1,255,464	-£1,266,110	-£1,214,781	-£1,340,262	-£1,308,578
35%	60%	-£1,420,922	-£1,361,035	-£1,373,458	-£1,313,575	-£1,470,468	-£1,423,005
40%	60%	-£1,535,051	-£1,466,606	-£1,480,896	-£1,412,368	-£1,591,674	-£1,535,431
45%	60%	-£1,649,180	-£1,572,177	-£1,588,155	-£1,511,161	-£1,712,880	-£1,651,857
50%	60%	-£1,763,309	-£1,677,748	-£1,695,593	-£1,609,955	-£1,835,087	-£1,766,283

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£193,392	-£181,171	-£177,248	-£165,026	-£203,504	-£187,359
10%	71%	-£310,336	-£282,005	-£286,120	-£267,788	-£325,504	-£301,287
15%	71%	-£427,281	-£402,838	-£394,992	-£370,549	-£447,503	-£415,215
20%	71%	-£544,225	-£513,671	-£505,845	-£473,310	-£569,503	-£529,143
25%	71%	-£661,169	-£624,505	-£612,736	-£576,072	-£691,504	-£643,071
30%	71%	-£778,113	-£735,339	-£721,607	-£678,833	-£813,504	-£756,998
35%	71%	-£895,057	-£846,173	-£830,480	-£781,594	-£935,503	-£870,926
40%	71%	-£1,012,001	-£957,007	-£939,351	-£884,356	-£1,057,503	-£984,854
45%	71%	-£1,129,255	-£1,067,840	-£1,048,223	-£987,117	-£1,180,503	-£1,098,781
50%	71%	-£1,246,509	-£1,178,674	-£1,159,106	-£1,089,878	-£1,303,503	-£1,212,708
100%	71%	-£2,437,823	-£2,193,014	-£2,153,739	-£2,029,529	-£2,420,592	-£2,259,598
10%	75%	-£192,336	-£184,459	-£178,200	-£167,506	-£203,999	-£187,048
15%	75%	-£312,976	-£296,935	-£287,548	-£271,508	-£326,246	-£300,820
20%	75%	-£430,799	-£409,413	-£396,896	-£375,509	-£448,495	-£414,532
25%	75%	-£548,624	-£521,890	-£506,245	-£479,510	-£570,743	-£528,363
30%	75%	-£666,447	-£634,367	-£615,592	-£583,512	-£692,990	-£642,136
35%	75%	-£784,271	-£746,844	-£724,940	-£687,513	-£815,238	-£755,907
40%	75%	-£902,095	-£859,322	-£834,289	-£791,515	-£937,488	-£889,679
45%	75%	-£1,019,919	-£971,797	-£943,637	-£895,516	-£1,059,735	-£983,451
50%	75%	-£1,138,198	-£1,084,276	-£1,052,956	-£999,518	-£1,183,158	-£1,097,223
10%	60%	-£187,761	-£170,852	-£174,201	-£157,091	-£201,918	-£188,357
15%	60%	-£301,890	-£276,227	-£281,549	-£255,864	-£323,725	-£302,783
20%	60%	-£416,019	-£381,801	-£388,819	-£354,678	-£444,532	-£417,210
25%	60%	-£530,149	-£487,375	-£496,246	-£453,472	-£565,539	-£531,636
30%	60%	-£644,278	-£592,949	-£603,594	-£552,296	-£686,747	-£646,062
35%	60%	-£758,407	-£698,524	-£710,943	-£651,099	-£807,953	-£760,489
40%	60%	-£872,536	-£804,098	-£818,291	-£749,853	-£929,161	-£874,916
45%	60%	-£986,665	-£909,672	-£925,639	-£848,646	-£1,050,368	-£989,342
50%	60%	-£1,100,794	-£1,015,246	-£1,032,958	-£947,439	-£1,172,582	-£1,105,768

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£715,203	£715,203	£715,203	£715,203	£715,203	£715,203
10%	71%	£481,314	£493,536	£497,459	£509,681	£471,203	£487,347
15%	71%	£364,371	£382,702	£388,587	£406,919	£349,203	£373,419
20%	71%	£247,428	£271,869	£279,715	£304,159	£227,204	£259,492
25%	71%	£130,483	£161,035	£170,844	£201,397	£105,203	£145,564
30%	71%	£13,838	£50,201	£61,971	£98,634	£16,797	£31,636
35%	71%	-£103,407	-£80,832	-£84,906	-£84,127	-£138,397	-£82,291
40%	71%	-£220,350	-£171,466	-£155,773	-£106,889	-£260,796	-£196,219
45%	71%	-£337,293	-£282,299	-£264,644	-£209,650	-£382,796	-£310,147
50%	71%	-£454,237	-£393,133	-£373,517	-£312,411	-£505,933	-£424,074
100%	71%	-£1,643,116	-£1,518,907	-£1,476,892	-£1,354,872	-£1,645,886	-£1,581,801
10%	75%	£479,556	£490,248	£496,507	£507,201	£470,707	£487,659
15%	75%	£361,731	£377,772	£387,159	£403,199	£348,460	£373,887
20%	75%	£243,909	£259,550	£277,810	£293,189	£228,112	£260,115
25%	75%	£126,083	£152,617	£168,462	£195,199	£103,964	£146,343
30%	75%	£8,260	£40,340	£50,115	£91,195	£18,283	£32,572
35%	75%	-£109,564	-£72,137	-£50,233	-£12,806	-£140,531	-£81,200
40%	75%	-£227,988	-£134,676	-£109,562	-£116,809	-£262,770	-£134,972
45%	75%	-£345,212	-£297,091	-£268,930	-£220,809	-£385,026	-£308,744
50%	75%	-£463,489	-£409,569	-£378,278	-£324,811	-£508,451	-£422,516
10%	60%	£486,945	£504,554	£500,506	£517,816	£472,788	£486,350
15%	60%	£372,319	£398,480	£393,155	£415,822	£351,582	£371,924
20%	60%	£258,687	£292,906	£285,810	£300,029	£230,374	£257,497
25%	60%	£144,658	£187,332	£178,467	£221,235	£109,168	£143,071
30%	60%	£30,439	£81,758	£71,113	£122,447	£12,040	£38,645
35%	60%	-£83,700	-£23,817	-£36,256	-£23,848	-£133,246	-£85,783
40%	60%	-£197,829	-£129,381	-£143,584	-£75,146	-£254,454	-£200,209
45%	60%	-£311,669	-£234,965	-£250,932	-£173,939	-£375,661	-£314,635
50%	60%	-£426,087	-£340,539	-£359,261	-£272,782	-£497,675	-£426,061

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

E27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-2642,489	-2642,489	-2642,489	-2642,489	-2642,489	-2642,489
10%	71%	-2376,377	-2641,155	-1860,232	-2846,011	-1886,488	-2370,344
15%	71%	-2663,500	-2641,266	-2069,104	-2957,773	-1908,488	-2394,274
20%	71%	-1,110,265	-1,085,822	-1,077,976	-1,083,534	-1,130,488	-1,098,199
25%	71%	-1,227,209	-1,199,657	-1,186,848	-1,156,295	-1,252,488	-1,212,127
30%	71%	-1,344,153	-1,307,490	-1,295,720	-1,269,057	-1,374,488	-1,328,055
35%	71%	-1,461,098	-1,418,323	-1,404,592	-1,381,818	-1,496,488	-1,438,982
40%	71%	-1,578,041	-1,529,157	-1,513,464	-1,484,580	-1,618,488	-1,553,910
45%	71%	-1,694,986	-1,639,990	-1,622,336	-1,587,341	-1,740,488	-1,667,838
50%	71%	-1,812,240	-1,750,824	-1,731,208	-1,670,102	-1,862,488	-1,781,766
100%	71%	-3,000,808	-2,876,568	-2,836,720	-2,712,513	-3,103,577	-2,938,492
10%	75%	-2878,136	-2867,443	-2861,184	-2850,490	-2886,984	-2870,032
15%	75%	-2985,960	-2979,328	-2970,532	-2954,432	-2999,231	-2983,304
20%	75%	-1,113,784	-1,092,397	-1,079,881	-1,058,493	-1,131,479	-1,097,576
25%	75%	-1,231,608	-1,204,874	-1,189,229	-1,162,485	-1,253,727	-1,211,348
30%	75%	-1,349,432	-1,317,352	-1,298,576	-1,266,498	-1,375,974	-1,325,120
35%	75%	-1,467,256	-1,429,828	-1,401,102	-1,370,498	-1,498,222	-1,438,691
40%	75%	-1,585,080	-1,542,306	-1,517,273	-1,474,498	-1,620,470	-1,552,663
45%	75%	-1,702,903	-1,654,782	-1,626,621	-1,578,500	-1,742,717	-1,666,435
50%	75%	-1,820,727	-1,767,258	-1,738,989	-1,682,602	-1,864,964	-1,781,207
10%	60%	-2870,746	-2853,637	-2857,185	-2840,075	-2884,903	-2871,341
15%	60%	-2984,875	-2969,211	-2964,534	-2948,869	-2999,231	-2985,767
20%	60%	-1,099,004	-1,084,785	-1,071,881	-1,037,862	-1,127,317	-1,100,194
25%	60%	-1,213,133	-1,197,359	-1,173,358	-1,138,458	-1,248,523	-1,214,620
30%	60%	-1,327,262	-1,275,933	-1,246,579	-1,235,250	-1,369,731	-1,328,071
35%	60%	-1,441,391	-1,381,508	-1,331,927	-1,334,044	-1,490,937	-1,443,474
40%	60%	-1,555,520	-1,487,082	-1,501,275	-1,482,837	-1,612,145	-1,557,500
45%	60%	-1,669,649	-1,592,656	-1,638,624	-1,531,630	-1,733,353	-1,672,326
50%	60%	-1,783,778	-1,698,230	-1,715,972	-1,630,424	-1,854,561	-1,788,752

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

E13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-552,043	-552,043	-552,043	-552,043	-552,043	-552,043
10%	71%	-552,043	-584,265	-498,187	-590,409	-541,932	-588,076
15%	71%	-564,901	-446,569	-440,684	-422,353	-580,069	-555,852
20%	71%	-1,181,845	-1,187,403	-1,148,556	-1,125,114	-1,202,068	-1,169,779
25%	71%	-2,298,789	-2,298,237	-2,268,429	-2,277,895	-2,304,068	-2,293,707
30%	71%	-415,733	-379,070	-387,300	-330,637	-446,068	-397,635
35%	71%	-532,678	-489,903	-476,172	-433,398	-568,068	-511,562
40%	71%	-649,622	-600,737	-635,044	-536,180	-690,068	-635,490
45%	71%	-766,566	-711,571	-693,916	-638,521	-812,068	-739,418
50%	71%	-883,510	-822,405	-802,788	-741,682	-934,068	-853,345
100%	71%	-2,212,588	-2,184,979	-2,166,208	-2,154,208	-2,275,187	-2,201,072
10%	75%	-587,540	-581,500	-581,113	-580,072	-580,811	-585,384
15%	75%	-1,185,364	-1,183,977	-1,151,481	-1,130,074	-1,203,059	-1,169,156
20%	75%	-2,276,188	-2,276,809	-2,260,809	-2,238,075	-2,325,307	-2,292,307
30%	75%	-442,012	-388,932	-370,156	-338,076	-447,554	-396,700
35%	75%	-538,835	-501,408	-479,505	-442,078	-569,802	-510,472
40%	75%	-636,660	-613,885	-588,853	-546,079	-692,050	-624,244
45%	75%	-734,483	-726,363	-698,201	-650,081	-814,297	-739,015
50%	75%	-832,306	-838,840	-807,550	-754,082	-937,722	-851,787
10%	60%	-557,874	-574,783	-571,235	-588,345	-543,517	-567,079
15%	60%	-556,455	-530,791	-536,114	-510,449	-577,869	-557,347
20%	60%	-1,170,584	-1,136,365	-1,143,461	-1,109,243	-1,198,907	-1,171,774
25%	60%	-2,284,713	-2,241,939	-2,250,810	-2,208,036	-2,320,104	-2,286,201
30%	60%	-338,842	-347,513	-358,159	-306,830	-441,311	-400,627
35%	60%	-452,071	-453,088	-465,507	-405,634	-562,818	-515,054
40%	60%	-567,100	-558,663	-572,855	-504,417	-683,725	-629,480
45%	60%	-674,229	-664,237	-680,204	-603,210	-804,933	-743,906
50%	60%	-785,358	-789,811	-787,552	-702,004	-927,147	-858,332

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

E6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	E715,203	E715,203	E715,203	E715,203	E715,203	E715,203
10%	71%	E481,314	E493,536	E497,459	E509,681	E471,203	E487,347
15%	71%	E384,371	E392,702	E388,587	E408,919	E349,203	E373,419
20%	71%	E247,426	E271,889	E279,715	E304,158	E227,204	E259,492
25%	71%	E130,483	E161,035	E170,844	E201,397	E105,203	E145,564
30%	71%	E13,538	E50,211	E51,071	E98,634	E16,797	E31,636
35%	71%	-E103,407	-E80,622	-E46,907	-E4,127	-E38,797	-E52,291
40%	71%	-E220,350	-E171,466	-E155,773	-E106,889	-E280,796	-E196,219
45%	71%	-E337,295	-E282,299	-E264,644	-E209,650	-E382,796	-E310,147
50%	71%	-E454,549	-E393,133	-E373,517	-E312,411	-E505,933	-E424,074
100%	71%	-E1,643,116	-E1,518,907	-E1,479,032	-E1,354,822	-E1,745,886	-E1,581,801
10%	75%	E479,556	E490,248	E496,507	E507,201	E470,707	E487,659
15%	75%	E381,721	E377,722	E387,159	E403,199	E348,460	E373,387
20%	75%	E243,809	E265,294	E277,810	E299,189	E232,212	E260,115
25%	75%	E126,083	E152,817	E168,462	E195,196	E103,964	E146,343
30%	75%	E9,260	E40,340	E59,115	E91,195	E18,283	E32,572
35%	75%	-E109,664	-E72,137	-E50,233	-E12,806	-E140,531	-E81,200
40%	75%	-E227,388	-E184,615	-E159,552	-E116,808	-E262,779	-E194,972
45%	75%	-E345,212	-E297,091	-E268,930	-E220,809	-E385,026	-E308,744
50%	75%	-E463,489	-E409,569	-E378,278	-E324,811	-E508,451	-E422,516
10%	60%	E488,945	E604,254	E609,596	E617,816	E472,789	E486,359
15%	60%	E372,816	E398,480	E393,158	E418,822	E351,582	E371,924
20%	60%	E298,687	E292,906	E285,810	E300,029	E230,374	E257,497
25%	60%	E144,558	E187,332	E178,481	E221,235	E109,189	E143,071
30%	60%	E30,429	E31,756	E31,113	E32,441	E12,040	E28,645
35%	60%	-E83,700	-E23,817	-E36,236	-E23,648	-E133,246	-E85,783
40%	60%	-E197,829	-E129,391	-E143,584	-E75,146	-E254,454	-E200,209
45%	60%	-E311,958	-E234,965	-E250,932	-E173,939	-E375,681	-E314,335
50%	60%	-E426,087	-E340,539	-E358,281	-E272,732	-E497,875	-E429,061



Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£8,307,740	£8,307,740	£8,307,740	£8,307,740	£8,307,740	£8,307,740
10%	71%	£8,303,987	£8,308,180	£8,308,136	£8,370,237	£8,911,169	£8,917,826
15%	71%	£4,702,126	£4,795,280	£4,748,233	£4,801,486	£4,715,912	£4,722,118
20%	71%	£3,500,256	£3,624,460	£3,508,630	£3,632,738	£3,518,636	£3,526,911
25%	71%	£2,298,383	£2,453,639	£2,308,727	£2,463,984	£2,321,359	£2,331,703
30%	71%	£1,096,511	£1,282,819	£1,107,865	£1,295,233	£1,124,093	£1,136,666
35%	71%	-£105,960	£111,959	-£90,878	£126,480	-£73,193	-£58,711
40%	71%	-£1,307,231	-£1,058,822	-£1,290,681	-£1,042,271	-£1,270,470	-£1,253,919
45%	71%	-£2,999,103	-£2,250,642	-£2,490,483	-£2,211,023	-£2,467,746	-£2,449,128
50%	71%	-£3,710,974	-£3,400,462	-£3,690,268	-£3,379,774	-£3,665,023	-£3,644,534
100%	71%	-£15,774,608	-£15,143,426	-£15,732,554	-£15,101,873	-£15,681,201	-£15,639,147
10%	75%	£5,901,281	£5,995,620	£5,995,620	£5,999,965	£5,999,322	£5,913,667
15%	75%	£4,698,051	£4,773,560	£4,734,567	£4,786,077	£4,710,113	£4,718,650
20%	75%	£3,494,821	£3,603,500	£3,503,510	£3,612,190	£3,510,904	£3,519,594
25%	75%	£2,291,592	£2,427,440	£2,302,453	£2,438,301	£2,311,665	£2,322,556
30%	75%	£1,088,361	£1,251,380	£1,107,366	£1,284,414	£1,112,456	£1,125,920
35%	75%	-£114,850	£76,320	-£59,692	£90,626	-£98,723	-£74,517
40%	75%	-£1,318,059	-£1,100,740	-£1,300,720	-£1,083,361	-£1,285,932	-£1,268,553
45%	75%	-£2,521,328	-£2,276,800	-£2,501,778	-£2,257,250	-£2,485,141	-£2,465,590
50%	75%	-£3,723,898	-£3,432,860	-£3,702,825	-£3,431,137	-£3,684,351	-£3,662,627
10%	80%	£5,912,691	£5,999,635	£5,916,197	£6,003,110	£5,925,557	£5,929,034
15%	80%	£4,715,166	£4,845,582	£4,720,380	£4,850,795	£4,734,466	£4,739,680
20%	80%	£3,517,642	£3,691,328	£3,524,293	£3,698,480	£3,543,375	£3,550,327
25%	80%	£2,320,117	£2,539,426	£2,328,806	£2,546,165	£2,352,285	£2,360,912
30%	80%	£1,122,592	£1,383,423	£1,133,020	£1,393,849	£1,161,192	£1,171,619
35%	80%	-£74,933	£220,360	-£62,767	£241,535	-£29,899	-£17,734
40%	80%	-£1,272,457	-£924,684	-£1,260,554	-£910,281	-£1,220,395	-£1,207,689
45%	80%	-£2,469,982	-£2,078,736	-£2,454,341	-£2,063,096	-£2,412,082	-£2,396,441
50%	80%	-£3,667,506	-£3,232,790	-£3,650,127	-£3,215,411	-£3,603,173	-£3,585,795

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£10,756,731	£10,818,833	£10,780,870	£10,822,971	£10,765,522	£10,770,059
10%	71%	£9,554,860	£9,648,013	£9,561,067	£9,654,220	£9,568,646	£9,574,852
15%	71%	£8,352,989	£8,477,193	£8,261,264	£8,485,469	£8,371,369	£8,379,645
20%	71%	£7,151,117	£7,306,372	£7,161,451	£7,316,716	£7,174,093	£7,184,437
25%	71%	£5,949,246	£6,135,553	£5,961,650	£6,147,965	£5,976,817	£5,989,230
30%	71%	£4,747,373	£4,964,733	£4,761,856	£4,979,214	£4,779,541	£4,794,022
35%	71%	£3,545,503	£3,783,912	£3,562,953	£3,810,463	£3,585,264	£3,598,815
40%	71%	£2,343,631	£2,603,092	£2,362,450	£2,641,711	£2,384,987	£2,403,638
45%	71%	£1,141,759	£1,452,272	£1,162,449	£1,472,960	£1,187,711	£1,208,400
50%	71%	-£102,1874	-£10,290,694	-£10,899,626	-£10,246,640	-£10,828,467	-£10,786,410
10%	75%	£11,018,117	£10,808,354	£10,758,360	£10,812,696	£10,765,696	£10,770,059
15%	75%	£9,850,785	£9,632,294	£9,557,901	£9,638,811	£9,562,847	£9,569,384
20%	75%	£8,347,555	£8,456,234	£8,356,244	£8,464,923	£8,363,638	£8,372,327
25%	75%	£7,144,325	£7,286,774	£7,155,186	£7,291,038	£7,164,429	£7,175,290
30%	75%	£5,941,095	£6,109,116	£5,954,129	£6,117,116	£5,965,225	£5,978,239
35%	75%	£4,737,865	£4,928,054	£4,753,072	£4,943,260	£4,768,011	£4,781,217
40%	75%	£3,534,635	£3,751,994	£3,552,014	£3,769,372	£3,566,802	£3,584,181
45%	75%	£2,331,406	£2,575,934	£2,350,956	£2,595,484	£2,367,593	£2,387,143
50%	75%	£1,128,176	£1,399,874	£1,149,999	£1,421,507	£1,168,383	£1,190,107
10%	80%	£10,765,425	£10,852,369	£10,768,901	£10,855,844	£10,778,291	£10,781,767
15%	80%	£9,567,900	£9,698,315	£9,573,114	£9,703,525	£9,587,200	£9,592,414
20%	80%	£8,370,375	£8,544,227	£8,377,527	£8,551,214	£8,386,109	£8,403,051
25%	80%	£7,172,851	£7,390,210	£7,181,540	£7,398,899	£7,205,017	£7,213,706
30%	80%	£5,975,326	£6,236,156	£5,985,754	£6,246,583	£6,013,926	£6,024,353
35%	80%	£4,772,801	£5,082,103	£4,789,267	£5,094,265	£4,822,835	£4,831,990
40%	80%	£3,580,276	£3,928,050	£3,594,180	£3,941,953	£3,631,743	£3,645,546
45%	80%	£2,382,752	£2,773,997	£2,398,392	£2,789,638	£2,440,652	£2,456,292
50%	80%	£1,185,228	£1,618,944	£1,202,696	£1,637,322	£1,249,561	£1,266,939

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,764,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£18,102,508	£18,102,508	£18,102,508	£18,102,508	£18,102,508	£18,102,508
10%	71%	£15,698,784	£15,760,867	£15,702,903	£15,765,006	£15,707,955	£15,712,093
15%	71%	£14,496,894	£14,590,047	£14,503,100	£14,596,253	£14,510,679	£14,516,896
20%	71%	£13,295,022	£13,419,227	£13,303,291	£13,427,502	£13,315,403	£13,321,619
25%	71%	£12,093,150	£12,248,406	£12,103,494	£12,258,751	£12,116,127	£12,126,471
30%	71%	£10,891,279	£11,077,586	£10,903,693	£11,089,999	£10,918,851	£10,931,263
35%	71%	£9,689,407	£9,995,766	£9,703,860	£9,921,245	£9,721,574	£9,736,056
40%	71%	£8,487,536	£8,735,945	£8,504,087	£8,752,407	£8,524,297	£8,540,849
45%	71%	£7,285,665	£7,565,125	£7,304,284	£7,583,744	£7,327,021	£7,345,641
50%	71%	£6,083,793	£6,394,305	£6,104,482	£6,414,983	£6,129,743	£6,150,434
100%	71%	-£5,970,841	-£5,348,660	-£5,937,767	-£5,306,606	-£5,898,434	-£5,844,379
10%	75%	£15,696,048	£15,750,388	£15,700,393	£15,754,732	£15,704,090	£15,708,434
15%	75%	£14,492,818	£14,574,328	£14,499,335	£14,580,844	£14,504,881	£14,511,397
20%	75%	£13,289,588	£13,398,389	£13,296,277	£13,406,957	£13,303,672	£13,314,961
25%	75%	£12,086,359	£12,222,208	£12,097,220	£12,233,069	£12,106,463	£12,117,324
30%	75%	£10,883,129	£11,046,148	£10,896,163	£11,056,181	£10,907,254	£10,920,288
35%	75%	£9,679,899	£9,870,088	£9,695,105	£9,895,293	£9,708,045	£9,723,250
40%	75%	£8,477,669	£8,694,027	£8,494,045	£8,714,005	£8,509,836	£8,526,214
45%	75%	£7,273,439	£7,517,967	£7,292,980	£7,537,518	£7,309,627	£7,329,177
50%	75%	£6,070,209	£6,341,907	£6,091,932	£6,363,630	£6,110,417	£6,132,141
10%	80%	£15,701,458	£15,744,402	£15,710,305	£15,797,877	£15,720,395	£15,723,801
15%	80%	£14,509,934	£14,640,349	£14,515,148	£14,645,363	£14,529,234	£14,534,440
20%	80%	£13,312,409	£13,486,296	£13,319,360	£13,493,247	£13,338,143	£13,345,094
25%	80%	£12,114,884	£12,332,243	£12,123,573	£12,340,932	£12,147,050	£12,155,740
30%	80%	£10,917,359	£11,178,190	£10,927,787	£11,188,617	£10,955,959	£10,966,386
35%	80%	£9,719,835	£10,024,137	£9,732,000	£10,036,302	£9,764,868	£9,777,033
40%	80%	£8,522,310	£8,870,083	£8,536,213	£8,883,986	£8,573,776	£8,587,679
45%	80%	£7,324,785	£7,716,031	£7,340,426	£7,731,672	£7,362,685	£7,369,246
50%	80%	£6,127,262	£6,566,1978	£6,144,640	£6,578,566	£6,191,594	£6,208,973

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£8,157,811	£8,157,811	£8,157,811	£8,157,811	£8,157,811	£8,157,811
10%	71%	£5,754,068	£5,816,170	£5,758,206	£5,820,308	£5,763,259	£5,767,396
15%	71%	£4,656,187	£4,643,360	£4,558,403	£4,651,657	£4,655,982	£4,672,983
20%	71%	£3,350,325	£3,474,530	£3,358,600	£3,482,805	£3,368,706	£3,376,981
25%	71%	£2,148,454	£2,303,709	£2,158,798	£2,314,054	£2,171,430	£2,181,774
30%	71%	£946,982	£1,132,866	£956,986	£1,145,305	£974,154	£986,561
35%	71%	£-255,290	£-37,931	£-240,807	£-23,449	£-223,123	£-208,641
40%	71%	£-1,457,161	£-1,208,752	£-1,440,610	£-1,192,200	£-1,420,400	£-1,403,848
45%	71%	£-2,659,032	£-2,379,572	£-2,640,413	£-2,380,952	£-2,617,676	£-2,599,056
50%	71%	£-3,861,904	£-3,650,902	£-3,840,215	£-3,598,724	£-3,814,173	£-3,794,093
100%	71%	£-15,924,538	£-15,293,357	£-15,882,483	£-15,251,303	£-15,831,130	£-15,789,076
10%	75%	£5,751,352	£5,806,691	£5,755,096	£5,810,035	£5,759,393	£5,763,738
15%	75%	£4,546,121	£4,629,631	£4,554,838	£4,636,147	£4,560,184	£4,568,700
20%	75%	£3,344,891	£3,453,571	£3,353,580	£3,462,260	£3,360,975	£3,369,664
25%	75%	£2,141,662	£2,277,511	£2,152,923	£2,288,372	£2,161,766	£2,172,627
30%	75%	£938,432	£1,141,451	£951,436	£1,144,485	£962,557	£973,591
35%	75%	£-254,706	£-47,601	£-240,292	£-29,404	£-236,652	£-223,446
40%	75%	£-1,468,028	£-1,250,669	£-1,450,649	£-1,233,291	£-1,435,861	£-1,418,483
45%	75%	£-2,671,258	£-2,426,729	£-2,651,707	£-2,407,179	£-2,635,070	£-2,615,520
50%	75%	£-3,874,488	£-3,602,769	£-3,852,765	£-3,581,066	£-3,834,280	£-3,812,566
60%	80%	£5,375,742	£5,819,765	£5,389,438	£5,833,181	£5,379,629	£5,779,109
15%	80%	£4,565,237	£4,695,652	£4,570,451	£4,700,866	£4,584,537	£4,589,751
20%	80%	£3,367,712	£3,541,599	£3,374,064	£3,548,550	£3,383,446	£3,400,397
25%	80%	£2,170,187	£2,365,688	£2,178,677	£2,376,236	£2,202,354	£2,211,043
30%	80%	£972,663	£1,233,493	£983,090	£1,243,920	£1,011,263	£1,021,689
35%	80%	£-224,862	£-79,440	£-212,697	£-31,605	£-179,828	£-167,664
40%	80%	£-1,422,387	£-1,074,614	£-1,408,494	£-1,060,710	£-1,370,921	£-1,357,017
45%	80%	£-2,619,912	£-2,228,669	£-2,604,271	£-2,213,026	£-2,566,012	£-2,546,371
50%	80%	£-3,817,435	£-3,382,719	£-3,800,057	£-3,365,341	£-3,753,103	£-3,736,724

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£12,554,475	£12,554,475	£12,558,614	£12,620,715	£12,563,666	£12,568,510
10%	71%	£11,352,604	£11,445,757	£11,358,811	£11,451,964	£11,366,390	£11,372,596
15%	71%	£10,150,733	£10,274,937	£10,156,908	£10,282,213	£10,169,113	£10,177,289
20%	71%	£8,948,861	£9,104,116	£8,954,209	£9,114,462	£8,971,837	£8,982,161
25%	71%	£7,746,989	£7,933,297	£7,759,403	£7,945,709	£7,774,561	£7,786,974
30%	71%	£6,545,117	£6,762,477	£6,559,600	£6,778,958	£6,577,285	£6,591,796
35%	71%	£5,343,245	£5,591,656	£5,359,197	£5,598,207	£5,380,039	£5,395,550
40%	71%	£4,141,373	£4,420,836	£4,159,994	£4,439,455	£4,182,731	£4,201,352
45%	71%	£2,939,501	£3,250,016	£2,960,193	£3,270,704	£2,985,455	£3,006,144
50%	71%	£1,737,629	£2,089,200	£1,760,321	£2,111,444	£1,796,817	£1,818,644
100%	71%	£-9,124,430	£-8,492,859	£-9,092,076	£-8,460,896	£-9,039,723	£-8,998,669
10%	75%	£11,348,529	£11,430,038	£11,355,045	£11,436,555	£11,360,591	£11,367,108
15%	75%	£10,146,299	£10,263,978	£10,153,988	£10,262,667	£10,161,382	£10,170,071
20%	75%	£8,944,069	£9,071,918	£8,952,610	£9,088,773	£8,969,173	£8,978,024
25%	75%	£7,738,839	£7,901,858	£7,751,873	£7,914,802	£7,762,964	£7,775,958
30%	75%	£6,535,609	£6,725,798	£6,550,816	£6,741,004	£6,563,756	£6,578,961
35%	75%	£5,332,379	£5,549,738	£5,349,758	£5,567,116	£5,364,546	£5,381,925
40%	75%	£4,129,150	£4,373,679	£4,148,700	£4,393,226	£4,169,337	£4,184,687
45%	75%	£2,925,920	£3,197,618	£2,947,643	£3,219,341	£2,966,127	£2,987,851
50%	75%	£1,723,691	£2,009,617	£1,746,383	£2,028,361	£1,769,494	£1,791,618
10%	80%	£12,563,169	£12,650,113	£12,566,645	£12,653,588	£12,576,035	£12,579,511
15%	80%	£11,361,044	£11,448,669	£11,367,808	£11,451,213	£11,374,384	£11,378,158
20%	80%	£10,159,119	£10,242,059	£10,165,971	£10,245,016	£10,173,853	£10,200,805
25%	80%	£8,957,194	£9,187,954	£8,972,284	£9,196,643	£8,990,761	£9,011,450
30%	80%	£7,754,269	£8,033,990	£7,769,489	£8,044,327	£7,784,607	£7,822,097
35%	80%	£6,551,344	£6,853,030	£6,566,664	£6,863,368	£6,582,035	£6,620,525
40%	80%	£5,348,419	£5,725,794	£5,363,924	£5,739,697	£5,429,487	£5,443,390
45%	80%	£4,145,494	£4,571,741	£4,160,313	£4,587,382	£4,238,382	£4,254,036
50%	80%	£2,942,569	£3,417,688	£2,967,388	£3,433,627	£3,047,305	£3,064,683

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£18,102,508	£18,102,508	£18,102,508	£18,102,508	£18,102,508	£18,102,508
10%	71%	£15,696,764	£15,760,867	£15,702,903	£15,765,005	£15,707,955	£15,712,093
15%	71%	£14,496,884	£14,580,947	£14,533,100	£14,598,253	£14,516,679	£14,516,886
20%	71%	£13,296,022	£13,419,227	£13,303,297	£13,427,502	£13,313,403	£13,321,676
25%	71%	£12,093,150	£12,248,406	£12,103,494	£12,256,751	£12,116,127	£12,126,471
30%	71%	£10,891,279	£11,077,586	£10,903,693	£11,089,999	£10,918,851	£10,931,263
35%	71%	£9,689,407	£9,969,766	£9,703,890	£9,921,248	£9,721,574	£9,736,666
40%	71%	£8,487,536	£8,735,945	£8,504,087	£8,752,497	£8,524,297	£8,540,849
45%	71%	£7,285,665	£7,565,125	£7,304,284	£7,583,744	£7,327,021	£7,345,641
50%	71%	£6,083,793	£6,394,305	£6,104,482	£6,414,995	£6,129,745	£6,150,434
100%	71%	£-5,979,841	£-5,348,660	£-5,937,787	£-5,306,606	£-5,886,434	£-5,844,379
10%	75%	£15,696,048	£15,700,388	£15,700,393	£15,754,732	£15,704,090	£15,708,434
15%	75%	£14,492,818	£14,574,328	£14,499,335	£14,580,844	£14,504,881	£14,511,397
20%	75%	£13,289,588	£13,399,289	£13,298,277	£13,408,957	£13,303,672	£13,314,961
25%	75%	£12,086,359	£12,222,208	£12,097,220	£12,233,069	£12,106,463	£12,117,324
30%	75%	£10,883,129	£11,046,148	£10,896,163	£11,059,181	£10,907,254	£10,920,288
35%	75%	£9,679,899	£9,870,988	£9,695,105	£9,885,293	£9,708,045	£9,723,293
40%	75%	£8,476,668	£8,694,027	£8,494,048	£8,711,405	£8,505,836	£8,526,514
45%	75%	£7,273,439	£7,517,967	£7,292,989	£7,537,518	£7,309,627	£7,329,177
50%	75%	£6,070,209	£6,341,907	£6,091,932	£6,363,630	£6,110,417	£6,132,141
10%	80%	£15,707,458	£15,794,402	£15,710,935	£15,797,877	£15,720,335	£15,723,801
15%	80%	£14,509,934	£14,640,349	£14,515,148	£14,645,563	£14,529,234	£14,534,448
20%	80%	£13,312,409	£13,486,296	£13,319,360	£13,493,247	£13,338,143	£13,345,094
25%	80%	£12,114,884	£12,332,243	£12,123,573	£12,340,932	£12,147,060	£12,155,740
30%	80%	£10,917,359	£11,176,190	£10,927,787	£11,185,617	£10,955,650	£10,966,386
35%	80%	£9,719,835	£10,024,137	£9,732,000	£10,036,302	£9,764,868	£9,777,033
40%	80%	£8,522,310	£8,870,083	£8,536,213	£8,883,986	£8,573,776	£8,587,679
45%	80%	£7,324,785	£7,650,011	£7,340,426	£7,661,872	£7,362,685	£7,378,526
50%	80%	£6,127,262	£6,561,978	£6,144,640	£6,579,356	£6,191,594	£6,208,973

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 2

CL Zone 1  
Value Area Med

No Units 30  
Site Area 0.47 Ha

Sales value inflation 0%  
Build cost inflation 0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£11,752,671	£11,752,671	£11,752,671	£11,752,671	£11,752,671	£11,752,671
10%	71%	£10,306,167	£10,306,269	£10,306,897	£10,306,999	£10,306,972	£10,315,702
15%	71%	£9,574,654	£9,667,067	£9,684,009	£9,677,163	£9,677,122	£9,597,216
20%	71%	£8,847,651	£9,071,886	£8,981,121	£8,865,523	£8,865,273	£8,878,733
25%	71%	£8,121,410	£8,276,665	£8,138,234	£8,293,491	£8,143,424	£8,160,249
30%	71%	£7,395,157	£7,581,465	£7,415,347	£7,601,854	£7,421,575	£7,441,785
35%	71%	£6,668,906	£6,886,254	£6,692,460	£6,909,816	£6,699,725	£6,723,290
40%	71%	£5,942,653	£6,191,063	£5,969,573	£6,217,982	£5,977,876	£6,004,795
45%	71%	£5,216,400	£5,495,861	£5,246,685	£5,526,146	£5,256,026	£5,286,310
50%	71%	£4,490,149	£4,800,660	£4,523,798	£4,834,310	£4,534,177	£4,567,826
100%	71%	£2,817,717	£2,186,336	£2,749,317	£2,119,137	£2,729,219	£2,659,820
10%	75%	£10,297,320	£10,351,660	£10,304,387	£10,358,726	£10,305,025	£10,312,092
15%	75%	£9,569,645	£9,651,154	£9,580,244	£9,661,753	£9,581,202	£9,591,802
20%	75%	£8,841,369	£8,953,023	£8,856,102	£8,964,781	£8,857,479	£8,871,512
25%	75%	£8,114,294	£8,250,142	£8,131,960	£8,267,808	£8,133,557	£8,151,223
30%	75%	£7,386,618	£7,549,637	£7,407,817	£7,570,838	£7,409,734	£7,430,932
35%	75%	£6,658,942	£6,849,131	£6,683,615	£6,873,863	£6,685,911	£6,710,642
40%	75%	£5,931,268	£6,148,626	£5,859,533	£6,176,802	£5,962,088	£5,993,353
45%	75%	£5,203,592	£5,448,120	£5,235,391	£5,478,919	£5,238,265	£5,270,063
50%	75%	£4,475,917	£4,747,615	£4,511,248	£4,782,947	£4,514,442	£4,549,773
10%	80%	£10,302,975	£10,362,818	£10,314,928	£10,401,871	£10,322,603	£10,327,266
15%	80%	£9,587,576	£9,717,992	£9,596,057	£9,726,471	£9,606,069	£9,614,548
20%	80%	£8,865,878	£9,039,765	£8,877,184	£9,051,071	£8,890,534	£8,901,840
25%	80%	£8,144,180	£8,361,539	£8,158,513	£8,375,672	£8,175,001	£8,189,134
30%	80%	£7,422,482	£7,683,312	£7,439,442	£7,708,272	£7,458,466	£7,476,426
35%	80%	£6,700,785	£7,005,086	£6,720,570	£7,024,872	£6,743,932	£6,763,719
40%	80%	£5,979,087	£6,326,860	£6,001,699	£6,349,472	£6,028,399	£6,051,011
45%	80%	£5,257,389	£5,648,633	£5,282,927	£5,674,072	£5,312,864	£5,338,303
50%	80%	£4,535,690	£4,970,406	£4,563,956	£4,998,672	£4,597,330	£4,625,596

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£30,547,188	£30,547,188	£30,547,188	£30,547,188	£30,547,188	£30,547,188
10%	71%	£31,960,880	£31,967,680	£31,960,880	£31,960,880	£31,960,880	£31,964,157
15%	71%	£32,725,945	£32,832,726	£32,715,856	£32,822,696	£32,712,737	£32,702,641
20%	71%	£33,452,168	£33,327,993	£33,438,738	£33,314,533	£33,434,586	£33,421,128
25%	71%	£34,178,449	£34,023,194	£34,161,625	£34,008,368	£34,156,435	£34,139,810
30%	71%	£34,904,720	£34,718,394	£34,894,915	£34,804,095	£34,896,294	£34,879,594
35%	71%	£35,630,993	£35,413,595	£35,607,399	£35,500,041	£35,600,134	£35,576,573
40%	71%	£36,357,266	£36,108,796	£36,330,288	£36,081,877	£36,321,983	£36,295,064
45%	71%	£37,083,489	£36,803,998	£37,053,174	£36,873,713	£37,063,833	£37,013,549
50%	71%	£37,809,710	£37,499,199	£37,785,061	£37,465,549	£37,785,061	£37,712,237
100%	71%	£45,117,576	£44,486,395	£45,049,178	£44,417,996	£45,028,078	£44,559,679
10%	75%	£32,092,539	£31,948,199	£31,995,472	£31,941,133	£31,994,834	£31,987,767
15%	75%	£32,737,214	£32,643,705	£32,719,615	£32,638,106	£32,735,417	£32,708,025
20%	75%	£33,457,890	£33,349,211	£33,443,757	£33,335,078	£33,442,480	£33,426,347
25%	75%	£34,185,565	£34,049,717	£34,167,899	£34,032,051	£34,186,302	£34,148,636
30%	75%	£34,913,241	£34,750,222	£34,892,042	£34,729,023	£34,900,125	£34,868,927
35%	75%	£35,640,917	£35,450,728	£35,616,154	£35,425,996	£35,642,948	£35,609,517
40%	75%	£36,368,593	£36,151,233	£36,340,328	£36,122,967	£36,337,771	£36,309,506
45%	75%	£37,096,267	£36,851,739	£37,064,468	£36,819,940	£37,081,584	£37,029,798
50%	75%	£37,823,942	£36,552,244	£37,796,611	£37,516,912	£37,795,417	£37,750,268
10%	80%	£31,900,584	£31,903,641	£31,984,931	£31,897,988	£31,978,256	£31,972,603
15%	80%	£32,712,283	£32,581,867	£32,703,802	£32,573,388	£32,693,790	£32,685,311
20%	80%	£33,439,981	£33,260,984	£33,422,675	£33,248,788	£33,409,325	£33,389,619
25%	80%	£34,166,679	£33,959,329	£34,149,367	£33,924,187	£34,124,668	£34,110,729
30%	80%	£34,877,377	£34,616,547	£34,860,417	£34,599,587	£34,840,933	£34,823,433
35%	80%	£35,590,074	£35,294,773	£35,579,289	£35,274,987	£35,555,927	£35,536,140
40%	80%	£36,302,772	£35,972,999	£36,296,160	£36,050,387	£36,271,480	£36,249,848
45%	80%	£37,042,471	£36,651,226	£37,017,012	£36,625,787	£37,006,995	£36,961,558
50%	80%	£37,764,169	£37,329,453	£37,735,803	£37,301,187	£37,702,529	£37,674,283

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£23,230,995	£23,230,995	£23,230,995	£23,230,995	£23,230,995	£23,230,995
10%	71%	£23,692,470	£23,630,368	£23,685,740	£23,623,638	£23,683,665	£23,676,935
15%	71%	£24,148,723	£24,325,570	£24,408,627	£24,316,474	£24,405,514	£24,395,419
20%	71%	£24,594,765	£24,603,770	£24,687,655	£24,591,211	£24,681,674	£24,671,624
25%	71%	£25,031,227	£25,715,971	£25,854,403	£25,699,146	£25,849,212	£25,832,388
30%	71%	£25,459,480	£26,411,172	£26,577,290	£26,390,982	£26,571,062	£26,550,872
35%	71%	£25,873,731	£27,106,373	£27,300,177	£27,082,819	£27,292,911	£27,269,897
40%	71%	£26,289,984	£27,801,574	£28,023,954	£27,774,654	£28,014,931	£27,987,841
45%	71%	£26,778,236	£28,496,776	£28,745,951	£28,466,491	£28,736,610	£28,706,326
50%	71%	£27,202,488	£29,191,977	£29,468,838	£29,158,327	£29,458,460	£29,424,810
100%	71%	£36,810,354	£36,179,172	£36,741,954	£36,110,773	£36,720,665	£36,652,458
10%	75%	£23,695,317	£23,640,977	£23,688,250	£23,633,911	£23,687,612	£23,680,435
15%	75%	£24,422,992	£24,341,482	£24,412,393	£24,330,883	£24,411,435	£24,400,835
20%	75%	£25,150,667	£25,041,989	£25,136,534	£25,027,856	£25,135,258	£25,121,125
25%	75%	£25,878,343	£25,742,494	£25,860,417	£25,724,928	£25,859,919	£25,841,414
30%	75%	£26,606,019	£26,443,000	£26,584,820	£26,421,801	£26,582,903	£26,561,704
35%	75%	£27,333,694	£27,143,503	£27,308,961	£27,118,774	£27,306,726	£27,281,994
40%	75%	£28,061,369	£27,844,011	£27,844,011	£27,615,745	£27,839,485	£27,809,283
45%	75%	£28,789,045	£28,544,518	£28,757,246	£28,512,718	£28,754,372	£28,722,573
50%	75%	£29,516,720	£29,245,022	£29,481,389	£29,209,690	£29,478,195	£29,442,883
10%	80%	£23,693,362	£23,596,418	£23,677,709	£23,590,786	£23,671,038	£23,665,391
15%	80%	£24,403,880	£24,274,356	£24,386,556	£24,265,168	£24,386,556	£24,370,211
20%	80%	£25,126,758	£24,952,872	£25,115,452	£24,941,566	£25,102,102	£25,086,796
25%	80%	£25,848,457	£25,631,989	£25,834,324	£25,619,985	£25,817,636	£25,803,503
30%	80%	£26,570,155	£26,309,324	£26,553,186	£26,292,385	£26,530,170	£26,516,211
35%	80%	£27,291,352	£26,987,651	£27,274,056	£26,967,765	£27,248,705	£27,228,918
40%	80%	£28,013,550	£27,665,777	£27,650,938	£27,643,164	£27,624,238	£27,614,628
45%	80%	£28,735,248	£28,344,003	£28,709,809	£28,318,584	£28,679,772	£28,654,333
50%	80%	£29,456,646	£29,022,230	£29,428,681	£29,003,964	£29,395,307	£29,367,041

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£7,776,704	£7,776,704	£7,776,704	£7,776,704	£7,776,704	£7,776,704
10%	71%	£9,223,398	£9,167,108	£9,222,476	£9,169,376	£9,223,493	£9,213,673
15%	71%	£9,955,461	£9,892,308	£9,945,366	£9,892,212	£9,942,253	£9,932,157
20%	71%	£10,687,174	£10,557,509	£10,688,254	£10,544,049	£10,684,102	£10,650,642
25%	71%	£11,407,965	£11,252,710	£11,391,041	£11,235,884	£11,385,961	£11,369,726
30%	71%	£12,124,219	£11,947,910	£12,114,028	£11,927,721	£12,107,800	£12,087,610
35%	71%	£12,860,469	£12,643,111	£12,836,918	£12,619,557	£12,829,650	£12,806,959
40%	71%	£13,596,722	£13,338,312	£13,559,802	£13,311,393	£13,551,499	£13,524,579
45%	71%	£14,312,975	£14,033,514	£14,262,696	£14,003,239	£14,273,340	£14,243,394
50%	71%	£15,039,228	£14,728,715	£15,005,577	£14,695,065	£14,995,198	£14,961,548
100%	71%	£22,347,092	£21,715,911	£22,278,692	£21,647,512	£22,257,594	£22,189,195

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,230,566	-£1,230,566	-£1,230,566	-£1,230,566	-£1,230,566	-£1,230,566
10%	71%	-£2,683,070	-£2,620,969	-£2,676,340	-£2,614,238	-£2,674,265	-£2,667,535
15%	71%	-£3,409,323	-£3,316,170	-£3,395,227	-£3,306,074	-£3,386,114	-£3,386,019
20%	71%	-£4,135,575	-£4,011,370	-£4,122,116	-£4,007,911	-£4,117,964	-£4,104,504
25%	71%	-£4,861,827	-£4,706,571	-£4,845,003	-£4,689,746	-£4,839,812	-£4,822,988
30%	71%	-£5,588,079	-£5,451,772	-£5,567,990	-£5,381,582	-£5,561,662	-£5,541,472
35%	71%	-£6,314,331	-£6,096,973	-£6,290,777	-£6,073,419	-£6,283,511	-£6,259,957
40%	71%	-£7,040,584	-£6,792,174	-£7,013,664	-£6,765,254	-£7,005,361	-£6,978,441
45%	71%	-£7,766,836	-£7,487,375	-£7,736,551	-£7,457,091	-£7,727,210	-£7,696,926
50%	71%	-£8,493,088	-£8,182,576	-£8,459,438	-£8,149,927	-£8,440,060	-£8,415,410
100%	71%	-£15,800,954	-£15,169,772	-£15,732,554	-£15,101,373	-£15,711,455	-£15,643,056
15%	75%	-£2,685,917	-£2,631,577	-£2,678,850	-£2,624,511	-£2,678,212	-£2,671,145
20%	75%	-£3,412,169	-£3,332,082	-£3,402,993	-£3,321,483	-£3,402,035	-£3,391,435
25%	75%	-£4,138,421	-£4,032,589	-£4,127,135	-£4,018,456	-£4,125,858	-£4,111,725
30%	75%	-£4,864,673	-£4,733,094	-£4,851,277	-£4,715,428	-£4,849,680	-£4,832,014
35%	75%	-£5,590,925	-£5,433,600	-£5,575,420	-£5,412,401	-£5,573,503	-£5,552,304
40%	75%	-£6,317,177	-£6,144,105	-£6,299,561	-£6,109,374	-£6,297,326	-£6,272,594
45%	75%	-£7,043,429	-£6,834,611	-£7,023,704	-£6,806,345	-£7,021,149	-£6,992,883
50%	75%	-£7,769,681	-£7,535,116	-£7,747,846	-£7,503,318	-£7,744,972	-£7,713,173
100%	75%	-£15,076,547	-£14,356,622	-£14,911,988	-£14,209,290	-£14,968,795	-£14,853,663
15%	80%	-£2,673,962	-£2,587,018	-£2,681,366	-£2,581,366	-£2,661,634	-£2,655,981
20%	80%	-£3,399,660	-£3,265,245	-£3,387,180	-£3,256,766	-£3,377,168	-£3,368,688
25%	80%	-£4,125,358	-£3,943,472	-£4,106,052	-£3,932,166	-£4,092,702	-£4,081,396
30%	80%	-£4,851,056	-£4,621,696	-£4,824,084	-£4,607,265	-£4,808,236	-£4,794,103
35%	80%	-£5,576,754	-£5,299,924	-£5,543,795	-£5,282,965	-£5,523,770	-£5,506,811
40%	80%	-£6,302,452	-£5,978,151	-£6,269,666	-£5,959,385	-£6,239,305	-£6,219,518
45%	80%	-£7,028,150	-£6,656,377	-£6,981,538	-£6,633,765	-£6,954,538	-£6,932,226
50%	80%	-£7,753,848	-£7,334,603	-£7,700,409	-£7,309,164	-£7,670,372	-£7,644,933
100%	80%	-£15,064,546	-£14,012,830	-£14,919,281	-£14,884,554	-£14,985,007	-£14,937,641

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,179,188	£2,179,188	£2,179,188	£2,179,188	£2,179,188	£2,179,188
10%	71%	£2,169,664	£2,231,766	£2,176,394	£2,238,496	£2,178,469	£2,185,199
15%	71%	£1,443,411	£1,536,564	£1,453,506	£1,546,660	£1,456,619	£1,466,715
20%	71%	£717,152	£841,363	£730,618	£854,493	£734,770	£748,200
25%	71%	£29,465	£146,163	£7,731	£162,988	£12,821	£28,745
30%	71%	-£735,346	-£549,038	-£715,156	-£526,849	-£708,928	-£688,738
35%	71%	-£1,461,597	-£1,244,239	-£1,438,043	-£1,220,685	-£1,430,778	-£1,407,223
40%	71%	-£2,187,848	-£1,920,440	-£2,160,308	-£1,812,521	-£2,152,527	-£2,129,107
45%	71%	-£2,914,100	-£2,634,642	-£2,883,815	-£2,604,357	-£2,874,477	-£2,844,192
50%	71%	-£3,640,352	-£3,329,843	-£3,606,705	-£3,296,193	-£3,596,326	-£3,562,677
100%	71%	-£10,948,220	-£10,317,030	-£10,919,829	-£10,248,620	-£10,958,722	-£10,796,293
10%	75%	£2,169,617	£2,231,767	£2,173,884	£2,238,497	£2,174,522	£2,181,588
15%	75%	£1,439,142	£1,530,651	£1,440,741	£1,531,250	£1,450,699	£1,461,289
20%	75%	£711,466	£820,145	£725,599	£834,278	£726,876	£741,009
25%	75%	£16,206	£119,836	£1,457,366	£1,57,506	£1,35,654	£22,720
30%	75%	-£743,858	-£559,896	-£722,967	-£530,907	-£720,769	-£699,570
35%	75%	-£1,471,560	-£1,281,372	-£1,446,828	-£1,256,640	-£1,444,592	-£1,419,860
40%	75%	-£2,197,235	-£1,981,877	-£2,170,970	-£1,953,611	-£2,168,415	-£2,140,159
45%	75%	-£2,922,911	-£2,682,383	-£2,895,112	-£2,659,584	-£2,892,238	-£2,860,440
50%	75%	-£3,648,586	-£3,382,888	-£3,619,255	-£3,347,556	-£3,616,081	-£3,580,730
10%	80%	£2,178,772	£2,265,715	£2,184,425	£2,271,368	£2,191,100	£2,198,753
15%	80%	£1,457,073	£1,567,489	£1,465,554	£1,595,968	£1,475,586	£1,484,043
20%	80%	£735,377	£860,361	£746,681	£870,366	£749,933	£771,137
25%	80%	£13,677	£21,036	£27,810	£44,169	£44,488	£58,631
30%	80%	-£708,021	-£447,190	-£691,061	-£430,231	-£671,036	-£654,077
35%	80%	-£1,423,718	-£1,125,417	-£1,409,333	-£1,108,631	-£1,388,571	-£1,366,184
40%	80%	-£2,151,416	-£1,803,643	-£2,128,804	-£1,781,031	-£2,102,104	-£2,079,492
45%	80%	-£2,873,114	-£2,481,870	-£2,847,675	-£2,456,431	-£2,817,639	-£2,792,200
50%	80%	-£3,594,813	-£3,160,096	-£3,566,547	-£3,131,831	-£3,533,173	-£3,504,807

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£8,564,201	£8,564,201	£8,564,201	£8,564,201	£8,564,201	£8,564,201
10%	71%	£7,111,697	£7,173,800	£7,118,427	£7,180,530	£7,120,502	£7,127,232
15%	71%	£6,385,445	£6,478,598	£6,295,540	£6,488,693	£6,398,653	£6,406,748
20%	71%	£5,659,192	£5,763,397	£5,672,652	£5,786,857	£5,676,863	£5,680,263
25%	71%	£4,932,940	£5,088,198	£4,949,765	£5,105,021	£4,954,955	£4,971,779
30%	71%	£4,206,688	£4,392,995	£4,226,870	£4,413,185	£4,233,105	£4,253,295
35%	71%	£3,480,436	£3,687,794	£3,503,969	£3,721,348	£3,511,256	£3,534,810
40%	71%	£2,754,184	£3,002,593	£2,781,103	£3,029,513	£2,789,406	£2,816,326
45%	71%	£2,027,931	£2,307,391	£2,058,216	£2,337,677	£2,067,557	£2,097,841
50%	71%	£1,301,679	£1,612,191	£1,335,526	£1,645,840	£1,345,787	£1,379,257
100%	71%	-£3,036,097	-£3,376,005	-£3,037,787	-£3,308,606	-£3,016,688	-£3,048,286
15%	75%	£7,108,850	£7,183,180	£7,115,917	£7,170,258	£7,116,555	£7,123,622
20%	75%	£6,381,176	£6,462,685	£6,391,774	£6,473,284	£6,392,732	£6,403,332
25%	75%	£5,653,500	£5,732,178	£5,667,333	£5,778,311	£5,668,909	£5,683,042
30%	75%	£4,925,824	£5,005,173	£4,943,490	£5,079,339	£4,945,087	£4,962,753
35%	75%	£4,198,149	£4,361,167	£4,219,348	£4,382,366	£4,221,264	£4,242,463
40%	75%	£3,470,473	£3,660,662	£3,495,206	£3,685,394	£3,497,441	£3,522,173
45%	75%	£2,742,798	£2,960,157	£2,771,053	£2,988,422	£2,773,619	£2,801,684
50%	75%	£2,015,123	£2,259,651	£2,046,922	£2,291,450	£2,049,795	£2,081,584
10%	80%	£1,287,447	£1,559,146	£1,322,779	£1,594,477	£1,325,972	£1,361,304
15%	80%	£710,935	£1,207,749	£726,459	£1,249,459	£723,402	£751,134
20%	80%	£159,107	£529,522	£167,587	£538,052	£167,599	£182,079
25%	80%	£5,677,409	£5,861,296	£5,688,715	£5,862,602	£5,702,065	£5,713,371
30%	80%	£4,952,711	£5,173,070	£4,969,844	£5,187,203	£4,986,532	£5,000,664
35%	80%	£4,224,013	£4,404,843	£4,250,922	£4,511,803	£4,270,997	£4,297,657
40%	80%	£3,512,315	£3,616,616	£3,532,101	£3,638,403	£3,553,463	£3,575,240
45%	80%	£2,790,617	£3,138,391	£2,813,229	£3,161,003	£2,839,929	£2,862,542
50%	80%	£2,068,919	£2,460,164	£2,094,588	£2,486,603	£2,124,395	£2,149,854
100%	80%	£1,341,221	£1,781,837	£1,375,467	£1,810,203	£1,408,861	£1,437,126

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,380,495	-£1,380,495	-£1,380,495	-£1,380,495	-£1,380,495	-£1,380,495
10%	71%	-£2,833,000	-£2,770,897	-£2,826,270	-£2,764,167	-£2,824,194	-£2,817,464
15%	71%	-£3,559,292	-£3,468,669	-£3,549,157	-£3,456,034	-£3,546,044	-£3,538,949
20%	71%	-£4,285,505	-£4,181,300	-£4,272,045	-£4,147,840	-£4,267,893	-£4,254,434
25%	71%	-£5,011,756	-£4,856,501	-£4,994,932	-£4,839,676	-£4,989,742	-£4,972,918
30%	71%	-£5,738,009	-£5,551,702	-£5,717,819	-£5,531,512	-£5,711,591	-£5,691,402
35%	71%	-£6,464,261	-£6,246,903	-£6,440,707	-£6,223,348	-£6,433,441	-£6,409,897
40%	71%	-£7,190,513	-£6,942,103	-£7,163,594	-£6,915,184	-£7,155,290	-£7,128,371
45%	71%	-£7,916,766	-£7,637,305	-£7,886,481	-£7,607,020	-£7,877,140	-£7,846,898
50%	71%	-£8,643,018	-£8,332,506	-£8,613,368	-£8,384,857	-£8,598,989	-£8,565,340
100%	71%	-£15,950,883	-£15,319,702	-£15,882,483	-£15,251,303	-£15,881,385	-£15,792,986
10%	75%	-£2,835,847	-£2,781,506	-£2,828,780	-£2,774,440	-£2,828,141	-£2,821,075
15%	75%	-£3,562,099	-£3,482,012	-£3,552,922	-£3,471,413	-£3,551,984	-£3,541,385
20%	75%	-£4,288,351	-£4,182,518	-£4,277,064	-£4,168,385	-£4,275,788	-£4,261,655
25%	75%	-£5,014,603	-£4,883,024	-£5,001,207	-£4,865,358	-£4,999,610	-£4,981,944
30%	75%	-£5,740,855	-£5,583,529	-£5,725,349	-£5,562,331	-£5,723,433	-£5,702,294
35%	75%	-£6,467,107	-£6,284,035	-£6,449,491	-£6,269,305	-£6,447,256	-£6,422,524
40%	75%	-£7,193,359	-£6,984,540	-£7,173,634	-£6,956,275	-£7,171,079	-£7,142,813
45%	75%	-£7,919,611	-£7,685,046	-£7,897,775	-£7,653,247	-£7,894,902	-£7,863,103
50%	75%	-£8,645,863	-£8,385,551	-£8,621,918	-£8,399,220	-£8,618,725	-£8,583,909
10%	60%	-£2,823,892	-£2,736,948	-£2,818,238	-£2,731,295	-£2,811,563	-£2,805,911
15%	60%	-£3,549,144	-£3,415,175	-£3,537,110	-£3,406,695	-£3,527,098	-£3,518,618
20%	60%	-£4,274,396	-£4,093,401	-£4,255,982	-£4,082,095	-£4,242,632	-£4,231,326
25%	60%	-£5,000,648	-£4,717,627	-£4,974,874	-£4,703,454	-£4,988,185	-£4,944,032
30%	60%	-£5,726,900	-£5,449,854	-£5,693,725	-£5,432,894	-£5,673,700	-£5,656,740
35%	60%	-£6,453,152	-£6,128,081	-£6,412,596	-£6,108,294	-£6,389,234	-£6,369,448
40%	60%	-£7,179,404	-£6,806,308	-£7,131,467	-£6,783,694	-£7,108,768	-£7,082,155
45%	60%	-£7,905,656	-£7,484,535	-£7,853,339	-£7,459,094	-£7,834,302	-£7,784,263
50%	60%	-£8,631,908	-£8,162,762	-£8,589,210	-£8,134,494	-£8,535,836	-£8,507,570

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,967,408	£4,029,510	£3,974,138	£4,036,240	£3,976,213	£3,982,943
10%	71%	£3,241,155	£3,334,308	£3,251,250	£3,344,404	£3,254,363	£3,264,459
15%	71%	£2,514,902	£2,639,107	£2,528,362	£2,652,567	£2,532,314	£2,545,974
20%	71%	£1,788,649	£1,943,907	£1,805,476	£1,960,732	£1,810,665	£1,827,490
25%	71%	£1,062,396	£1,248,706	£1,082,586	£1,268,895	£1,088,816	£1,109,006
30%	71%	£338,147	£553,505	£350,701	£577,959	£368,966	£390,521
40%	71%	-£590,108	£141,698	-£583,186	£114,771	-£584,853	£237,983
45%	71%	-£1,116,359	-£836,898	-£1,086,613	-£806,613	-£1,076,733	-£1,046,448
50%	71%	-£1,842,611	-£1,532,099	-£1,808,961	-£1,498,449	-£1,798,582	-£1,764,933
100%	71%	-£9,150,478	-£8,519,296	-£9,082,078	-£8,450,898	-£9,080,078	-£8,599,578
10%	75%	£3,964,641	£4,048,601	£3,971,625	£4,072,283	£3,973,283	£3,979,943
15%	75%	£3,238,886	£3,318,385	£3,247,485	£3,328,994	£3,248,443	£3,259,043
20%	75%	£2,502,112	£2,617,889	£2,523,343	£2,632,022	£2,524,620	£2,538,753
25%	75%	£1,766,359	£1,917,883	£1,787,583	£1,938,049	£1,790,201	£1,818,446
30%	75%	£1,053,859	£1,216,878	£1,075,938	£1,238,077	£1,078,975	£1,098,174
35%	75%	£328,184	£516,372	£350,918	£541,104	£353,152	£377,884
40%	75%	-£401,491	£184,133	-£373,276	£155,807	-£370,171	£342,406
45%	75%	-£1,128,197	£284,639	-£1,007,368	-£852,840	-£1,004,494	£1,062,686
50%	75%	-£1,854,449	-£1,585,144	-£1,821,511	-£1,549,812	-£1,818,317	-£1,782,986
10%	60%	£3,976,516	£4,063,459	£3,982,169	£4,069,112	£3,988,844	£3,994,497
15%	60%	£3,241,917	£3,365,253	£3,263,298	£3,393,712	£3,273,310	£3,281,789
20%	60%	£2,515,117	£2,670,052	£2,544,423	£2,715,315	£2,551,719	£2,569,081
25%	60%	£1,811,421	£2,028,780	£1,825,554	£2,042,913	£1,842,242	£1,866,375
30%	60%	£1,089,723	£1,350,554	£1,106,583	£1,367,513	£1,126,708	£1,143,667
35%	60%	£368,026	£972,327	£387,811	£592,113	£411,173	£450,960
40%	60%	-£353,672	-£5,899	-£331,060	£18,713	-£304,360	-£281,748
45%	60%	-£1,075,370	-£884,126	-£1,049,931	-£658,687	-£1,019,895	-£994,456
50%	60%	-£1,797,069	-£1,362,352	-£1,768,893	-£1,334,087	-£1,736,429	-£1,707,163

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£8,564,201	£8,564,201	£8,564,201	£8,564,201	£8,564,201	£8,564,201
10%	71%	£7,111,897	£7,173,800	£7,118,427	£7,180,530	£7,120,562	£7,127,232
15%	71%	£6,385,445	£6,478,590	£6,392,540	£6,488,693	£6,398,653	£6,408,748
20%	71%	£5,659,192	£5,783,387	£5,672,652	£5,796,857	£5,678,603	£5,690,263
25%	71%	£4,932,940	£5,088,186	£4,949,765	£5,105,021	£4,954,955	£4,971,779
30%	71%	£4,206,688	£4,392,985	£4,226,877	£4,413,185	£4,233,105	£4,253,295
35%	71%	£3,480,436	£3,697,784	£3,503,980	£3,721,348	£3,511,299	£3,534,810
40%	71%	£2,754,184	£3,002,583	£2,781,103	£3,029,513	£2,789,406	£2,816,326
45%	71%	£2,027,931	£2,307,381	£2,058,216	£2,337,677	£2,067,557	£2,097,841
50%	71%	£1,301,679	£1,612,181	£1,335,329	£1,645,940	£1,345,707	£1,379,357
100%	71%	-£6,006,167	-£5,375,005	-£5,937,787	-£5,306,806	-£5,916,688	-£5,348,289
10%	75%	£7,108,850	£7,163,190	£7,115,917	£7,170,256	£7,116,555	£7,123,622
15%	75%	£6,381,176	£6,462,685	£6,391,774	£6,473,284	£6,392,732	£6,403,232
20%	75%	£5,654,500	£5,762,179	£5,667,833	£5,776,311	£5,668,909	£5,683,042
25%	75%	£4,927,824	£5,061,673	£4,943,490	£5,079,339	£4,945,087	£4,962,753
30%	75%	£4,198,149	£4,361,167	£4,219,348	£4,382,366	£4,221,264	£4,242,463
35%	75%	£3,470,473	£3,650,862	£3,495,206	£3,686,384	£3,497,441	£3,522,172
40%	75%	£2,742,798	£2,950,157	£2,771,983	£2,988,422	£2,773,618	£2,801,684
45%	75%	£2,015,123	£2,269,651	£2,046,922	£2,291,450	£2,049,795	£2,081,594
50%	75%	£1,287,447	£1,599,146	£1,322,779	£1,594,477	£1,325,972	£1,361,304
10%	60%	£7,120,955	£7,207,749	£7,126,459	£7,213,402	£7,123,134	£7,138,786
15%	60%	£6,399,107	£6,529,522	£6,407,587	£6,538,002	£6,417,599	£6,436,079
20%	60%	£5,677,409	£5,851,296	£5,688,745	£5,862,602	£5,702,065	£5,713,371
25%	60%	£4,955,711	£5,173,070	£4,969,844	£5,187,203	£4,986,532	£5,000,664
30%	60%	£4,234,013	£4,484,843	£4,250,072	£4,511,805	£4,270,965	£4,287,657
35%	60%	£3,512,315	£3,816,616	£3,532,101	£3,836,403	£3,555,463	£3,575,249
40%	60%	£2,790,617	£3,138,391	£2,813,229	£3,161,003	£2,839,929	£2,862,542
45%	60%	£2,068,919	£2,460,164	£2,094,355	£2,485,603	£2,121,395	£2,149,834
50%	60%	£1,347,221	£1,781,937	£1,375,487	£1,810,203	£1,408,861	£1,437,126

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 2

CIL Zone	1
Value Area	Low

No Units	30
Site Area	0.47 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£8,594,291	£8,594,291	£8,594,291	£8,594,291	£8,594,291	£8,594,291
10%	71%	£7,453,366	£7,515,469	£7,464,354	£7,526,457	£7,462,172	£7,473,160
15%	71%	£6,882,904	£6,976,057	£6,899,386	£6,992,540	£6,896,112	£6,912,295
20%	71%	£6,312,442	£6,438,646	£6,334,418	£6,456,523	£6,330,053	£6,352,029
25%	71%	£5,741,979	£5,897,235	£5,769,450	£5,924,705	£5,763,993	£5,791,464
30%	71%	£5,171,516	£5,357,824	£5,204,481	£5,390,789	£5,197,934	£5,230,898
35%	71%	£4,601,054	£4,818,412	£4,633,113	£4,866,732	£4,631,874	£4,670,333
40%	71%	£4,030,592	£4,279,001	£4,074,545	£4,322,954	£4,065,815	£4,109,788
45%	71%	£3,460,129	£3,739,589	£3,509,576	£3,789,037	£3,499,755	£3,549,202
50%	71%	£2,889,667	£3,200,179	£2,944,608	£3,255,120	£2,933,696	£2,988,637
100%	71%	£2,880,887	£2,223,817	£2,749,317	£2,718,197	£2,771,500	£2,659,820
10%	75%	£7,450,307	£7,504,647	£7,481,845	£7,516,184	£7,458,012	£7,469,549
15%	75%	£6,878,315	£6,959,825	£6,895,821	£6,977,131	£6,880,872	£6,907,179
20%	75%	£6,306,322	£6,415,058	£6,329,098	£6,430,330	£6,321,733	£6,344,698
25%	75%	£5,734,330	£5,870,180	£5,763,175	£5,899,024	£5,753,593	£5,782,437
30%	75%	£5,162,339	£5,325,358	£5,196,951	£5,359,970	£5,185,454	£5,220,087
35%	75%	£4,590,347	£4,780,535	£4,630,729	£4,820,917	£4,617,314	£4,657,696
40%	75%	£4,018,354	£4,231,713	£4,064,505	£4,281,893	£4,049,175	£4,095,321
45%	75%	£3,446,363	£3,690,891	£3,498,282	£3,742,810	£3,481,035	£3,532,955
50%	75%	£2,874,370	£3,146,069	£2,932,059	£3,203,757	£2,917,895	£2,970,584
60%	75%	£2,302,377	£2,591,248	£2,370,048	£2,559,339	£2,354,733	£2,404,714
15%	60%	£6,897,588	£7,028,003	£6,911,433	£7,041,849	£6,916,080	£6,929,926
20%	60%	£6,332,021	£6,505,907	£6,350,481	£6,524,368	£6,356,677	£6,375,137
25%	60%	£5,766,454	£5,983,812	£5,789,528	£5,806,887	£5,797,273	£5,820,348
30%	60%	£5,200,885	£5,461,719	£5,228,576	£5,489,408	£5,237,870	£5,263,561
35%	60%	£4,635,318	£4,939,620	£4,667,624	£4,971,926	£4,678,466	£4,710,772
40%	60%	£4,069,750	£4,417,523	£4,106,671	£4,544,445	£4,119,063	£4,156,963
45%	60%	£3,504,183	£3,895,426	£3,545,719	£3,936,984	£3,559,659	£3,601,195
50%	60%	£2,938,616	£3,373,323	£2,984,705	£3,419,483	£3,000,255	£3,046,406

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£33,705,588	£33,705,588	£33,705,588	£33,705,588	£33,705,588	£33,705,588
10%	71%	£34,048,480	£34,784,989	£34,373,467	£34,631,687	£34,048,480	£34,826,689
15%	71%	£35,416,855	£35,323,802	£35,400,473	£35,507,319	£35,403,747	£35,367,484
20%	71%	£36,887,417	£36,863,213	£36,965,441	£36,841,236	£36,969,806	£36,947,830
25%	71%	£38,357,890	£38,402,824	£38,530,409	£38,375,154	£38,358,896	£38,398,395
30%	71%	£39,828,363	£39,452,035	£39,605,376	£39,400,070	£39,828,363	£39,867,891
35%	71%	£41,298,836	£40,501,246	£40,680,343	£40,424,984	£41,298,836	£41,338,388
40%	71%	£42,769,309	£41,550,457	£41,755,310	£41,479,895	£42,769,309	£42,808,885
45%	71%	£44,239,782	£42,600,068	£42,830,277	£42,524,806	£44,239,782	£44,268,382
50%	71%	£45,710,255	£43,649,679	£43,905,244	£43,679,717	£45,710,255	£45,737,879
60%	71%	£47,180,728	£44,699,290	£44,980,211	£44,724,628	£47,180,728	£47,204,376
10%	75%	£36,585,529	£36,429,679	£36,536,684	£36,400,835	£36,546,286	£36,517,422
15%	75%	£37,137,560	£36,974,361	£37,102,906	£36,939,889	£37,144,405	£37,079,792
20%	75%	£37,689,591	£37,519,044	£37,689,130	£37,478,942	£37,689,591	£37,642,119
25%	75%	£38,241,622	£38,063,727	£38,241,261	£38,017,996	£38,241,622	£38,204,334
30%	75%	£38,793,653	£38,608,410	£38,793,653	£38,557,049	£38,793,653	£38,766,904
35%	75%	£39,345,684	£39,153,093	£39,345,684	£39,096,102	£39,345,684	£39,319,475
40%	75%	£39,897,715	£39,697,776	£39,897,715	£39,635,155	£39,897,715	£39,872,046
45%	75%	£40,449,746	£40,242,459	£40,449,746	£40,174,208	£40,449,746	£40,424,617
50%	75%	£41,001,777	£40,787,142	£41,001,777	£40,713,261	£41,001,777	£40,987,188
60%	75%	£41,553,808	£41,331,825	£41,553,808	£41,252,314	£41,553,808	£41,527,739
10%	60%	£35,402,271	£35,271,856	£35,388,426	£35,258,010	£35,383,779	£35,369,933
15%	60%	£36,359,838	£36,193,052	£36,348,378	£36,175,491	£36,345,182	£36,329,722
20%	60%	£37,317,405	£37,106,047	£37,255,311	£37,022,937	£37,317,405	£37,281,761
25%	60%	£38,274,972	£37,815,040	£38,112,263	£37,815,040	£38,274,972	£38,238,796
30%	60%	£39,232,539	£38,524,033	£39,049,256	£38,814,033	£39,232,539	£39,196,831
35%	60%	£40,190,106	£39,233,026	£40,006,249	£39,523,026	£40,190,106	£40,154,866
40%	60%	£41,147,673	£39,942,019	£40,963,242	£39,232,019	£41,147,673	£41,102,901
45%	60%	£42,105,240	£40,651,012	£41,920,235	£39,941,012	£42,105,240	£42,058,936
50%	60%	£43,062,807	£41,360,005	£42,877,228	£40,650,005	£43,062,807	£43,016,971

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£22,335,345	£22,335,345	£22,335,345	£22,335,345	£22,335,345	£22,335,345
10%	71%	£22,539,271	£22,477,168	£22,528,283	£22,466,180	£22,530,484	£22,519,476
15%	71%	£22,743,197	£22,671,580	£22,732,295	£22,604,097	£22,734,589	£22,723,581
20%	71%	£22,947,123	£22,865,992	£22,936,307	£22,797,510	£22,938,692	£22,927,583
25%	71%	£23,151,049	£23,060,404	£23,145,319	£23,090,923	£23,147,795	£23,136,685
30%	71%	£23,354,975	£23,254,816	£23,354,331	£23,283,336	£23,355,897	£23,344,583
35%	71%	£23,558,901	£23,449,228	£23,563,343	£23,475,749	£23,566,999	£23,555,481
40%	71%	£23,762,827	£23,643,640	£23,772,355	£23,568,162	£23,778,101	£23,768,379
45%	71%	£23,966,753	£23,838,052	£23,981,367	£23,660,575	£23,979,203	£23,969,277
50%	71%	£24,170,679	£24,032,464	£24,190,379	£23,752,988	£24,180,305	£24,170,175
60%	71%	£24,374,605	£24,226,876	£24,399,391	£23,845,401	£24,381,407	£24,371,073
10%	75%	£22,114,321	£22,072,812	£22,097,015	£22,015,506	£22,102,765	£22,085,457
15%	75%	£22,318,247	£22,267,224	£22,291,427	£22,199,919	£22,300,078	£22,282,769
20%	75%	£22,522,173	£22,461,636	£22,485,839	£22,392,332	£22,500,387	£22,482,080
25%	75%	£22,726,100	£22,656,048	£22,679,251	£22,484,745	£22,700,696	£22,681,391
30%	75%	£22,930,026	£22,850,460	£22,883,663	£22,577,158	£22,900,005	£22,880,702
35%	75%	£23,133,952	£23,044,872	£23,088,075	£22,669,571	£23,100,314	£23,080,013
40%	75%	£23,337,878	£23,239,284	£23,292,487	£22,761,984	£23,300,623	£23,279,324
45%	75%	£23,541,804	£23,433,696	£23,496,899	£22,854,397	£23,500,932	£23,480,635
50%	75%	£23,745,730	£23,628,108	£23,701,311	£22,946,810	£23,701,241	£23,681,946
60%	75%	£23,949,656	£23,822,520	£23,905,723	£23,039,223	£23,901,550	£23,883,257
10%	60%	£20,829,481	£20,442,538	£20,520,251	£20,453,307	£20,817,153	£20,800,922
15%	60%	£21,033,407	£20,636,950	£20,714,663	£20,646,720	£21,019,062	£21,002,731
20%	60%	£21,237,333	£20,831,362	£20,909,075	£20,840,133	£21,210,971	£21,194,640
25%	60%	£21,441,259	£21,025,774	£21,103,487	£21,032,546	£21,402,880	£21,386,351
30%	60%	£21,645,185	£21,220,186	£21,297,899	£21,224,959	£21,594,789	£21,578,062
35%	60%	£21,849,111	£21,414,598	£21,492,311	£21,417,372	£21,786,698	£21,770,375
40%	60%	£22,053,037	£21,609,010	£21,686,723	£21,611,785	£21,978,607	£21,962,082
45%	60%	£22,256,963	£21,803,422	£21,881,135	£21,806,197	£22,170,516	£22,154,593
50%	60%	£22,460,889	£22,007,834	£22,075,547	£22,000,610	£22,362,425	£22,346,100
60%	60%	£22,664,815	£22,212,246	£22,269,959	£22,195,023	£22,554,334	£22,537,015
10%	60%	£20,229,183	£20,008,825	£20,203,108	£20,189,760	£20,236,383	£20,222,288
15%	60%	£20,433,109	£20,203,237	£20,397,520	£20,384,172	£20,433,109	£20,418,196
20%	60%	£20,637,035	£20,397,649	£20,591,932	£20,578,585	£20,637,035	£20,622,287
25%	60%	£20,840,961	£20,592,061	£20,786,344	£20,773,997	£20,840,961	£20,826,532
30%	60%	£21,044,887	£20,786,473	£20,980,756	£20,968,610	£21,044,887	£21,030,999
35%	60%	£21,248,813	£20,980,885	£21,175,168	£21,166,022	£21,248,813	£21,234,510
40%	60%	£21,452,739	£21,175,297	£21,369,580	£21,360,435	£21,452,739	£21,438,217
45%	60%	£21,656,665	£21,369,709	£21,563,992	£21,555,847	£21,656,665	£21,641,924
50%	60%	£21,860,591	£21,564,121	£21,758,404	£21,751,700	£21,860,591	£21,846,431

Residual Land values compared to benchmark land values

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£4,388,945	-£4,388,945	-£4,388,945	-£4,388,945	-£4,388,945	-£4,388,945
10%	71%	-£5,529,871	-£5,467,788	-£5,510,803	-£5,456,780	-£5,521,064	-£5,510,876
15%	71%	-£6,100,333	-£6,007,180	-£6,083,851	-£6,040,697	-£6,087,124	-£6,070,641
20%	71%	-£6,670,795	-£6,546,591	-£6,648,819	-£6,624,614	-£6,653,183	-£6,631,208
25%	71%	-£7,241,258	-£7,086,001	-£7,215,787	-£7,198,532	-£7,219,244	-£7,191,773
30%	71%	-£7,811,720	-£7,634,415	-£7,785,255	-£7,760,445	-£7,785,303	-£7,762,339
35%	71%	-£8,382,182	-£8,184,824	-£8,345,724	-£8,326,965	-£8,351,363	-£8,312,904
40%	71%	-£8,952,645	-£8,704,236	-£8,908,892	-£8,880,283	-£8,917,422	-£8,873,469
45%	71%	-£9,523,108	-£9,243,647	-£9,473,661	-£9,444,199	-£9,483,482	-£9,434,935
50%	71%	-£10,093,570	-£9,783,058	-£10,038,929	-£10,008,929	-£10,048,841	-£9,994,600
100%	71%	-£15,844,234	-£15,213,653	-£15,732,554	-£15,101,373	-£15,754,736	-£15,643,056
10%	75%	-£5,532,930	-£5,478,590	-£5,521,392	-£5,467,052	-£5,525,225	-£5,513,687
15%	75%	-£6,104,921	-£6,023,412	-£6,087,815	-£6,006,105	-£6,093,365	-£6,070,857
20%	75%	-£6,676,914	-£6,568,234	-£6,653,839	-£6,545,159	-£6,661,504	-£6,638,429
25%	75%	-£7,248,908	-£7,113,057	-£7,220,062	-£7,084,213	-£7,229,643	-£7,200,800
30%	75%	-£7,820,898	-£7,657,979	-£7,786,285	-£7,623,267	-£7,791,783	-£7,763,170
35%	75%	-£8,392,890	-£8,202,701	-£8,302,098	-£8,162,309	-£8,369,923	-£8,325,541
40%	75%	-£8,964,883	-£8,747,524	-£8,918,732	-£8,701,374	-£8,934,062	-£8,887,912
45%	75%	-£9,536,874	-£9,292,246	-£9,484,954	-£9,240,427	-£9,502,202	-£9,450,282
50%	75%	-£10,108,866	-£9,837,168	-£10,051,178	-£9,778,493	-£10,070,341	-£10,012,853
10%	60%	-£5,620,081	-£5,433,138	-£5,510,851	-£5,423,907	-£5,507,753	-£5,498,523
15%	60%	-£6,085,649	-£5,955,234	-£6,071,803	-£5,941,389	-£6,067,157	-£6,053,311
20%	60%	-£6,651,216	-£6,477,359	-£6,632,756	-£6,488,869	-£6,628,560	-£6,608,100
25%	60%	-£7,216,783	-£6,969,425	-£7,197,300	-£6,976,350	-£7,189,968	-£7,162,888
30%	60%	-£7,782,351	-£7,521,521	-£7,754,861	-£7,493,831	-£7,745,367	-£7,717,676
35%	60%	-£8,347,919	-£8,043,617	-£8,315,613	-£8,011,311	-£8,304,770	-£8,272,425
40%	60%	-£8,913,487	-£8,565,710	-£8,883,665	-£8,508,709	-£8,894,174	-£8,837,283
45%	60%	-£9,479,054	-£9,087,809	-£9,437,518	-£9,046,275	-£9,423,758	-£9,382,042
50%	60%	-£10,044,621	-£9,609,905	-£9,998,471	-£9,583,754	-£9,982,852	-£9,936,831

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,239,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
10%	71%	-£677,137	-£615,034	-£666,149	-£604,046	-£668,331	-£657,343
15%	71%	-£1,247,599	-£1,194,446	-£1,231,117	-£1,137,863	-£1,234,391	-£1,217,908
20%	71%	-£1,818,061	-£1,693,857	-£1,796,085	-£1,671,880	-£1,800,450	-£1,778,474
25%	71%	-£2,388,524	-£2,233,269	-£2,371,053	-£2,208,709	-£2,366,512	-£2,339,204
30%	71%	-£2,958,986	-£2,772,679	-£2,926,022	-£2,739,714	-£2,932,569	-£2,899,605
35%	71%	-£3,529,449	-£3,312,091	-£3,490,990	-£3,273,632	-£3,498,629	-£3,460,170
40%	71%	-£4,099,911	-£3,851,502	-£4,055,958	-£3,807,549	-£4,064,688	-£4,020,735
45%	71%	-£4,670,374	-£4,390,913	-£4,620,927	-£4,341,468	-£4,630,748	-£4,581,301
50%	71%	-£5,240,836	-£4,930,324	-£5,185,895	-£4,875,383	-£5,196,807	-£5,141,866
100%	71%	-£10,991,590	-£10,360,320	-£10,879,820	-£10,248,640	-£10,902,092	-£10,790,323
10%	75%	-£680,196	-£626,656	-£668,659	-£614,319	-£672,401	-£660,524
15%	75%	-£1,252,188	-£1,170,678	-£1,234,881	-£1,153,372	-£1,240,631	-£1,223,324
20%	75%	-£1,824,180	-£1,715,501	-£1,801,105	-£1,692,426	-£1,808,770	-£1,785,695
25%	75%	-£2,396,173	-£2,260,323	-£2,367,328	-£2,231,479	-£2,376,910	-£2,348,066
30%	75%	-£2,968,164	-£2,805,145	-£2,932,532	-£2,770,533	-£2,945,044	-£2,913,014
35%	75%	-£3,540,156	-£3,349,967	-£3,499,774	-£3,309,586	-£3,513,189	-£3,472,807
40%	75%	-£4,112,149	-£3,894,790	-£4,065,998	-£3,848,640	-£4,081,328	-£4,035,178
45%	75%	-£4,684,140	-£4,439,612	-£4,632,221	-£4,387,693	-£4,649,468	-£4,597,548
50%	75%	-£5,256,133	-£4,984,434	-£5,188,444	-£4,926,746	-£5,217,608	-£5,159,919
10%	60%	-£667,347	-£680,404	-£658,117	-£571,173	-£655,019	-£645,789
15%	60%	-£1,232,915	-£1,102,590	-£1,219,010	-£1,088,654	-£1,214,423	-£1,200,577
20%	60%	-£1,798,483	-£1,624,592	-£1,780,022	-£1,608,135	-£1,773,626	-£1,755,266
25%	60%	-£2,364,049	-£2,146,691	-£2,340,974	-£2,123,618	-£2,333,230	-£2,310,155
30%	60%	-£2,929,618	-£2,668,787	-£2,901,927	-£2,641,097	-£2,892,633	-£2,864,942
35%	60%	-£3,495,185	-£3,190,883	-£3,462,979	-£3,158,577	-£3,452,036	-£3,410,731
40%	60%	-£4,060,753	-£3,712,980	-£4,023,832	-£3,670,058	-£4,011,440	-£3,974,520
45%	60%	-£4,626,320	-£4,235,075	-£4,584,784	-£4,193,539	-£4,570,844	-£4,529,308
50%	60%	-£5,191,887	-£4,757,171	-£5,145,737	-£4,711,020	-£5,130,248	-£5,084,097

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£5,405,822	£5,405,822	£5,405,822	£5,405,822	£5,405,822	£5,405,822
10%	71%	£4,284,897	£4,326,999	£4,275,885	£4,337,987	£4,273,703	£4,284,691
15%	71%	£3,694,435	£3,787,598	£3,710,817	£3,804,071	£3,707,643	£3,724,126
20%	71%	£3,123,972	£3,245,176	£3,145,848	£3,270,153	£3,141,584	£3,163,660
25%	71%	£2,553,509	£2,708,766	£2,580,980	£2,736,236	£2,575,524	£2,602,995
30%	71%	£1,983,047	£2,169,354	£2,016,012	£2,202,319	£2,009,465	£2,042,429
35%	71%	£1,412,585	£1,629,943	£1,451,644	£1,688,402	£1,445,405	£1,481,884
40%	71%	£842,123	£1,090,532	£886,076	£1,134,484	£877,346	£921,259
45%	71%	£271,660	£551,120	£321,106	£600,568	£311,286	£380,732
50%	71%	£298,802	£111,710	£243,862	£85,850	£254,773	£199,833
100%	71%	£6,040,467	£5,418,296	£5,837,167	£5,308,606	£5,950,969	£5,648,269
10%	75%	£4,261,837	£4,316,178	£4,273,376	£4,327,715	£4,260,542	£4,281,080
15%	75%	£3,689,846	£3,771,355	£3,707,152	£3,788,661	£3,701,403	£3,718,710
20%	75%	£3,117,853	£3,223,833	£3,140,829	£3,249,808	£3,133,264	£3,158,339
25%	75%	£2,545,861	£2,681,711	£2,574,706	£2,710,554	£2,565,124	£2,593,988
30%	75%	£1,973,870	£2,136,888	£2,008,482	£2,171,501	£1,996,984	£2,031,598
35%	75%	£1,401,877	£1,592,066	£1,442,259	£1,632,447	£1,428,844	£1,469,227
40%	75%	£829,885	£1,042,244	£876,069	£1,093,394	£860,106	£906,855
45%	75%	£257,893	£502,422	£309,813	£554,340	£292,566	£344,485
50%	75%	£314,099	£422,401	£256,411	£15,288	£275,574	£217,886
10%	60%	£4,274,669	£4,361,630	£4,283,178	£4,370,869	£4,281,014	£4,298,246
15%	60%	£3,705,119	£3,835,534	£3,722,984	£3,853,379	£3,727,611	£3,744,366
20%	60%	£3,143,551	£3,317,438	£3,162,012	£3,335,898	£3,168,207	£3,186,668
25%	60%	£2,577,984	£2,795,342	£2,601,059	£2,818,417	£2,608,804	£2,631,879
30%	60%	£2,012,416	£2,273,246	£2,040,107	£2,300,936	£2,045,401	£2,077,081
35%	60%	£1,446,849	£1,751,151	£1,479,154	£1,783,456	£1,480,907	£1,522,303
40%	60%	£881,281	£1,229,054	£918,202	£1,265,975	£930,594	£967,514
45%	60%	£316,119	£706,956	£367,246	£748,484	£371,189	£419,725
50%	60%	£246,654	£184,862	£203,704	£23,013	£188,216	£142,063

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£4,538,875	-£4,538,875	-£4,538,875	-£4,538,875	-£4,538,875	-£4,538,875
10%	71%	-£5,679,800	-£5,679,800	-£5,688,812	-£5,606,710	-£5,670,994	-£5,660,006
15%	71%	-£6,250,252	-£6,157,109	-£6,533,700	-£6,140,626	-£6,221,054	-£6,201,571
20%	71%	-£6,820,724	-£6,696,521	-£6,798,749	-£6,674,544	-£6,803,113	-£6,781,137
25%	71%	-£7,391,188	-£7,235,931	-£7,363,717	-£7,208,461	-£7,369,173	-£7,347,702
30%	71%	-£7,961,650	-£7,715,345	-£7,628,685	-£7,473,378	-£7,935,233	-£7,912,368
35%	71%	-£8,532,112	-£8,314,754	-£8,493,653	-£8,276,295	-£8,501,292	-£8,482,333
40%	71%	-£9,102,574	-£8,894,165	-£9,058,621	-£8,810,212	-£9,067,351	-£9,023,388
45%	71%	-£9,673,037	-£9,383,577	-£9,623,590	-£9,344,129	-£9,633,411	-£9,593,864
50%	71%	-£10,243,499	-£9,952,987	-£10,188,559	-£9,878,046	-£10,199,470	-£10,144,530
100%	71%	-£15,994,163	-£15,962,983	-£15,882,483	-£15,251,303	-£15,904,686	-£15,792,886
10%	75%	-£5,682,860	-£5,628,519	-£5,671,321	-£5,610,982	-£5,675,154	-£5,663,617
15%	75%	-£6,254,851	-£6,173,342	-£6,237,545	-£6,156,035	-£6,243,284	-£6,225,987
20%	75%	-£6,826,843	-£6,718,164	-£6,803,788	-£6,695,089	-£6,811,433	-£6,788,358
25%	75%	-£7,398,836	-£7,262,986	-£7,369,991	-£7,234,142	-£7,378,673	-£7,350,729
30%	75%	-£7,970,827	-£7,807,908	-£7,936,215	-£7,773,196	-£7,947,713	-£7,919,999
35%	75%	-£8,542,820	-£8,350,631	-£8,502,439	-£8,312,260	-£8,516,852	-£8,485,420
40%	75%	-£9,114,812	-£8,897,453	-£9,068,661	-£8,851,303	-£9,083,991	-£9,037,341
45%	75%	-£9,686,804	-£9,442,275	-£9,634,884	-£9,390,357	-£9,652,131	-£9,600,212
50%	75%	-£10,258,796	-£9,987,096	-£10,001,108	-£9,698,499	-£10,220,271	-£10,162,949
10%	60%	-£5,670,010	-£5,583,067	-£5,660,781	-£5,573,837	-£5,657,653	-£5,648,452
15%	60%	-£6,235,578	-£6,105,163	-£6,221,733	-£6,091,318	-£6,217,086	-£6,203,241
20%	60%	-£6,801,145	-£6,627,259	-£6,782,685	-£6,608,799	-£6,776,489	-£6,758,029
25%	60%	-£7,366,713	-£7,145,365	-£7,345,289	-£7,133,268	-£7,335,369	-£7,316,618
30%	60%	-£7,932,281	-£7,671,450	-£7,904,590	-£7,643,761	-£7,895,256	-£7,867,506
35%	60%	-£8,497,848	-£8,193,545	-£8,465,543	-£8,161,241	-£8,454,700	-£8,422,394
40%	60%	-£9,063,416	-£8,715,643	-£9,026,495	-£8,678,722	-£9,016,103	-£8,977,683
45%	60%	-£9,628,984	-£9,237,739	-£9,587,447	-£9,196,403	-£9,574,508	-£9,531,174
50%	60%	-£10,194,551	-£9,759,834	-£10,148,401	-£9,713,684	-£10,132,911	-£10,086,760

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,120,807	£1,182,710	£1,131,595	£1,129,413	£1,120,807	£1,140,400
10%	71%	£550,145	£643,298	£566,627	£589,781	£563,353	£579,836
15%	71%	£20,317	£105,587	£1,655	£15,984	£22,798	£19,270
20%	71%	-£560,760	-£435,524	-£563,309	-£408,054	-£568,766	-£544,295
30%	71%	-£1,161,242	-£974,935	-£1,128,278	-£941,970	-£1,134,825	-£1,101,861
35%	71%	-£1,731,705	-£1,514,347	-£1,693,246	-£1,475,889	-£1,700,885	-£1,662,426
40%	71%	-£2,302,167	-£2,053,758	-£2,262,714	-£2,008,805	-£2,269,841	-£2,222,891
45%	71%	-£2,872,630	-£2,593,169	-£2,823,183	-£2,543,722	-£2,833,004	-£2,783,557
50%	71%	-£3,443,092	-£3,132,580	-£3,388,151	-£3,077,639	-£3,399,053	-£3,344,122
100%	71%	-£9,109,256	-£8,927,578	-£9,029,076	-£8,490,895	-£9,104,256	-£8,922,578
10%	75%	£1,117,546	£1,171,866	£1,109,086	£1,103,425	£1,113,293	£1,133,706
15%	75%	£545,656	£627,066	£562,863	£644,372	£557,113	£574,420
20%	75%	£26,436	£89,245	£3,961	£105,318	£11,026	£19,049
25%	75%	£688,479	£862,579	£694,574	£868,676	£683,735	£678,168
30%	75%	£1,170,420	£1,007,401	£1,135,808	£972,780	£1,147,305	£1,112,862
35%	75%	£1,742,412	£1,552,223	£1,702,030	£1,511,842	£1,715,445	£1,675,063
40%	75%	£2,314,405	£2,097,046	£2,268,254	£2,050,895	£2,283,594	£2,237,434
45%	75%	£2,886,396	£2,641,892	£2,834,477	£2,590,949	£2,851,724	£2,799,804
50%	75%	£3,458,389	£3,186,690	£3,400,700	£3,129,002	£3,419,864	£3,362,175
10%	60%	£1,130,397	£1,217,340	£1,139,627	£1,226,571	£1,142,725	£1,151,955
15%	60%	£564,526	£695,244	£578,074	£709,590	£563,321	£597,167
20%	60%	£7,089	£173,146	£1,742	£101,692	£93,915	£42,376
25%	60%	£566,305	£648,947	£543,230	£625,872	£535,486	£512,411
30%	60%	£1,137,874	£871,043	£1,104,183	£843,353	£1,094,889	£1,067,198
35%	60%	£1,697,441	£1,363,190	£1,665,135	£1,360,833	£1,654,292	£1,621,987
40%	60%	£2,263,009	£1,915,236	£2,226,088	£1,878,314	£2,213,696	£2,176,776
45%	60%	£2,828,576	£2,437,331	£2,787,040	£2,395,795	£2,773,100	£2,731,564
50%	60%	£3,394,143	£2,959,427	£3,347,693	£2,919,276	£3,332,504	£3,286,353

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£5,405,822	£5,405,822	£5,405,822	£5,405,822	£5,405,822	£5,405,822
10%	71%	£4,264,897	£4,326,999	£4,275,885	£4,337,987	£4,273,703	£4,284,691
15%	71%	£3,694,435	£3,787,588	£3,710,917	£3,804,071	£3,707,643	£3,724,126
20%	71%	£3,123,972	£3,248,176	£3,145,946	£3,270,153	£3,141,584	£3,163,560
25%	71%	£2,553,509	£2,708,766	£2,580,980	£2,736,236	£2,575,524	£2,602,995
30%	71%	£1,983,047	£2,169,354	£2,016,012	£2,202,319	£2,009,465	£2,042,429
35%	71%	£1,412,585	£1,629,943	£1,451,044	£1,668,402	£1,443,405	£1,481,964
40%	71%	£842,123	£1,090,532	£886,076	£1,134,484	£877,346	£921,299
45%	71%	£271,660	£551,120	£321,106	£600,568	£311,288	£380,732
50%	71%	£286,803	£11,710	£243,862	£66,850	£254,773	£199,833
100%	71%	-£6,049,467	-£3,416,286	-£5,937,787	-£5,306,606	-£5,959,969	-£5,848,289
10%	75%	£4,261,837	£4,316,178	£4,273,376	£4,327,715	£4,269,542	£4,281,080
15%	75%	£3,689,846	£3,771,355	£3,707,152	£3,788,661	£3,701,403	£3,718,710
20%	75%	£3,117,853	£3,220,533	£3,140,926	£3,249,608	£3,133,264	£3,156,339
25%	75%	£2,545,861	£2,681,711	£2,574,706	£2,710,554	£2,565,124	£2,593,988
30%	75%	£1,973,870	£2,136,888	£2,008,462	£2,171,501	£1,996,984	£2,031,598
35%	75%	£1,401,877	£1,592,066	£1,442,259	£1,632,447	£1,426,944	£1,469,227
40%	75%	£829,885	£1,047,244	£876,039	£1,093,394	£860,705	£906,855
45%	75%	£257,893	£502,422	£309,813	£554,340	£292,566	£344,485
50%	75%	£314,999	£42,401	£256,411	£15,289	£275,574	£217,896
10%	60%	£4,274,687	£4,361,630	£4,283,816	£4,370,860	£4,287,044	£4,299,455
15%	60%	£3,709,119	£3,839,534	£3,722,964	£3,853,379	£3,727,611	£3,741,456
20%	60%	£3,143,551	£3,317,438	£3,162,012	£3,335,898	£3,168,207	£3,186,688
25%	60%	£2,577,984	£2,795,342	£2,601,059	£2,818,417	£2,608,804	£2,631,879
30%	60%	£2,012,416	£2,273,246	£2,040,197	£2,300,936	£2,040,401	£2,077,691
35%	60%	£1,446,849	£1,751,151	£1,479,154	£1,783,456	£1,489,997	£1,522,303
40%	60%	£881,281	£1,229,054	£918,202	£1,265,975	£930,594	£967,514
45%	60%	£315,115	£706,958	£351,299	£748,404	£371,189	£412,725
50%	60%	£249,854	£184,862	£203,704	£231,013	£188,214	£142,063

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 2		CIL Zone	2
		Value Area	High
No Units	30	Sales value inflation	0%
Site Area	0.47 Ha	Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£9,257,972	£9,257,972	£9,257,972	£9,257,972	£9,257,972	£9,257,972
10%	71%	£8,051,104	£8,114,402	£8,061,667	£8,124,964	£8,042,118	£8,052,680
15%	71%	£7,447,619	£7,542,618	£7,465,495	£7,562,491	£7,434,191	£7,450,035
20%	71%	£6,844,237	£6,970,833	£6,865,302	£6,991,958	£6,826,264	£6,847,950
25%	71%	£6,240,803	£6,399,049	£6,267,210	£6,425,455	£6,218,339	£6,244,744
30%	71%	£5,637,371	£5,827,264	£5,669,058	£5,858,952	£5,610,412	£5,642,099
35%	71%	£5,033,937	£5,255,480	£5,070,905	£5,292,448	£5,002,485	£5,039,454
40%	71%	£4,430,503	£4,683,695	£4,472,753	£4,725,945	£4,394,558	£4,436,807
45%	71%	£3,827,070	£4,111,910	£3,874,601	£4,159,441	£3,786,631	£3,834,162
50%	71%	£3,223,636	£3,540,127	£3,276,448	£3,592,938	£3,178,704	£3,231,517
100%	71%	£2,620,202	£2,968,343	£2,672,295	£2,740,984	£2,549,020	£2,600,669
10%	75%	£8,048,066	£8,103,452	£8,059,157	£8,114,543	£8,040,204	£8,051,295
15%	75%	£7,443,114	£7,526,193	£7,459,749	£7,542,828	£7,431,320	£7,447,955
20%	75%	£6,838,161	£6,948,933	£6,860,342	£6,971,114	£6,822,436	£6,840,818
25%	75%	£6,233,209	£6,371,673	£6,260,936	£6,399,400	£6,213,552	£6,241,278
30%	75%	£5,628,257	£5,794,414	£5,661,528	£5,827,685	£5,604,668	£5,637,939
35%	75%	£5,023,304	£5,217,154	£5,062,121	£5,255,971	£4,995,784	£5,034,601
40%	75%	£4,418,351	£4,639,893	£4,462,713	£4,684,256	£4,396,909	£4,435,261
45%	75%	£3,813,398	£4,062,635	£3,863,306	£4,112,542	£3,778,015	£3,827,923
50%	75%	£3,208,446	£3,485,375	£3,263,898	£3,540,827	£3,169,131	£3,224,584
60%	75%	£2,603,493	£2,908,115	£2,669,642	£3,023,316	£2,543,246	£2,607,118
15%	60%	£7,462,254	£7,595,179	£7,475,562	£7,608,487	£7,443,382	£7,456,691
20%	60%	£6,863,680	£7,040,915	£6,881,426	£7,058,659	£6,838,519	£6,856,264
25%	60%	£6,265,106	£6,486,651	£6,287,289	£6,508,832	£6,233,656	£6,255,837
30%	60%	£5,666,532	£5,932,387	£5,693,152	£5,951,024	£5,628,733	£5,655,410
35%	60%	£5,067,958	£5,378,123	£5,099,016	£5,409,176	£5,023,929	£5,054,983
40%	60%	£4,469,384	£4,823,859	£4,504,879	£4,859,348	£4,419,066	£4,454,556
45%	60%	£3,870,810	£4,269,595	£3,906,905	£4,309,620	£3,814,203	£3,854,129
50%	60%	£3,272,236	£3,715,329	£3,310,606	£3,759,892	£3,209,340	£3,253,702

Residual Land values compared to benchmark land values  
Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£33,041,887	£33,041,887	£33,041,887	£33,041,887	£33,041,887	£33,041,887
10%	71%	£34,184,487	£34,184,487	£34,184,487	£34,184,487	£34,184,487	£34,184,487
15%	71%	£34,852,189	£34,757,241	£34,536,344	£34,741,988	£34,663,658	£34,849,824
20%	71%	£35,455,622	£35,329,028	£35,434,497	£35,307,901	£35,473,599	£35,452,469
25%	71%	£36,059,055	£35,901,810	£36,032,649	£35,874,404	£36,081,520	£36,059,115
30%	71%	£36,662,488	£35,474,592	£36,636,801	£35,446,807	£36,640,447	£36,617,799
35%	71%	£37,265,922	£37,044,374	£37,239,954	£37,007,411	£37,297,374	£37,260,405
40%	71%	£37,869,355	£37,618,156	£37,842,106	£37,573,914	£37,905,301	£37,863,052
45%	71%	£38,472,789	£38,187,940	£38,435,258	£38,140,418	£38,513,228	£38,469,669
50%	71%	£39,076,222	£38,759,722	£39,038,411	£38,706,921	£39,121,155	£39,076,222
100%	71%	£45,156,528	£44,513,195	£45,049,176	£44,405,843	£45,247,861	£45,140,508
10%	75%	£34,251,793	£34,198,407	£34,240,702	£34,185,516	£34,259,655	£34,248,554
15%	75%	£34,656,745	£34,774,060	£34,840,110	£34,757,031	£34,668,539	£34,656,387
20%	75%	£35,461,698	£35,350,926	£35,439,517	£35,328,745	£35,477,423	£35,455,243
25%	75%	£36,066,650	£35,928,186	£36,038,923	£35,900,459	£36,086,307	£36,068,511
30%	75%	£36,671,602	£36,505,445	£36,638,331	£36,472,174	£36,695,191	£36,671,602
35%	75%	£37,276,554	£37,082,704	£37,237,738	£37,043,898	£37,304,075	£37,276,554
40%	75%	£37,881,506	£37,659,963	£37,837,146	£37,615,603	£37,912,960	£37,868,598
45%	75%	£38,486,458	£38,237,222	£38,436,553	£38,187,317	£38,521,844	£38,471,936
50%	75%	£39,091,410	£38,814,481	£39,035,961	£38,759,023	£39,130,728	£39,076,222
10%	60%	£34,239,033	£34,150,416	£34,230,160	£34,141,543	£34,251,614	£34,242,741
15%	60%	£34,837,605	£34,704,690	£34,824,297	£34,691,372	£34,856,477	£34,843,168
20%	60%	£35,436,179	£35,282,944	£35,418,433	£35,241,200	£35,461,340	£35,443,595
25%	60%	£36,034,751	£35,861,199	£36,019,570	£35,791,027	£36,060,203	£36,044,027
30%	60%	£36,633,324	£36,367,472	£36,606,707	£36,340,855	£36,671,098	£36,644,449
35%	60%	£37,231,896	£36,921,738	£37,200,843	£36,890,883	£37,275,990	£37,244,876
40%	60%	£37,830,470	£37,476,000	£37,784,880	£37,440,611	£37,890,793	£37,845,383
45%	60%	£38,429,044	£38,030,264	£38,389,116	£37,990,339	£38,485,656	£38,445,330
50%	60%	£39,027,618	£38,584,530	£38,983,253	£38,540,167	£39,080,519	£39,046,157

Residual Land values compared to benchmark land values  
Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£25,734,185	£25,734,185	£25,734,185	£25,734,185	£25,734,185	£25,734,185
10%	71%	£25,941,533	£25,878,234	£25,930,970	£25,867,672	£25,950,518	£25,939,556
15%	71%	£26,544,985	£26,459,019	£26,529,122	£26,434,175	£26,559,445	£26,542,602
20%	71%	£27,148,437	£27,039,803	£27,137,274	£27,000,978	£27,166,371	£27,146,247
25%	71%	£27,751,889	£27,593,587	£27,725,427	£27,567,182	£27,774,298	£27,747,892
30%	71%	£28,355,341	£28,165,371	£28,323,579	£28,133,885	£28,382,225	£28,350,538
35%	71%	£28,958,793	£28,737,155	£28,921,731	£28,700,188	£28,980,152	£28,953,183
40%	71%	£29,562,245	£29,308,939	£29,549,883	£29,268,991	£29,639,079	£29,608,609
45%	71%	£30,165,697	£29,880,723	£30,118,036	£29,833,196	£30,206,005	£30,158,475
50%	71%	£30,769,149	£30,452,507	£30,716,188	£30,399,899	£30,813,932	£30,761,120
100%	71%	£36,849,398	£36,205,973	£36,741,954	£36,098,921	£36,840,638	£36,833,298
10%	75%	£25,944,570	£25,889,184	£25,933,480	£25,878,094	£25,952,433	£25,941,342
15%	75%	£26,549,523	£26,466,444	£26,532,887	£26,449,808	£26,561,317	£26,544,681
20%	75%	£27,154,475	£27,043,704	£27,132,294	£27,021,523	£27,170,201	£27,148,021
25%	75%	£27,759,427	£27,629,920	£27,737,449	£27,605,227	£27,785,079	£27,759,427
30%	75%	£28,364,380	£28,168,223	£28,331,109	£28,164,952	£28,387,969	£28,354,989
35%	75%	£28,969,333	£28,775,483	£28,930,516	£28,736,969	£28,998,853	£28,959,036
40%	75%	£29,574,285	£29,382,742	£29,538,469	£29,389,381	£29,607,737	£29,561,313
45%	75%	£30,179,238	£29,990,002	£30,129,317	£29,899,095	£30,214,621	£30,164,714
50%	75%	£30,784,191	£30,507,262	£30,728,738	£30,451,810	£30,823,509	£30,768,053
10%	60%	£25,931,811	£25,843,184	£25,922,938	£25,834,391	£25,944,391	£25,935,519
15%	60%	£26,536,763	£26,397,458	£26,527,090	£26,388,149	£26,538,256	£26,529,424
20%	60%	£27,141,715	£26,951,722	£27,111,211	£26,933,977	£27,154,118	£27,136,372
25%	60%	£27,746,667	£27,505,986	£27,705,348	£27,483,905	£27,758,981	£27,739,799
30%	60%	£28,351,619	£28,060,250	£28,299,484	£28,033,833	£28,363,844	£28,337,236
35%	60%	£28,956,571	£28,614,514	£28,933,621	£28,583,461	£28,969,707	£28,937,653
40%	60%	£29,561,523	£29,168,778	£29,487,757	£29,133,289	£29,573,570	£29,538,081
45%	60%	£30,166,475	£29,723,042	£30,081,884	£29,683,116	£30,178,434	£30,138,508
50%	60%	£30,771,427	£30,277,307	£30,676,031	£30,232,844	£30,783,297	£30,738,935

Residual Land values compared to benchmark land values  
Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£10,271,403	£10,271,403	£10,271,403	£10,271,403	£10,271,403	£10,271,403
10%	71%	£11,487,273	£11,414,972	£11,487,798	£11,404,410	£11,487,257	£11,476,695
15%	71%	£12,081,704	£11,966,757	£12,065,360	£11,970,914	£12,095,184	£12,079,340
20%	71%	£12,685,135	£12,558,542	£12,664,012	£12,537,417	£12,703,110	£12,681,985
25%	71%	£13,288,571	£13,139,326	£13,262,165	£13,103,920	£13,311,039	£13,284,631
30%	71%	£13,892,002	£13,702,110	£13,860,317	£13,670,423	£13,918,963	£13,891,276
35%	71%	£14,495,438	£14,273,895	£14,458,470	£14,236,926	£14,526,890	£14,489,921
40%	71%	£15,098,872	£14,845,680	£15,056,622	£14,803,430	£15,134,817	£15,092,568
45%	71%	£15,702,305	£15,417,465	£15,654,774	£15,369,934	£15,742,744	£15,695,213
50%	71%	£16,305,739	£15,989,248	£16,252,927	£15,936,437	£16,350,671	£16,297,858
100%	71%	£22,380,044	£21,742,711	£22,278,692	£21,635,359	£22,477,378	£22,370,024
10%	75%	£11,481,308	£11,425,923	£11,470,218	£11,414,832	£11,489,171	£11,478,0

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£3,725,265	-£3,725,265	-£3,725,265	-£3,725,265	-£3,725,265	-£3,725,265
10%	71%	-£4,032,133	-£4,068,934	-£4,921,570	-£4,869,272	-£4,941,119	-£4,809,556
15%	71%	-£5,535,566	-£5,440,619	-£5,519,722	-£5,424,775	-£5,540,045	-£5,533,202
20%	71%	-£6,138,999	-£6,012,404	-£6,117,874	-£5,991,279	-£6,156,972	-£6,135,847
25%	71%	-£6,742,433	-£6,584,188	-£6,716,027	-£6,557,782	-£6,764,899	-£6,738,492
30%	71%	-£7,345,866	-£7,155,972	-£7,341,180	-£7,104,285	-£7,351,826	-£7,324,158
35%	71%	-£7,949,300	-£7,727,757	-£7,912,331	-£7,690,788	-£7,960,752	-£7,943,783
40%	71%	-£8,552,734	-£8,299,542	-£8,510,484	-£8,257,291	-£8,586,679	-£8,546,429
45%	71%	-£9,156,167	-£8,871,326	-£9,108,636	-£8,823,796	-£9,186,606	-£9,149,075
50%	71%	-£9,759,601	-£9,443,110	-£9,706,788	-£9,390,299	-£9,804,532	-£9,751,720
100%	71%	-£15,839,908	-£15,166,673	-£15,732,654	-£15,689,221	-£15,931,238	-£15,823,886
10%	75%	-£4,035,170	-£4,879,794	-£4,924,080	-£4,868,694	-£4,943,033	-£4,831,942
15%	75%	-£5,540,123	-£5,457,044	-£5,523,487	-£5,440,408	-£5,551,917	-£5,535,281
20%	75%	-£6,145,076	-£6,034,304	-£6,122,894	-£6,012,123	-£6,160,801	-£6,138,621
25%	75%	-£6,750,029	-£6,611,563	-£6,722,301	-£6,583,837	-£6,769,685	-£6,741,959
30%	75%	-£7,354,982	-£7,188,823	-£7,321,709	-£7,155,552	-£7,378,569	-£7,345,298
35%	75%	-£7,959,935	-£7,766,085	-£7,921,116	-£7,727,266	-£7,987,453	-£7,948,636
40%	75%	-£8,564,888	-£8,343,342	-£8,520,524	-£8,298,981	-£8,596,337	-£8,551,975
45%	75%	-£9,169,841	-£8,920,602	-£9,119,031	-£8,870,695	-£9,205,221	-£9,155,314
50%	75%	-£9,774,794	-£9,497,862	-£9,713,388	-£9,442,410	-£9,814,105	-£9,758,653
10%	60%	-£4,022,411	-£4,833,794	-£4,913,538	-£4,824,921	-£4,934,991	-£4,926,119
15%	60%	-£5,520,983	-£5,388,058	-£5,507,675	-£5,374,749	-£5,530,854	-£5,526,546
20%	60%	-£6,119,557	-£5,942,322	-£6,101,811	-£5,924,577	-£6,144,715	-£6,126,973
25%	60%	-£6,718,131	-£5,496,586	-£6,695,045	-£5,474,405	-£6,740,581	-£6,721,369
30%	60%	-£7,316,705	-£7,050,850	-£7,290,084	-£7,024,233	-£7,354,444	-£7,327,826
35%	60%	-£7,915,279	-£7,695,114	-£7,884,221	-£7,674,081	-£7,959,307	-£7,929,253
40%	60%	-£8,513,853	-£8,339,378	-£8,473,367	-£8,253,889	-£8,594,170	-£8,558,681
45%	60%	-£9,112,427	-£8,913,642	-£9,072,494	-£8,673,716	-£9,189,034	-£9,129,108
50%	60%	-£9,710,999	-£9,267,907	-£9,656,631	-£9,223,544	-£9,773,897	-£9,729,535

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,489,909	-£1,489,909	-£1,489,909	-£1,489,909	-£1,489,909	-£1,489,909
10%	71%	-£79,399	-£16,100	-£98,636	-£5,538	-£86,385	-£77,823
15%	71%	-£682,832	-£587,875	-£666,988	-£572,042	-£696,312	-£680,468
20%	71%	-£1,286,295	-£1,159,670	-£1,265,140	-£1,138,545	-£1,304,235	-£1,283,113
25%	71%	-£1,889,808	-£1,731,454	-£1,863,265	-£1,705,048	-£1,912,184	-£1,885,759
30%	71%	-£2,493,132	-£2,303,238	-£2,461,445	-£2,271,551	-£2,520,091	-£2,488,404
35%	71%	-£3,096,566	-£2,875,023	-£3,059,598	-£2,838,054	-£3,128,618	-£3,091,049
40%	71%	-£3,700,000	-£3,446,808	-£3,657,750	-£3,404,568	-£3,735,945	-£3,693,096
45%	71%	-£4,303,433	-£4,018,593	-£4,255,502	-£3,971,062	-£4,343,872	-£4,296,341
50%	71%	-£4,906,867	-£4,590,376	-£4,854,055	-£4,537,565	-£4,951,799	-£4,898,986
100%	71%	-£10,987,172	-£10,343,839	-£10,879,820	-£10,296,487	-£11,078,504	-£10,971,162
10%	75%	-£124,026	-£27,051	-£71,346	-£3,960	-£92,299	-£79,298
15%	75%	-£687,389	-£604,310	-£670,754	-£587,674	-£699,183	-£682,548
20%	75%	-£1,292,342	-£1,181,570	-£1,270,160	-£1,159,389	-£1,308,667	-£1,285,887
25%	75%	-£1,897,294	-£1,758,830	-£1,869,567	-£1,731,103	-£1,916,951	-£1,889,225
30%	75%	-£2,502,246	-£2,336,059	-£2,468,919	-£2,302,819	-£2,520,806	-£2,492,564
35%	75%	-£3,107,199	-£2,913,349	-£3,068,382	-£2,874,532	-£3,134,719	-£3,095,902
40%	75%	-£3,712,152	-£3,490,609	-£3,657,790	-£3,446,247	-£3,743,603	-£3,699,242
45%	75%	-£4,317,104	-£4,057,868	-£4,261,187	-£4,017,961	-£4,352,488	-£4,302,580
50%	75%	-£4,922,057	-£4,645,128	-£4,866,605	-£4,589,676	-£4,961,372	-£4,905,919
10%	60%	-£69,677	£18,940	-£80,804	£27,813	-£82,258	-£73,385
15%	60%	-£665,249	-£535,324	-£654,941	-£522,015	-£687,120	-£673,812
20%	60%	-£1,268,823	-£1,089,588	-£1,249,077	-£1,071,844	-£1,291,984	-£1,274,239
25%	60%	-£1,865,395	-£1,643,852	-£1,843,214	-£1,621,671	-£1,896,847	-£1,874,666
30%	60%	-£2,463,968	-£2,198,116	-£2,437,350	-£2,171,499	-£2,501,710	-£2,475,093
35%	60%	-£3,062,540	-£2,752,380	-£3,031,487	-£2,721,927	-£3,106,574	-£3,075,519
40%	60%	-£3,661,114	-£3,306,644	-£3,625,624	-£3,271,155	-£3,711,436	-£3,675,947
45%	60%	-£4,259,688	-£3,860,908	-£4,219,760	-£3,820,982	-£4,316,300	-£4,276,374
50%	60%	-£4,858,259	-£4,415,173	-£4,813,897	-£4,370,811	-£4,921,163	-£4,876,801

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£8,069,503	£8,069,503	£8,069,503	£8,069,503	£8,069,503	£8,069,503
10%	71%	£4,862,635	£4,925,933	£4,873,198	£4,936,495	£4,853,649	£4,884,211
15%	71%	£4,259,202	£4,354,148	£4,275,045	£4,369,892	£4,245,722	£4,281,566
20%	71%	£3,655,768	£3,782,364	£3,676,863	£3,803,489	£3,637,795	£3,688,920
25%	71%	£3,052,334	£3,210,580	£3,078,741	£3,236,985	£3,029,869	£3,056,275
30%	71%	£2,448,901	£2,638,795	£2,480,588	£2,670,482	£2,421,942	£2,453,630
35%	71%	£1,845,467	£2,287,010	£1,882,436	£2,193,879	£1,814,316	£1,830,964
40%	71%	£1,242,033	£1,495,226	£1,284,284	£1,537,476	£1,206,089	£1,248,338
45%	71%	£638,600	£923,441	£686,131	£970,972	£598,162	£645,693
50%	71%	£25,187	£31,567	£37,979	£40,465	-£9,765	£13,947
100%	71%	£9,045,139	£9,401,806	£9,937,767	£9,294,454	£9,196,871	£9,029,119
10%	75%	£4,859,597	£4,914,983	£4,870,688	£4,926,074	£4,851,734	£4,862,825
15%	75%	£4,254,644	£4,337,724	£4,271,290	£4,344,359	£4,242,850	£4,259,486
20%	75%	£3,649,692	£3,769,463	£3,671,873	£3,782,845	£3,633,969	£3,656,147
25%	75%	£3,044,740	£3,183,204	£3,072,466	£3,210,930	£3,025,082	£3,052,300
30%	75%	£2,439,787	£2,605,945	£2,473,058	£2,639,216	£2,416,198	£2,449,469
35%	75%	£1,834,835	£2,028,684	£1,873,652	£2,067,501	£1,807,314	£1,846,131
40%	75%	£1,229,882	£1,451,925	£1,274,244	£1,465,787	£1,199,439	£1,242,752
45%	75%	£624,929	£874,196	£674,837	£924,072	£589,546	£630,544
50%	75%	£19,976	£296,305	£75,429	£352,358	-£19,338	£36,115
10%	60%	£4,873,577	£4,969,979	£4,911,229	£4,969,846	£4,888,778	£4,888,649
15%	60%	£4,273,784	£4,406,709	£4,287,095	£4,420,018	£4,254,913	£4,288,222
20%	60%	£3,675,211	£3,852,445	£3,692,956	£3,870,190	£3,650,049	£3,667,795
25%	60%	£3,076,638	£3,298,181	£3,098,820	£3,320,363	£3,045,187	£3,067,368
30%	60%	£2,478,066	£2,743,917	£2,504,683	£2,770,635	£2,440,324	£2,466,941
35%	60%	£1,879,493	£2,189,653	£1,910,547	£2,229,708	£1,835,480	£1,868,514
40%	60%	£1,280,920	£1,635,389	£1,316,410	£1,670,878	£1,230,597	£1,266,086
45%	60%	£682,247	£1,081,126	£722,273	£1,121,051	£625,733	£665,659
50%	60%	£83,775	£56,860	£108,137	£57,123	£20,870	£66,432

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£3,875,194	-£3,875,194	-£3,875,194	-£3,875,194	-£3,875,194	-£3,875,194
10%	71%	-£5,082,062	-£5,018,764	-£5,071,499	-£5,008,202	-£5,091,048	-£5,080,486
15%	71%	-£5,685,406	-£5,596,549	-£5,663,651	-£5,614,705	-£5,688,376	-£5,683,151
20%	71%	-£6,288,829	-£6,162,333	-£6,267,804	-£6,141,208	-£6,306,902	-£6,285,777
25%	71%	-£6,892,363	-£6,734,117	-£6,865,956	-£6,707,711	-£6,914,828	-£6,888,422
30%	71%	-£7,495,796	-£7,305,900	-£7,469,398	-£7,374,815	-£7,522,754	-£7,501,067
35%	71%	-£8,099,230	-£7,877,686	-£8,062,281	-£7,940,718	-£8,130,681	-£8,093,713
40%	71%	-£8,702,663	-£8,449,471	-£8,660,413	-£8,407,221	-£8,738,608	-£8,696,359
45%	71%	-£9,306,096	-£9,021,256	-£9,258,596	-£8,973,725	-£9,346,535	-£9,299,004
50%	71%	-£9,909,530	-£9,593,040	-£9,856,718	-£9,560,226	-£9,954,462	-£9,901,650
100%	71%	-£15,089,838	-£15,348,503	-£15,882,483	-£15,239,150	-£16,081,168	-£15,973,816
10%	75%	-£5,085,100	-£5,029,714	-£5,074,009	-£5,018,623	-£5,092,962	-£5,081,872
15%	75%	-£5,689,052	-£5,608,973	-£5,673,417	-£5,593,338	-£5,701,846	-£5,695,211
20%	75%	-£6,292,005	-£6,184,234	-£6,272,824	-£6,162,052	-£6,310,731	-£6,288,550
25%	75%	-£6,895,957	-£6,761,493	-£6,872,231	-£6,733,767	-£6,919,615	-£6,891,888
30%	75%	-£7,500,910	-£7,358,752	-£7,471,638	-£7,395,481	-£7,528,499	-£7,495,228
35%	75%	-£8,105,862	-£7,916,013	-£8,071,065	-£7,877,186	-£8,137,383	-£8,098,556
40%	75%	-£8,710,815	-£8,493,272	-£8,670,453	-£8,448,910	-£8,746,267	-£8,701,905
45%	75%	-£9,315,768	-£9,070,531	-£9,259,880	-£9,020,625	-£9,355,151	-£9,305,243
50%	75%	-£9,920,721	-£9,647,790	-£9,869,286	-£9,669,339	-£9,964,038	-£9,908,582
10%	60%	-£5,072,340	-£4,983,723	-£5,063,467	-£4,974,851	-£5,084,921	-£5,076,048
15%	60%	-£5,670,913	-£5,537,987	-£5,657,604	-£5,524,679	-£5,689,784	-£5,678,475
20%	60%	-£6,269,486	-£6,092,251	-£6,251,741	-£6,074,507	-£6,294,648	-£6,276,902
25%	60%	-£6,868,059	-£6,700,517	-£6,846,577	-£6,654,334	-£6,899,510	-£6,873,329
30%	60%	-£7,466,631	-£7,200,780	-£7,440,014	-£7,174,162	-£7,504,373	-£7,477,758
35%	60%	-£8,065,204	-£7,755,044	-£8,034,150	-£7,723,930	-£8,109,237	-£8,078,183
40%	60%	-£8,663,777	-£8,309,308	-£8,628,297	-£8,273,819	-£8,714,100	-£8,678,611
45%	60%	-£9,262,350	-£8,863,572	-£9,222,423	-£8,803,446	-£9,315,964	-£9,279,036
50%	60%	-£9,860,922	-£9,417,837	-£9,816,580	-£9,373,474	-£9,923,826	-£9,879,465

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,718,345	£1,781,844	£1,728,908	£1,792,208	£1,709,359	£1,719,921
10%	71%	£1,114,912	£1,209,859	£1,130,796	£1,226,702	£1,101,432	£1,117,276
15%	71%	£511,478	£638,074	£522,609	£608,199	£493,326	£514,851
20%	71%	-£91,365	£98,290	-£265,540	£90,696	-£114,420	-£88,015
30%	71%	-£695,388	-£505,494	-£663,701	-£473,807	-£722,347	-£680,660
35%	71%	-£1,298,822	-£1,077,279	-£1,261,854	-£1,040,310	-£1,330,274	-£1,293,305
40%	71%	-£1,902,256	-£1,549,094	-£1,865,096	-£1,368,814	-£1,938,201	-£1,895,952
45%	71%	-£2,505,690	-£2,220,849	-£2,468,158	-£2,173,318	-£2,546,128	-£2,498,597
50%	71%	-£3,109,123	-£2,792,632	-£3,056,311	-£2,739,821	-£3,154,055	-£3,101,242
100%	71%	-£9,189,428	-£8,949,095	-£9,082,078	-£8,698,740	-£9,280,780	-£9,172,409
10%	75%	£1,107,858	£1,170,858	£1,126,368	£1,181,264	£1,107,445	£1,118,534
15%	75%	£1,110,355	£1,193,434	£1,126,900	£1,210,070	£1,088,561	£1,115,198
20%	75%	£505,402	£616,174	£527,584	£638,355	£498,607	£511,867
25%	75%	-£98,660	£198,660	-£271,821	£198,660	-£119,807	-£91,481
30%	75%	-£704,502	-£538,345	-£671,231	-£505,074	-£728,091	-£694,820
35%	75%	-£1,309,455	-£1,115,605	-£1,270,638	-£1,076,788	-£1,336,975	-£1,298,158
40%	75%	-£1,914,408	-£1,692,865	-£1,870,048	-£1,648,503	-£1,945,859	-£1,901,498
45%	75%	-£2,519,360	-£2,219,820	-£2,460,453	-£2,202,217	-£2,544,744	-£2,504,536
50%	75%	-£3,124,313	-£2,847,384	-£3,068,861	-£2,791,932	-£3,163,628	-£3,108,175
10%	60%	£1,728,067	£1,816,684	£1,736,940	£1,825,557	£1,715,488	£1,724,359
15%	60%	£1,129,496	£1,262,420	£1,142,803	£1,275,729	£1,110,524	£1,123,932
20%	60%	£63,921	£108,196	£48,960	£75,360	£55,780	£62,355
25%	60%	-£67,651	£153,892	-£45,470	£176,073	-£99,103	-£76,922
30%	60%	-£366,224	£400,372	-£639,606	£373,755	-£703,966	-£677,349
35%	60%	-£1,284,796	-£954,636	-£1,233,743	-£923,583	-£1,308,830	-£1,277,715
40%	60%	-£1,883,370	-£1,508,900	-£1,827,880	-£1,473,411	-£1,913,692	-£1,878,203
45%	60%	-£2,481,942	-£2,063,164	-£2,422,016	-£2,023,238	-£2,516,556	-£2,478,630
50%	60%	-£3,080,515	-£2,617,429	-£3,016,153	-£2,573,087	-£3,123,419	-£3,079,057

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£6,089,803	£6,089,803	£6,089,803	£6,089,803	£6,089,803	£6,089,803
10%	71%	£4,862,635	£4,925,933	£4,873,198	£4,936,495	£4,853,649	£4,864,211
15%	71%	£4,259,202	£4,364,146	£4,273,045	£4,389,892	£4,245,722	£4,261,566
20%	71%	£3,655,768	£3,782,364	£3,676,893	£3,803,489	£3,637,795	£3,658,920
25%	71%	£3,052,334	£3,210,580	£3,078,741	£3,236,985	£3,029,889	£3,056,276
30%	71%	£2,448,901	£2,638,795	£2,480,588	£2,670,482	£2,421,942	£2,453,630
35%	71%	£1,845,467	£2,029,010	£1,882,436	£2,103,976	£1,814,516	£1,850,984
40%	71%	£1,242,033	£1,495,228	£1,284,284	£1,537,476	£1,206,089	£1,248,338
45%	71%	£638,600	£923,441	£686,131	£970,972	£598,162	£645,693
50%	71%	£3,167	£331,857	£37,978	£404,468	£9,765	£43,947
100%	71%	-£6,045,139	-£5,401,806	-£5,937,787	-£5,294,454	-£6,136,471	-£6,029,119
10%	75%	£4,859,597	£4,914,983	£4,870,688	£4,928,074	£4,851,734	£4,862,826
15%	75%	£4,254,644	£4,337,724	£4,271,290	£4,354,259	£4,242,850	£4,259,486
20%	75%	£3,649,692	£3,760,463	£3,671,873	£3,782,645	£3,633,966	£3,656,147
25%	75%	£3,044,740	£3,183,204	£3,072,466	£3,210,930	£3,025,082	£3,052,890
30%	75%	£2,439,787	£2,605,945	£2,473,058	£2,639,216	£2,416,198	£2,449,469
35%	75%	£1,834,835	£2,028,694	£1,873,652	£2,067,801	£1,807,314	£1,846,131
40%	75%	£1,229,882	£1,461,425	£1,274,244	£1,516,957	£1,198,430	£1,242,752
45%	75%	£624,929	£874,166	£674,837	£924,072	£589,546	£639,544
50%	75%	£19,976	£296,905	£75,429	£362,358	-£19,338	£36,115
10%	60%	£4,872,357	£4,860,973	£4,861,229	£4,903,866	£4,859,776	£4,868,840
15%	60%	£4,273,784	£4,406,709	£4,287,093	£4,420,018	£4,254,913	£4,268,222
20%	60%	£3,675,211	£3,852,448	£3,692,956	£3,870,190	£3,650,049	£3,667,796
25%	60%	£3,076,638	£3,298,181	£3,098,820	£3,320,363	£3,045,187	£3,067,369
30%	60%	£2,478,066	£2,743,917	£2,504,697	£2,770,235	£2,440,324	£2,466,914
35%	60%	£1,879,493	£2,189,653	£1,910,547	£2,220,706	£1,835,460	£1,866,514
40%	60%	£1,280,920	£1,635,389	£1,316,410	£1,670,878	£1,230,597	£1,266,086
45%	60%	£682,347	£1,081,125	£722,273	£1,121,061	£625,733	£665,959
50%	60%	£83,775	£526,880	£128,137	£571,223	£20,870	£85,232

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 2		CIL Zone	2
		Value Area	Med
No Units	30	Sales value inflation	0%
Site Area	0.47 Ha	Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£5,152,078	£5,152,078	£5,152,078	£5,152,078	£5,152,078	£5,152,078
10%	71%	£4,343,249	£4,381,003	£4,366,363	£4,414,118	£4,329,000	£4,362,114
15%	71%	£3,988,834	£4,010,467	£3,874,505	£4,045,137	£3,917,462	£3,952,132
20%	71%	£3,534,420	£3,629,929	£3,690,647	£3,676,188	£3,505,923	£3,552,150
25%	71%	£3,130,006	£3,249,393	£3,187,789	£3,307,177	£3,094,384	£3,152,168
30%	71%	£2,725,590	£2,868,855	£2,794,832	£2,938,197	£2,682,845	£2,752,187
35%	71%	£2,321,176	£2,488,318	£2,402,074	£2,559,216	£2,271,306	£2,342,204
40%	71%	£1,916,761	£2,107,781	£2,009,217	£2,200,237	£1,859,767	£1,952,222
45%	71%	£1,512,347	£1,727,244	£1,616,359	£1,831,256	£1,448,228	£1,552,240
50%	71%	£1,107,932	£1,346,706	£1,223,502	£1,462,276	£1,036,689	£1,152,259
100%	71%	£2,984,436	£2,488,877	£2,743,917	£2,233,898	£3,139,052	£2,884,133
10%	75%	£4,339,583	£4,381,369	£4,363,853	£4,405,639	£4,327,116	£4,351,385
15%	75%	£3,933,336	£3,996,014	£3,969,740	£4,032,418	£3,914,635	£3,951,039
20%	75%	£3,527,089	£3,572,059	£3,573,699	£3,659,199	£3,502,154	£3,539,893
25%	75%	£3,120,841	£3,125,305	£3,181,515	£3,285,978	£3,089,672	£3,150,346
30%	75%	£2,714,594	£2,839,950	£2,787,402	£2,912,759	£2,677,191	£2,750,000
35%	75%	£2,308,347	£2,454,596	£2,393,290	£2,539,539	£2,284,711	£2,349,854
40%	75%	£1,902,099	£2,069,241	£1,999,177	£2,166,319	£1,852,229	£1,949,307
45%	75%	£1,495,852	£1,683,886	£1,605,064	£1,793,100	£1,439,748	£1,548,961
50%	75%	£1,089,604	£1,298,532	£1,210,952	£1,419,880	£1,027,267	£1,148,615
60%	60%	£4,354,979	£4,354,979	£4,374,294	£4,441,231	£4,353,931	£4,354,447
15%	60%	£3,956,430	£4,056,715	£3,985,553	£4,085,838	£3,926,507	£3,955,631
20%	60%	£3,557,879	£3,691,593	£3,596,711	£3,730,424	£3,517,983	£3,556,815
25%	60%	£3,159,330	£3,326,472	£3,207,868	£3,375,011	£3,109,460	£3,157,999
30%	60%	£2,760,780	£2,961,367	£2,819,027	£3,019,597	£2,700,938	£2,759,183
35%	60%	£2,362,230	£2,596,230	£2,430,185	£2,664,183	£2,292,412	£2,360,367
40%	60%	£1,963,680	£2,231,108	£2,041,343	£2,308,771	£1,883,889	£1,961,552
45%	60%	£1,565,131	£1,865,997	£1,652,201	£1,953,357	£1,475,365	£1,562,736
50%	60%	£1,166,582	£1,500,868	£1,263,660	£1,597,944	£1,066,841	£1,163,920

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£37,147,781	£37,147,781	£37,147,781	£37,147,781	£37,147,781	£37,147,781
10%	71%	£37,066,611	£37,066,611	£37,066,611	£37,066,611	£37,066,611	£37,066,611
15%	71%	£36,985,441	£36,985,441	£36,985,441	£36,985,441	£36,985,441	£36,985,441
20%	71%	£36,904,271	£36,904,271	£36,904,271	£36,904,271	£36,904,271	£36,904,271
25%	71%	£36,823,101	£36,823,101	£36,823,101	£36,823,101	£36,823,101	£36,823,101
30%	71%	£36,741,931	£36,741,931	£36,741,931	£36,741,931	£36,741,931	£36,741,931
35%	71%	£36,660,761	£36,660,761	£36,660,761	£36,660,761	£36,660,761	£36,660,761
40%	71%	£36,579,591	£36,579,591	£36,579,591	£36,579,591	£36,579,591	£36,579,591
45%	71%	£36,498,421	£36,498,421	£36,498,421	£36,498,421	£36,498,421	£36,498,421
50%	71%	£36,417,251	£36,417,251	£36,417,251	£36,417,251	£36,417,251	£36,417,251
60%	60%	£36,336,081	£36,336,081	£36,336,081	£36,336,081	£36,336,081	£36,336,081
10%	75%	£36,355,311	£36,355,311	£36,355,311	£36,355,311	£36,355,311	£36,355,311
15%	75%	£36,274,141	£36,274,141	£36,274,141	£36,274,141	£36,274,141	£36,274,141
20%	75%	£36,192,971	£36,192,971	£36,192,971	£36,192,971	£36,192,971	£36,192,971
25%	75%	£36,111,801	£36,111,801	£36,111,801	£36,111,801	£36,111,801	£36,111,801
30%	75%	£36,030,631	£36,030,631	£36,030,631	£36,030,631	£36,030,631	£36,030,631
35%	75%	£35,949,461	£35,949,461	£35,949,461	£35,949,461	£35,949,461	£35,949,461
40%	75%	£35,868,291	£35,868,291	£35,868,291	£35,868,291	£35,868,291	£35,868,291
45%	75%	£35,787,121	£35,787,121	£35,787,121	£35,787,121	£35,787,121	£35,787,121
50%	75%	£35,705,951	£35,705,951	£35,705,951	£35,705,951	£35,705,951	£35,705,951
60%	60%	£35,624,781	£35,624,781	£35,624,781	£35,624,781	£35,624,781	£35,624,781
10%	75%	£35,543,611	£35,543,611	£35,543,611	£35,543,611	£35,543,611	£35,543,611
15%	75%	£35,462,441	£35,462,441	£35,462,441	£35,462,441	£35,462,441	£35,462,441
20%	75%	£35,381,271	£35,381,271	£35,381,271	£35,381,271	£35,381,271	£35,381,271
25%	75%	£35,300,101	£35,300,101	£35,300,101	£35,300,101	£35,300,101	£35,300,101
30%	75%	£35,218,931	£35,218,931	£35,218,931	£35,218,931	£35,218,931	£35,218,931
35%	75%	£35,137,761	£35,137,761	£35,137,761	£35,137,761	£35,137,761	£35,137,761
40%	75%	£35,056,591	£35,056,591	£35,056,591	£35,056,591	£35,056,591	£35,056,591
45%	75%	£34,975,421	£34,975,421	£34,975,421	£34,975,421	£34,975,421	£34,975,421
50%	75%	£34,894,251	£34,894,251	£34,894,251	£34,894,251	£34,894,251	£34,894,251
60%	60%	£34,813,081	£34,813,081	£34,813,081	£34,813,081	£34,813,081	£34,813,081
10%	75%	£34,731,911	£34,731,911	£34,731,911	£34,731,911	£34,731,911	£34,731,911
15%	75%	£34,650,741	£34,650,741	£34,650,741	£34,650,741	£34,650,741	£34,650,741
20%	75%	£34,569,571	£34,569,571	£34,569,571	£34,569,571	£34,569,571	£34,569,571
25%	75%	£34,488,401	£34,488,401	£34,488,401	£34,488,401	£34,488,401	£34,488,401
30%	75%	£34,407,231	£34,407,231	£34,407,231	£34,407,231	£34,407,231	£34,407,231
35%	75%	£34,326,061	£34,326,061	£34,326,061	£34,326,061	£34,326,061	£34,326,061
40%	75%	£34,244,891	£34,244,891	£34,244,891	£34,244,891	£34,244,891	£34,244,891
45%	75%	£34,163,721	£34,163,721	£34,163,721	£34,163,721	£34,163,721	£34,163,721
50%	75%	£34,082,551	£34,082,551	£34,082,551	£34,082,551	£34,082,551	£34,082,551
60%	60%	£34,001,381	£34,001,381	£34,001,381	£34,001,381	£34,001,381	£34,001,381

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£28,840,159	£28,840,159	£28,840,159	£28,840,159	£28,840,159	£28,840,159
10%	71%	£28,758,989	£28,758,989	£28,758,989	£28,758,989	£28,758,989	£28,758,989
15%	71%	£28,677,819	£28,677,819	£28,677,819	£28,677,819	£28,677,819	£28,677,819
20%	71%	£28,596,649	£28,596,649	£28,596,649	£28,596,649	£28,596,649	£28,596,649
25%	71%	£28,515,479	£28,515,479	£28,515,479	£28,515,479	£28,515,479	£28,515,479
30%	71%	£28,434,309	£28,434,309	£28,434,309	£28,434,309	£28,434,309	£28,434,309
35%	71%	£28,353,139	£28,353,139	£28,353,139	£28,353,139	£28,353,139	£28,353,139
40%	71%	£28,271,969	£28,271,969	£28,271,969	£28,271,969	£28,271,969	£28,271,969
45%	71%	£28,190,799	£28,190,799	£28,190,799	£28,190,799	£28,190,799	£28,190,799
50%	71%	£28,109,629	£28,109,629	£28,109,629	£28,109,629	£28,109,629	£28,109,629
60%	60%	£28,028,459	£28,028,459	£28,028,459	£28,028,459	£28,028,459	£28,028,459
10%	75%	£28,047,289	£28,047,289	£28,047,289	£28,047,289	£28,047,289	£28,047,289
15%	75%	£27,966,119	£27,966,119	£27,966,119	£27,966,119	£27,966,119	£27,966,119
20%	75%	£27,884,949	£27,884,949	£27,884,949	£27,884,949	£27,884,949	£27,884,949
25%	75%	£27,803,779	£27,803,779	£27,803,779	£27,803,779	£27,803,779	£27,803,779
30%	75%	£27,722,609	£27,722,609	£27,722,609	£27,722,609	£27,722,609	£27,722,609
35%	75%	£27,641,439	£27,641,439	£27,641,439	£27,641,439	£27,641,439	£27,641,439
40%	75%	£27,560,269	£27,560,269	£27,560,269	£27,560,269	£27,560,269	£27,560,269
45%	75%	£27,479,099	£27,479,099	£27,479,099	£27,479,099	£27,479,099	£27,479,099
50%	75%	£27,397,929	£27,397,929	£27,397,929	£27,397,929	£27,397,929	£27,397,929
60%	60%	£27,316,759	£27,316,759	£27,316,759	£27,316,759	£27,316,759	£27,316,759
10%	75%	£27,235,589	£27,235,589	£27,235,589	£27,235,589	£27,235,589	£27,235,589
15%	75%	£27,154,419	£27,154,419	£27,154,419	£27,154,419	£27,154,419	£27,154,419
20%	75%	£27,073,249	£27,073,249	£27,073,249	£27,073,249	£27,073,249	£27,073,249
25%	75%	£26,992,079	£26,992,079	£26,992,079	£26,992,079	£26,992,079	£26,992,079
30%	75%	£26,910,909	£26,910,909	£26,910,909	£26,910,909	£26,910,909	£26,910,909
35%	75%	£26,829,739	£26,829,739	£26,829,739	£26,829,739	£26,829,739	£26,829,739
40%	75%	£26,748,569	£26,748,569	£26,748,569	£26,748,569	£26,748,569	£26,748,569
45%	75%	£26,667,399	£26,667,399	£26,667,399	£26,667,399	£26,667,399	£26,667,399
50%	75%	£26,586,229	£26,586,229	£26,586,229	£26,586,229	£26,586,229	£26,586,229
60%	60%	£26,505,059	£26,505,059	£26,505,059			

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£7,831,159	-£7,831,159	-£7,831,159	-£7,831,159	-£7,831,159	-£7,831,159
10%	71%	-£9,639,987	-£9,639,987	-£9,639,987	-£9,639,987	-£9,639,987	-£9,639,987
15%	71%	-£9,944,403	-£9,972,770	-£9,900,511	-£9,938,100	-£9,965,775	-£9,931,104
20%	71%	-£9,448,817	-£9,353,308	-£9,402,589	-£9,307,079	-£9,477,314	-£9,431,087
25%	71%	-£9,853,291	-£9,733,844	-£9,795,447	-£9,676,060	-£9,888,862	-£9,831,069
30%	71%	-£10,257,846	-£10,114,392	-£10,186,905	-£10,065,040	-£10,278,392	-£10,224,090
35%	71%	-£10,662,061	-£10,494,918	-£10,581,163	-£10,414,021	-£10,711,931	-£10,631,032
40%	71%	-£11,068,478	-£10,875,456	-£10,974,020	-£10,783,000	-£11,123,469	-£11,031,014
45%	71%	-£11,470,890	-£11,255,993	-£11,366,878	-£11,151,981	-£11,536,009	-£11,430,997
50%	71%	-£11,876,304	-£11,636,530	-£11,759,238	-£11,520,981	-£11,946,547	-£11,839,978
100%	71%	-£15,967,472	-£15,482,114	-£15,732,554	-£15,247,195	-£16,112,288	-£15,877,370
10%	75%	-£9,843,653	-£9,601,868	-£9,619,384	-£9,577,598	-£9,696,121	-£9,631,851
15%	75%	-£9,949,901	-£9,697,223	-£9,713,487	-£9,660,818	-£9,888,902	-£9,835,197
20%	75%	-£9,862,398	-£9,757,932	-£9,801,722	-£9,697,258	-£9,893,584	-£9,832,891
30%	75%	-£10,268,642	-£10,143,287	-£10,185,835	-£10,070,478	-£10,308,046	-£10,233,237
35%	75%	-£10,674,890	-£10,528,641	-£10,589,847	-£10,443,897	-£10,718,528	-£10,633,183
40%	75%	-£11,081,138	-£10,913,896	-£10,984,060	-£10,816,918	-£11,131,007	-£11,033,929
45%	75%	-£11,487,385	-£11,299,350	-£11,378,172	-£11,190,137	-£11,543,489	-£11,434,275
50%	75%	-£11,893,592	-£11,684,705	-£11,772,385	-£11,563,357	-£11,958,970	-£11,834,522
10%	60%	-£8,628,258	-£8,561,401	-£8,608,843	-£8,541,088	-£8,648,208	-£8,628,790
15%	60%	-£9,026,807	-£8,926,522	-£8,997,684	-£8,897,399	-£9,056,729	-£9,027,508
20%	60%	-£9,425,358	-£9,291,644	-£9,388,528	-£9,252,813	-£9,485,293	-£9,426,422
30%	60%	-£9,823,909	-£9,629,758	-£9,735,308	-£9,588,228	-£9,872,177	-£9,825,238
40%	60%	-£10,222,458	-£10,021,886	-£10,184,210	-£9,963,639	-£10,282,301	-£10,224,054
35%	60%	-£10,621,007	-£10,387,607	-£10,533,052	-£10,319,053	-£10,690,825	-£10,622,870
40%	60%	-£11,019,556	-£10,752,139	-£10,941,893	-£10,674,466	-£11,099,348	-£11,021,685
45%	60%	-£11,418,106	-£11,117,250	-£11,330,736	-£11,029,880	-£11,507,872	-£11,420,501
50%	60%	-£11,816,655	-£11,482,371	-£11,719,577	-£11,385,293	-£11,916,365	-£11,819,317

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£3,378,254	-£3,378,254	-£3,378,254	-£3,378,254	-£3,378,254	-£3,378,254
10%	71%	-£3,787,254	-£3,739,499	-£3,764,140	-£3,716,385	-£3,801,503	-£3,778,388
15%	71%	-£4,191,669	-£4,120,036	-£4,156,997	-£4,085,366	-£4,213,941	-£4,178,371
20%	71%	-£4,596,083	-£4,500,574	-£4,549,895	-£4,454,345	-£4,624,980	-£4,578,353
25%	71%	-£5,000,497	-£4,881,110	-£4,943,219	-£4,823,328	-£5,036,328	-£4,978,335
30%	71%	-£5,404,912	-£5,261,648	-£5,335,571	-£5,192,306	-£5,447,668	-£5,378,316
35%	71%	-£5,809,327	-£5,642,185	-£5,728,429	-£5,561,287	-£5,859,197	-£5,778,298
40%	71%	-£6,213,742	-£6,022,722	-£6,121,286	-£5,980,268	-£6,270,736	-£6,178,281
45%	71%	-£6,618,156	-£6,403,259	-£6,514,144	-£6,299,247	-£6,682,275	-£6,578,263
50%	71%	-£7,022,570	-£6,783,797	-£6,907,001	-£6,668,227	-£7,093,813	-£6,978,244
100%	71%	-£11,114,739	-£10,629,890	-£10,879,820	-£10,394,461	-£11,259,955	-£11,024,636
10%	75%	-£3,790,920	-£3,749,134	-£3,769,689	-£3,724,884	-£3,803,387	-£3,778,117
15%	75%	-£4,197,167	-£4,134,489	-£4,180,763	-£4,098,085	-£4,215,868	-£4,179,464
20%	75%	-£4,603,414	-£4,519,844	-£4,554,876	-£4,471,304	-£4,628,349	-£4,579,810
25%	75%	-£5,009,662	-£4,905,198	-£4,948,388	-£4,844,524	-£5,040,831	-£4,980,157
30%	75%	-£5,415,909	-£5,285,735	-£5,343,101	-£5,217,144	-£5,453,312	-£5,393,265
35%	75%	-£5,822,156	-£5,675,907	-£5,737,213	-£5,590,963	-£5,865,792	-£5,780,849
40%	75%	-£6,228,404	-£6,061,262	-£6,131,328	-£5,984,184	-£6,278,274	-£6,181,195
45%	75%	-£6,634,651	-£6,446,617	-£6,525,439	-£6,337,403	-£6,690,755	-£6,581,542
50%	75%	-£7,040,898	-£6,831,971	-£6,919,551	-£6,710,623	-£7,103,236	-£6,981,888
10%	60%	-£3,775,524	-£3,708,667	-£3,756,109	-£3,689,252	-£3,795,472	-£3,776,056
15%	60%	-£4,174,073	-£4,073,788	-£4,144,950	-£4,044,665	-£4,203,996	-£4,174,872
20%	60%	-£4,572,624	-£4,438,910	-£4,533,970	-£4,400,079	-£4,612,520	-£4,574,886
25%	60%	-£4,971,173	-£4,804,031	-£4,922,635	-£4,755,492	-£5,021,043	-£4,972,504
30%	60%	-£5,369,723	-£5,169,152	-£5,311,476	-£5,110,906	-£5,429,567	-£5,371,320
35%	60%	-£5,768,273	-£5,534,273	-£5,703,318	-£5,466,319	-£5,839,091	-£5,770,136
40%	60%	-£6,166,822	-£5,899,395	-£6,089,160	-£5,821,732	-£6,246,614	-£6,168,951
45%	60%	-£6,565,372	-£6,264,516	-£6,478,002	-£6,177,146	-£6,655,138	-£6,567,767
50%	60%	-£6,963,921	-£6,629,637	-£6,866,843	-£6,532,559	-£7,063,661	-£6,966,583

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,963,606	£1,963,606	£1,963,606	£1,963,606	£1,963,606	£1,963,606
10%	71%	£1,154,780	£1,202,534	£1,177,893	£1,226,648	£1,140,531	£1,163,645
15%	71%	£750,365	£821,397	£785,036	£856,868	£728,892	£763,863
20%	71%	£345,860	£441,460	£392,178	£487,688	£317,453	£383,681
25%	71%	-£58,464	£60,923	-£680	£118,708	-£94,085	-£36,302
30%	71%	-£462,879	-£319,614	-£393,537	-£250,273	-£505,624	-£436,283
35%	71%	-£867,293	-£700,151	-£786,399	-£619,283	-£917,184	-£830,265
40%	71%	-£1,271,708	-£1,080,689	-£1,179,252	-£988,233	-£1,328,702	-£1,236,247
45%	71%	-£1,676,123	-£1,461,225	-£1,572,111	-£1,357,213	-£1,740,241	-£1,636,229
50%	71%	-£2,080,537	-£1,841,763	-£1,964,968	-£1,726,194	-£2,151,780	-£2,036,210
100%	71%	-£5,172,705	-£4,438,346	-£5,037,787	-£4,457,428	-£5,917,521	-£5,062,609
10%	75%	£1,151,114	£1,192,809	£1,175,383	£1,217,169	£1,138,847	£1,162,916
15%	75%	£744,866	£807,445	£781,271	£843,949	£726,166	£762,670
20%	75%	£338,619	£422,160	£387,155	£470,730	£313,884	£362,224
25%	75%	-£67,628	£36,835	-£6,955	£97,509	-£68,797	-£38,123
30%	75%	-£473,875	-£348,519	-£401,067	-£275,710	-£511,278	-£438,470
35%	75%	-£880,123	-£733,874	-£795,180	-£648,930	-£923,759	-£838,816
40%	75%	-£1,286,370	-£1,119,220	-£1,189,292	-£1,022,160	-£1,336,240	-£1,238,162
45%	75%	-£1,692,617	-£1,504,583	-£1,583,405	-£1,395,370	-£1,748,721	-£1,639,508
50%	75%	-£2,098,865	-£1,889,938	-£1,977,518	-£1,768,589	-£2,161,203	-£2,039,854
10%	60%	£1,168,310	£1,285,366	£1,185,925	£1,252,782	£1,146,561	£1,168,977
15%	60%	£767,860	£868,245	£797,953	£897,369	£738,038	£767,161
20%	60%	£369,410	£503,123	£408,241	£541,955	£329,514	£368,345
25%	60%	-£28,140	£138,002	£19,399	£186,549	-£79,009	-£30,471
30%	60%	-£47,689	-£277,119	-£369,443	-£168,872	-£487,533	-£429,287
35%	60%	-£896,240	-£692,240	-£758,285	-£624,286	-£906,067	-£826,103
40%	60%	-£1,224,789	-£957,362	-£1,147,126	-£879,699	-£1,304,581	-£1,226,918
45%	60%	-£1,623,338	-£1,322,463	-£1,535,968	-£1,235,113	-£1,713,105	-£1,625,234
50%	60%	-£2,021,888	-£1,687,804	-£1,824,610	-£1,580,526	-£2,111,628	-£2,024,550

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£7,981,088	-£7,981,088	-£7,981,088	-£7,981,088	-£7,981,088	-£7,981,088
10%	71%	-£8,789,817	-£8,742,163	-£8,786,804	-£8,718,049	-£8,804,166	-£8,781,052
15%	71%	-£9,194,432	-£9,122,659	-£9,155,681	-£9,088,628	-£9,215,704	-£9,181,024
20%	71%	-£9,588,746	-£9,503,237	-£9,552,519	-£9,457,009	-£9,627,244	-£9,581,016
25%	71%	-£10,003,161	-£9,883,774	-£9,945,377	-£9,825,589	-£10,039,782	-£9,880,998
30%	71%	-£10,294,243	-£10,264,311	-£10,338,234	-£10,194,070	-£10,450,321	-£10,380,980
35%	71%	-£10,811,960	-£10,644,848	-£10,731,092	-£10,563,950	-£10,861,861	-£10,760,962
40%	71%	-£11,216,405	-£11,025,386	-£11,123,949	-£10,932,930	-£11,273,399	-£11,180,944
45%	71%	-£11,620,819	-£11,408,922	-£11,516,807	-£11,301,910	-£11,684,938	-£11,580,926
50%	71%	-£12,025,234	-£11,796,460	-£11,909,665	-£11,670,893	-£12,096,476	-£11,960,907
100%	71%	-£16,117,402	-£15,632,043	-£15,882,483	-£15,397,125	-£16,262,218	-£16,027,299
15%	75%	-£8,793,583	-£8,751,798	-£8,769,314	-£8,727,527	-£8,806,950	-£8,781,781
20%	75%	-£9,199,831	-£9,137,152	-£9,183,496	-£9,130,748	-£9,219,331	-£9,192,127
25%	75%	-£9,606,077	-£9,522,507	-£9,557,539	-£9,473,967	-£9,631,013	-£9,602,473
30%	75%	-£10,012,325	-£9,907,861	-£9,951,651	-£9,847,188	-£10,043,494	-£9,982,820
35%	75%	-£10,418,572	-£10,293,216	-£10,345,764	-£10,220,407	-£10,455,975	-£10,383,166
40%	75%	-£10,824,820	-£10,678,571	-£10,729,817	-£10,593,627	-£10,868,458	-£10,783,513
45%	75%	-£11,231,067	-£11,063,025	-£11,153,988	-£10,966,847	-£11,280,937	-£11,183,859
50%	75%	-£11,637,314	-£11,449,280	-£11,528,102	-£11,340,067	-£11,693,418	-£11,584,205
10%	75%	-£9,370,582	-£9,334,634	-£9,322,214	-£9,273,268	-£9,358,899	-£9,334,581
15%	60%	-£8,176,187	-£8,171,330	-£8,175,772	-£8,081,515	-£8,198,136	-£8,175,720
15%	60%	-£9,176,737	-£9,076,451	-£9,147,613	-£9,047,328	-£9,206,659	-£9,177,538
20%	60%	-£9,575,287	-£9,441,573	-£9,536,456	-£9,402,742	-£9,615,183	-£9,576,352
25%	60%	-£10,000,000	-£9,800,000	-£9,950,000	-£9,750,000	-£10,050,000	-£9,850,000
30%	60%	-£10,372,386	-£10,171,615	-£10,314,159	-£10,113,569	-£10,432,230	-£10,373,064
35%	60%	-£10,770,938	-£10,538,937	-£10,702,382	-£10,468,983	-£10,840,754	-£10,772,800
40%	60%	-£11,169,488	-£10,902,058	-£11,051,823	-£10,824,598	-£11,249,277	-£11,171,615
45%	60%	-£11,568,038	-£11,267,189	-£11,480,663	-£11,179,810	-£11,657,802	-£11,570,431
50%	60%	-£11,966,588	-£11,632,301	-£11,869,507	-£11,635,223	-£12,066,325	-£11,969,247

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,889,681	-£1,889,681	-£1,889,681	-£1,889,681	-£1,889,681	-£1,889,681
10%	71%	-£1,989,510	-£1,941,755	-£1,966,396	-£1,918,641	-£2,003,759	-£1,980,644
15%	71%	-£2,393,925	-£2,322,292	-£2,359,253	-£2,287,622	-£2,415,297	-£2,380,627
20%	71%	-£2,798,339	-£2,702,830	-£2,752,112	-£2,656,601	-£2,826,836	-£2,780,609
25%	71%	-£3,202,753	-£3,083,360	-£3,144,939	-£3,025,582	-£3,237,375	-£3,189,581
30%	71%	-£3,607,168	-£3,463,904	-£3,537,827	-£3,394,562	-£3,649,914	-£3,589,572
35%	71%	-£4,011,583	-£3,844,441	-£3,930,685	-£3,763,543	-£4,061,453	-£3,980,554
40%	71%	-£4,415,998	-£4,224,978	-£4,323,542	-£4,132,522	-£4,472,992	-£4,389,537
45%	71%	-£4,820,412	-£4,605,515	-£4,716,400	-£4,501,503	-£4,884,531	-£4,780,519
50%	71%	-£5,224,826	-£4,986,053	-£5,109,257	-£4,870,483	-£5,296,069	-£5,180,500
100%	71%	-£9,216,995	-£8,931,638	-£9,082,076	-£8,996,717	-£9,469,611	-£9,224,892
15%	75%	-£1,989,176	-£1,951,390	-£1,966,906	-£1,927,120	-£2,005,243	-£1,981,373
15%	75%	-£2,390,423	-£2,336,745	-£2,363,019	-£2,300,341	-£2,416,124	-£2,381,720
20%	75%	-£2,805,670	-£2,722,100	-£2,757,132	-£2,673,560	-£2,830,605	-£2,789,086
25%	75%	-£3,210,917	-£3,107,454	-£3,156,284	-£3,046,380	-£3,243,987	-£3,182,413
30%	75%	-£3,616,164	-£3,492,809	-£3,545,357	-£3,420,000	-£3,655,568	-£3,582,759
35%	75%	-£4,024,412	-£3,878,163	-£3,939,469	-£3,793,219	-£4,068,048	-£3,983,105
40%	75%	-£4,430,660	-£4,263,518	-£4,333,582	-£4,186,440	-£4,480,529	-£4,383,451
45%	75%	-£4,836,907	-£4,648,872	-£4,722,695	-£4,539,659	-£4,893,011	-£4,783,798
50%	75%	-£5,243,154	-£5,034,227	-£5,121,807	-£4,912,879	-£5,305,492	-£5,184,144
10%	60%	-£1,977,780	-£1,910,923	-£1,958,365	-£1,891,508	-£1,997,728	-£1,978,312
15%	60%	-£2,376,328	-£2,276,044	-£2,341,208	-£2,246,921	-£2,406,252	-£2,377,128
20%	60%	-£2,774,876	-£2,641,166	-£2,740,256	-£2,632,336	-£2,816,176	-£2,775,944
25%	60%	-£3,173,424	-£3,006,287	-£3,124,891	-£2,957,748	-£3,223,299	-£3,174,760
30%	60%	-£3,571,972	-£3,371,408	-£3,513,732	-£3,313,162	-£3,631,823	-£3,573,576
35%	60%	-£3,970,520	-£3,736,529	-£3,902,574	-£3,688,676	-£4,040,347	-£3,972,392
40%	60%	-£4,369,068	-£4,101,651	-£4,291,416	-£4,023,588	-£4,448,870	-£4,371,207
45%	60%	-£4,767,616	-£4,466,772	-£4,680,258	-£4,379,402	-£4,857,394	-£4,770,023
50%	60%	-£5,166,164	-£4,831,893	-£4,969,099	-£4,724,815	-£5,265,917	-£5,168,839

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,963,608	£1,963,608	£1,963,608	£1,963,608	£1,963,608	£1,963,608
10%	71%	£1,154,780	£1,202,534	£1,177,893	£1,225,648	£1,140,531	£1,163,645
15%	71%	£750,365	£821,997	£785,036	£856,869	£729,892	£753,563
20%	71%	£345,950	£441,480	£392,178	£487,688	£317,453	£363,681
25%	71%	-£58,484	£80,923	-£80	£116,708	-£94,085	-£36,302
30%	71%	-£462,879	-£319,614	-£393,537	-£250,273	-£505,624	-£436,283
35%	71%	-£867,293	-£703,151	-£786,395	-£519,259	-£917,194	-£806,265
40%	71%	-£1,271,708	-£1,080,689	-£1,179,252	-£988,233	-£1,326,702	-£1,236,247
45%	71%	-£1,676,123	-£1,461,225	-£1,572,111	-£1,357,213	-£1,740,241	-£1,636,229
50%	71%	-£2,080,537	-£1,841,763	-£1,964,988	-£1,726,194	-£2,151,780	-£2,036,210
100%	71%	-£6,172,705	-£5,687,346	-£5,937,787	-£5,452,428	-£6,317,521	-£5,882,602
10%	75%	£1,151,114	£1,192,899	£1,175,383	£1,217,169	£1,138,647	£1,162,916
15%	75%	£744,886	£807,545	£781,271	£843,949	£726,196	£762,570
20%	75%	£339,819	£422,190	£387,150	£470,730	£313,684	£362,224
25%	75%	-£67,628	£36,835	-£6,955	£97,509	-£98,797	-£38,123
30%	75%	-£473,875	-£348,519	-£401,067	-£275,710	-£511,278	-£438,470
35%	75%	-£880,123	-£733,874	-£795,180	-£646,930	-£923,769	-£839,816
40%	75%	-£1,286,370	-£1,119,228	-£1,189,292	-£1,024,150	-£1,336,240	-£1,238,162
45%	75%	-£1,692,617	-£1,504,583	-£1,583,405	-£1,395,370	-£1,748,721	-£1,639,508
50%	75%	-£2,098,865	-£1,889,939	-£1,977,518	-£1,768,589	-£2,161,203	-£2,039,854
10%	60%	£1,166,510	£1,233,366	£1,185,234	£1,252,762	£1,146,561	£1,166,971
15%	60%	£767,960	£868,245	£797,083	£897,369	£738,038	£767,191
20%	60%	£368,410	£503,123	£408,241	£541,955	£329,514	£368,345
25%	60%	-£28,140	£139,362	£19,599	£168,542	-£79,609	-£30,471
30%	60%	-£427,588	-£227,119	-£369,443	-£168,872	-£607,633	-£429,287
35%	60%	-£826,240	-£592,240	-£758,285	-£524,286	-£986,057	-£828,103
40%	60%	-£1,224,789	-£957,362	-£1,147,126	-£879,699	-£1,304,581	-£1,226,918
45%	60%	-£1,623,338	-£1,322,463	-£1,533,968	-£1,235,113	-£1,713,105	-£1,625,754
50%	60%	-£2,021,888	-£1,687,604	-£1,924,810	-£1,590,526	-£2,121,628	-£2,024,550

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 2		CIL Zone	2
		Value Area	Low
No Units	30	Sales value inflation	0%
Site Area	0.47 Ha	Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,383,386	£3,383,386	£3,383,386	£3,383,386	£3,383,386	£3,383,386
10%	71%	£2,736,452	£2,776,403	£2,774,540	£2,812,490	£2,715,825	£2,751,912
15%	71%	£2,415,386	£2,472,916	£2,470,116	£2,527,043	£2,382,045	£2,436,175
20%	71%	£2,093,519	£2,169,420	£2,165,693	£2,241,595	£2,048,265	£2,120,439
25%	71%	£1,771,053	£1,865,929	£1,861,270	£1,966,147	£1,714,484	£1,804,702
30%	71%	£1,448,585	£1,552,437	£1,552,437	£1,670,699	£1,380,704	£1,488,966
35%	71%	£1,126,119	£1,238,947	£1,232,444	£1,385,252	£1,046,923	£1,178,229
40%	71%	£803,652	£955,456	£948,002	£1,099,805	£713,143	£857,492
45%	71%	£481,185	£651,964	£643,578	£814,356	£379,363	£541,756
50%	71%	£158,719	£348,473	£339,155	£526,909	£45,909	£226,019
100%	71%	£3,116,095	£2,739,377	£2,748,317	£2,383,602	£3,349,055	£2,979,280
10%	75%	£2,734,138	£2,767,345	£2,772,030	£2,805,236	£2,714,339	£2,752,230
15%	75%	£2,409,515	£2,459,324	£2,466,352	£2,516,162	£2,379,816	£2,436,653
20%	75%	£2,084,991	£2,134,304	£2,150,673	£2,221,088	£2,045,293	£2,121,076
25%	75%	£1,760,267	£1,843,283	£1,854,996	£1,938,013	£1,710,770	£1,805,498
30%	75%	£1,435,643	£1,535,263	£1,549,318	£1,648,938	£1,376,246	£1,489,921
35%	75%	£1,111,019	£1,227,244	£1,243,639	£1,359,863	£1,041,723	£1,174,344
40%	75%	£786,398	£919,223	£937,962	£1,070,790	£707,200	£858,768
45%	75%	£461,772	£611,203	£632,284	£781,715	£372,677	£543,189
50%	75%	£137,148	£303,182	£326,605	£492,640	£38,153	£227,612
60%	60%	£2,382,924	£2,305,381	£2,782,571	£2,835,702	£2,270,380	£2,750,893
15%	60%	£2,436,893	£2,516,391	£2,482,164	£2,561,860	£2,389,176	£2,434,647
20%	60%	£2,121,129	£2,227,392	£2,181,756	£2,288,019	£2,057,774	£2,118,401
25%	60%	£1,805,566	£1,938,394	£1,881,349	£2,014,177	£1,726,371	£1,802,154
30%	60%	£1,490,002	£1,649,396	£1,580,942	£1,740,336	£1,394,968	£1,488,908
35%	60%	£1,174,438	£1,360,397	£1,280,534	£1,466,494	£1,063,565	£1,169,661
40%	60%	£858,874	£1,071,398	£980,128	£1,192,651	£732,161	£853,415
45%	60%	£543,310	£782,400	£679,721	£819,810	£490,759	£577,168
50%	60%	£227,746	£493,402	£379,313	£644,968	£99,536	£220,922

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£38,918,473	£38,918,473	£38,918,473	£38,918,473	£38,918,473	£38,918,473
10%	71%	£39,861,407	£38,528,319	£39,887,369	£39,887,369	£39,887,369	£39,887,369
15%	71%	£39,863,874	£39,858,947	£39,859,743	£39,872,818	£39,871,814	£39,853,684
20%	71%	£40,208,340	£40,130,439	£40,134,166	£40,058,264	£40,251,594	£40,179,420
25%	71%	£40,528,826	£40,433,930	£40,438,289	£40,343,712	£40,585,275	£40,495,157
30%	71%	£40,851,274	£40,757,422	£40,743,019	£40,649,155	£40,919,155	£40,810,685
35%	71%	£41,173,740	£41,040,912	£41,047,435	£40,914,607	£41,252,936	£41,128,630
40%	71%	£41,496,207	£41,344,403	£41,351,857	£41,200,054	£41,586,718	£41,442,367
45%	71%	£41,818,674	£41,647,895	£41,656,281	£41,485,503	£41,920,499	£41,758,103
50%	71%	£42,141,140	£41,951,386	£41,960,694	£41,710,950	£42,254,277	£42,073,639
100%	71%	£45,415,657	£45,030,236	£45,049,176	£44,663,461	£45,645,924	£45,279,149
10%	75%	£39,955,721	£39,532,514	£39,532,529	£39,494,623	£39,585,520	£39,547,629
15%	75%	£39,809,344	£39,840,845	£39,843,607	£39,803,997	£39,803,943	£39,863,265
20%	75%	£40,214,968	£40,148,555	£40,139,186	£40,072,771	£40,254,566	£40,178,783
25%	75%	£40,539,592	£40,458,576	£40,444,863	£40,381,846	£40,589,089	£40,494,361
30%	75%	£40,864,216	£40,764,596	£40,750,541	£40,680,921	£40,823,613	£40,809,938
35%	75%	£41,188,840	£41,072,611	£41,058,220	£40,989,066	£41,238,136	£41,155,151
40%	75%	£41,513,463	£41,380,636	£41,381,897	£41,229,069	£41,552,659	£41,441,093
45%	75%	£41,838,087	£41,688,656	£41,687,575	£41,518,144	£41,927,182	£41,795,670
50%	75%	£42,162,711	£41,996,637	£41,973,254	£41,807,219	£42,261,708	£42,072,247
10%	60%	£38,547,602	£39,494,470	£39,517,288	£39,644,167	£38,579,279	£39,548,966
15%	60%	£39,863,166	£39,783,468	£39,817,695	£39,737,999	£39,810,683	£39,865,214
20%	60%	£40,178,730	£40,072,467	£40,118,110	£40,011,840	£40,242,085	£40,181,458
25%	60%	£40,494,295	£40,381,465	£40,418,892	£40,286,892	£40,573,458	£40,497,705
30%	60%	£40,809,857	£40,650,483	£40,718,917	£40,559,523	£40,904,891	£40,813,951
35%	60%	£41,125,421	£40,939,462	£41,019,325	£40,833,365	£41,236,294	£41,139,198
40%	60%	£41,440,985	£41,228,481	£41,139,321	£41,107,208	£41,561,698	£41,446,444
45%	60%	£41,756,549	£41,517,459	£41,620,138	£41,381,049	£41,898,100	£41,762,691
50%	60%	£42,072,113	£41,806,457	£41,620,546	£41,654,891	£42,230,503	£42,078,937

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£38,918,473	£38,918,473	£38,918,473	£38,918,473	£38,918,473	£38,918,473
10%	71%	£31,254,184	£31,218,234	£31,218,097	£31,180,146	£31,276,811	£31,240,724
15%	71%	£31,576,652	£31,519,725	£31,522,520	£31,485,994	£31,610,992	£31,556,481
20%	71%	£31,899,118	£31,823,146	£31,823,843	£31,781,372	£31,944,372	£31,872,198
25%	71%	£32,221,584	£32,126,708	£32,131,367	£32,036,489	£32,278,153	£32,187,935
30%	71%	£32,544,051	£32,430,199	£32,435,790	£32,321,938	£32,611,933	£32,503,671
35%	71%	£32,866,518	£32,733,690	£32,740,213	£32,607,385	£32,945,713	£32,819,407
40%	71%	£33,189,985	£33,037,181	£33,044,636	£32,892,832	£33,279,494	£33,155,145
45%	71%	£33,513,451	£33,340,673	£33,349,058	£33,178,280	£33,613,274	£33,450,881
50%	71%	£33,836,918	£33,644,164	£33,653,481	£33,463,728	£33,947,054	£33,768,618
100%	71%	£37,108,729	£36,723,014	£36,731,954	£36,596,239	£37,338,757	£37,071,327
10%	75%	£31,258,498	£31,225,292	£31,220,607	£31,187,400	£31,278,298	£31,240,406
15%	75%	£31,583,122	£31,533,312	£31,528,285	£31,476,475	£31,612,821	£31,555,984
20%	75%	£31,907,746	£31,841,332	£31,831,963	£31,765,549	£31,947,344	£31,871,561
25%	75%	£32,232,370	£32,149,813	£32,149,624	£32,084,624	£32,369,824	£32,287,792
30%	75%	£32,556,993	£32,457,373	£32,443,319	£32,343,698	£32,616,301	£32,502,716
35%	75%	£32,881,617	£32,765,393	£32,748,997	£32,632,773	£32,950,914	£32,819,293
40%	75%	£33,206,241	£33,073,414	£33,060,357	£32,924,947	£33,285,433	£33,133,333
45%	75%	£33,530,865	£33,381,434	£33,360,355	£33,210,922	£33,619,960	£33,449,448
50%	75%	£33,855,489	£33,689,455	£33,666,031	£33,499,907	£33,954,483	£33,765,025
10%	60%	£31,240,380	£31,187,248	£31,187,065	£31,156,935	£31,272,057	£31,241,744
15%	60%	£31,563,943	£31,476,214	£31,476,031	£31,445,776	£31,562,179	£31,531,866
20%	60%	£31,871,507	£31,765,245	£31,810,880	£31,704,618	£31,834,863	£31,874,236
25%	60%	£32,187,071	£32,054,243	£32,111,288	£32,019,460	£32,268,266	£32,199,483
30%	60%	£32,502,635	£32,343,241	£32,411,695	£32,282,301	£32,587,669	£32,506,739
35%	60%	£32,818,199	£32,632,239	£32,712,102	£32,526,143	£32,903,075	£32,822,075
40%	60%	£33,133,763	£32,921,238	£33,012,509	£32,799,085	£33,260,475	£33,139,221
45%	60%	£33,449,327	£33,210,236	£33,312,916	£33,073,827	£33,591,878	£33,455,488
50%	60%	£33,764,891	£33,499,234	£33,613,324	£33,347,668	£33,923,280	£33,771,714

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£16,145,989	£16,145,989	£16,145,989	£16,145,989	£16,145,989	£16,145,989
10%	71%	£16,290,923	£16,254,973	£16,254,835	£16,218,885	£16,313,559	£16,277,482
15%	71%	£17,113,900	£17,056,463	£17,056,258	£17,002,332	£17,147,330	£17,093,200
20%	71%	£17,435,858	£17,359,955	£17,363,682	£17,287,780	£17,481,110	£17,408,936
25%	71%	£17,758,322	£17,683,446	£17,688,105	£17,623,227	£17,614,891	£17,248,673
30%	71%	£18,080,790	£17,969,938	£17,972,528	£17,889,678	£18,146,671	£18,040,409
35%	71%	£18,403,258	£18,270,428	£18,276,951	£18,144,123	£18,482,451	£18,356,146
40%	71%	£18,725,723	£18,573,919	£18,581,373	£18,429,570	£18,816,232	£18,671,883
45%	71%	£19,048,190	£18,877,411	£18,885,796	£18,715,019	£19,150,012	£18,987,619
50%	71%	£19,370,656	£19,180,902	£19,190,220	£19,000,468	£19,483,792	£19,303,356
100%	71%	£22,645,467	£22,229,792	£22,279,692	£21,892,977	£22,875,440	£22,508,665
10%	75%	£16,795,237	£16,762,030	£16,767,345	£16,724,139	£16,815,938	£16,777,14

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£9,599,851	-£9,599,851	-£9,599,851	-£9,599,851	-£9,599,851	-£9,599,851
10%	71%	-£10,244,793	-£10,269,534	-£10,269,534	-£10,170,748	-£10,267,411	-£10,231,334
15%	71%	-£10,567,252	-£10,510,325	-£10,510,325	-£10,458,164	-£10,501,152	-£10,547,061
20%	71%	-£10,889,718	-£10,813,816	-£10,817,543	-£10,741,642	-£10,934,972	-£10,862,798
25%	71%	-£11,212,184	-£11,117,308	-£11,121,967	-£11,027,989	-£11,209,753	-£11,178,535
30%	71%	-£11,534,650	-£11,429,800	-£11,428,300	-£11,312,538	-£11,498,521	-£11,458,271
35%	71%	-£11,857,118	-£11,724,290	-£11,730,813	-£11,597,985	-£11,938,313	-£11,810,007
40%	71%	-£12,179,585	-£12,027,781	-£12,035,235	-£11,883,432	-£12,270,904	-£12,125,745
45%	71%	-£12,502,051	-£12,331,273	-£12,339,688	-£12,169,880	-£12,603,474	-£12,441,481
50%	71%	-£12,824,518	-£12,634,764	-£12,644,291	-£12,454,328	-£12,937,054	-£12,757,218
100%	71%	-£16,099,329	-£15,713,614	-£15,732,554	-£15,346,839	-£16,329,302	-£15,962,527
10%	75%	-£10,249,098	-£10,215,892	-£10,211,207	-£10,178,900	-£10,268,898	-£10,231,006
15%	75%	-£10,573,722	-£10,523,913	-£10,510,885	-£10,467,075	-£10,553,421	-£10,546,584
20%	75%	-£10,898,346	-£10,831,932	-£10,822,563	-£10,756,149	-£10,937,944	-£10,862,161
25%	75%	-£11,222,970	-£11,139,953	-£11,128,241	-£11,045,224	-£11,272,467	-£11,177,738
30%	75%	-£11,547,594	-£11,447,973	-£11,433,919	-£11,334,298	-£11,606,991	-£11,493,316
35%	75%	-£11,872,217	-£11,759,965	-£11,729,597	-£11,623,373	-£11,941,514	-£11,826,863
40%	75%	-£12,196,841	-£12,064,014	-£12,045,275	-£11,912,447	-£12,276,037	-£12,124,471
45%	75%	-£12,521,465	-£12,372,034	-£12,350,953	-£12,201,522	-£12,610,560	-£12,440,048
50%	75%	-£12,846,089	-£12,680,055	-£12,658,831	-£12,490,997	-£12,945,094	-£12,755,585
10%	60%	-£10,230,980	-£10,177,848	-£10,200,666	-£10,147,535	-£10,262,657	-£10,232,344
15%	60%	-£10,546,543	-£10,468,846	-£10,501,073	-£10,421,376	-£10,594,069	-£10,548,590
20%	60%	-£10,862,107	-£10,755,845	-£10,801,480	-£10,695,218	-£10,925,463	-£10,884,836
25%	60%	-£11,177,671	-£11,044,841	-£11,091,898	-£10,969,058	-£11,256,898	-£11,181,065
30%	60%	-£11,493,235	-£11,333,841	-£11,402,295	-£11,242,901	-£11,588,269	-£11,497,329
35%	60%	-£11,808,799	-£11,622,839	-£11,702,702	-£11,516,743	-£11,919,672	-£11,813,575
40%	60%	-£12,124,363	-£11,911,838	-£12,203,199	-£11,790,565	-£12,251,075	-£12,132,971
45%	60%	-£12,439,927	-£12,200,836	-£12,303,516	-£12,064,427	-£12,582,478	-£12,446,068
50%	60%	-£12,755,491	-£12,489,835	-£12,603,924	-£12,338,268	-£12,913,880	-£12,762,314

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£5,392,051	-£5,354,100	-£5,355,963	-£5,318,013	-£5,414,678	-£5,378,590
10%	71%	-£5,714,518	-£5,657,591	-£5,660,386	-£5,603,460	-£5,748,458	-£5,694,328
20%	71%	-£6,036,984	-£5,961,083	-£5,964,810	-£5,889,508	-£6,082,238	-£6,010,064
25%	71%	-£6,359,450	-£6,264,574	-£6,269,300	-£6,174,555	-£6,416,018	-£6,329,801
30%	71%	-£6,681,918	-£6,568,066	-£6,573,656	-£6,459,804	-£6,749,799	-£6,641,537
35%	71%	-£7,004,384	-£6,871,558	-£6,876,079	-£6,745,251	-£7,083,579	-£6,957,274
40%	71%	-£7,326,851	-£7,175,047	-£7,180,591	-£7,030,697	-£7,417,360	-£7,273,011
45%	71%	-£7,649,318	-£7,478,539	-£7,485,324	-£7,316,147	-£7,751,140	-£7,608,747
50%	71%	-£7,971,784	-£7,782,030	-£7,791,348	-£7,601,594	-£8,084,920	-£7,904,484
100%	71%	-£11,246,595	-£10,869,890	-£10,879,820	-£10,494,105	-£11,478,598	-£11,099,793
10%	75%	-£5,396,365	-£5,363,159	-£5,365,473	-£5,325,267	-£5,416,164	-£5,378,273
15%	75%	-£5,720,988	-£5,671,179	-£5,664,151	-£5,614,341	-£5,750,867	-£5,693,850
20%	75%	-£6,045,612	-£5,979,199	-£5,969,830	-£5,903,415	-£6,085,210	-£6,009,427
25%	75%	-£6,370,236	-£6,287,220	-£6,275,507	-£6,192,490	-£6,419,733	-£6,325,005
30%	75%	-£6,694,860	-£6,595,239	-£6,581,165	-£6,461,465	-£6,654,257	-£6,540,585
35%	75%	-£7,019,483	-£6,903,259	-£6,886,864	-£6,770,639	-£7,088,780	-£6,956,159
40%	75%	-£7,344,107	-£7,211,280	-£7,192,541	-£7,059,713	-£7,423,303	-£7,271,737
45%	75%	-£7,668,731	-£7,519,300	-£7,498,219	-£7,348,798	-£7,757,826	-£7,597,214
50%	75%	-£7,993,355	-£7,827,321	-£7,803,898	-£7,637,863	-£8,092,350	-£7,902,891
10%	60%	-£5,376,246	-£5,325,114	-£5,347,932	-£5,294,801	-£5,409,923	-£5,379,610
15%	60%	-£5,693,810	-£5,614,112	-£5,648,339	-£5,566,643	-£5,741,327	-£5,695,856
20%	60%	-£6,009,373	-£5,923,111	-£5,945,484	-£5,842,484	-£6,072,729	-£6,015,102
25%	60%	-£6,324,937	-£6,192,109	-£6,249,154	-£6,116,326	-£6,404,132	-£6,328,349
30%	60%	-£6,640,501	-£6,481,107	-£6,549,581	-£6,390,167	-£6,735,535	-£6,644,595
35%	60%	-£6,956,065	-£6,770,105	-£6,849,989	-£6,664,009	-£7,065,938	-£6,959,841
40%	60%	-£7,271,629	-£7,059,105	-£7,150,375	-£6,937,851	-£7,398,342	-£7,277,087
45%	60%	-£7,587,193	-£7,348,103	-£7,450,782	-£7,211,693	-£7,729,744	-£7,593,335
50%	60%	-£7,902,757	-£7,637,101	-£7,761,198	-£7,485,636	-£8,061,147	-£7,906,581

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£194,917	£194,917	£194,917	£194,917	£194,917	£194,917
10%	71%	-£450,017	-£412,066	-£413,930	-£375,979	-£472,644	-£436,557
15%	71%	-£772,484	-£715,658	-£716,353	-£661,456	-£805,424	-£752,294
20%	71%	-£1,094,951	-£1,019,049	-£1,022,776	-£946,875	-£1,140,205	-£1,068,030
25%	71%	-£1,417,417	-£1,322,541	-£1,327,199	-£1,232,322	-£1,473,985	-£1,383,768
30%	71%	-£1,739,884	-£1,626,032	-£1,631,622	-£1,517,770	-£1,807,766	-£1,699,504
35%	71%	-£2,062,350	-£1,929,522	-£1,935,086	-£1,803,219	-£2,141,546	-£2,015,240
40%	71%	-£2,384,818	-£2,233,014	-£2,240,468	-£2,088,665	-£2,475,326	-£2,330,977
45%	71%	-£2,707,284	-£2,536,505	-£2,544,891	-£2,374,113	-£2,809,107	-£2,646,713
50%	71%	-£3,029,750	-£2,839,997	-£2,849,314	-£2,659,560	-£3,142,887	-£2,962,451
100%	71%	-£6,394,852	-£5,919,847	-£5,937,787	-£5,552,072	-£6,534,535	-£6,167,760
10%	75%	-£454,331	-£421,124	-£416,440	-£383,233	-£474,130	-£436,239
15%	75%	-£778,965	-£729,145	-£722,117	-£672,308	-£808,654	-£751,816
20%	75%	-£1,103,578	-£1,037,165	-£1,027,786	-£961,382	-£1,143,176	-£1,067,394
25%	75%	-£1,428,202	-£1,345,186	-£1,333,474	-£1,250,456	-£1,477,700	-£1,382,971
30%	75%	-£1,752,826	-£1,653,206	-£1,639,151	-£1,539,531	-£1,812,223	-£1,698,548
35%	75%	-£2,077,450	-£1,961,226	-£1,944,830	-£1,829,608	-£2,146,747	-£2,014,126
40%	75%	-£2,402,074	-£2,269,247	-£2,250,588	-£2,117,680	-£2,481,269	-£2,329,703
45%	75%	-£2,726,698	-£2,577,267	-£2,556,185	-£2,406,754	-£2,815,793	-£2,645,281
50%	75%	-£3,051,321	-£2,885,288	-£2,861,864	-£2,695,829	-£3,150,316	-£2,960,858
10%	60%	-£406,212	-£383,061	-£405,898	-£352,766	-£467,890	-£437,577
15%	60%	-£751,776	-£702,079	-£706,306	-£656,609	-£799,293	-£753,823
20%	60%	-£1,067,340	-£981,078	-£1,006,713	-£900,451	-£1,109,669	-£1,070,069
25%	60%	-£1,382,904	-£1,250,078	-£1,207,120	-£1,174,292	-£1,462,095	-£1,386,316
30%	60%	-£1,698,468	-£1,539,074	-£1,501,538	-£1,448,134	-£1,733,502	-£1,703,562
35%	60%	-£2,014,032	-£1,828,072	-£1,807,935	-£1,721,975	-£2,124,904	-£2,018,808
40%	60%	-£2,329,595	-£2,117,071	-£2,208,341	-£1,995,818	-£2,456,308	-£2,335,054
45%	60%	-£2,645,159	-£2,406,069	-£2,508,749	-£2,289,660	-£2,787,711	-£2,651,301
50%	60%	-£2,960,723	-£2,695,067	-£2,803,158	-£2,543,501	-£3,115,113	-£2,967,547

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£9,749,780	-£9,749,780	-£9,749,780	-£9,749,780	-£9,749,780	-£9,749,780
10%	71%	-£10,994,714	-£10,356,763	-£10,356,827	-£10,320,676	-£10,417,841	-£10,381,254
15%	71%	-£10,717,181	-£10,650,256	-£10,650,256	-£10,650,124	-£10,761,121	-£10,686,691
20%	71%	-£11,039,647	-£10,963,746	-£10,967,473	-£10,881,571	-£11,084,302	-£11,012,727
25%	71%	-£11,362,114	-£11,267,237	-£11,271,896	-£11,177,019	-£11,418,682	-£11,329,464
30%	71%	-£11,684,581	-£11,570,729	-£11,576,319	-£11,462,467	-£11,752,453	-£11,644,201
35%	71%	-£12,007,047	-£11,874,219	-£11,880,742	-£11,747,914	-£12,086,243	-£11,959,537
40%	71%	-£12,329,515	-£12,177,711	-£12,185,165	-£12,033,362	-£12,420,023	-£12,275,674
45%	71%	-£12,651,981	-£12,481,202	-£12,489,588	-£12,319,810	-£12,753,803	-£12,591,410
50%	71%	-£12,974,447	-£12,784,694	-£12,794,097	-£12,604,257	-£13,087,284	-£12,907,146
100%	71%	-£16,249,259	-£15,863,544	-£15,862,483	-£15,486,768	-£16,479,232	-£16,112,456
10%	75%	-£10,399,028	-£10,395,821	-£10,381,137	-£10,327,930	-£10,419,827	-£10,390,938
15%	75%	-£10,723,652	-£10,673,942	-£10,669,814	-£10,617,905	-£10,753,351	-£10,698,513
20%	75%	-£11,048,275	-£10,961,862	-£10,972,493	-£10,906,078	-£11,087,873	-£11,012,091
25%	75%	-£11,372,899	-£11,269,883	-£11,278,171	-£11,195,153	-£11,422,397	-£11,327,668
30%	75%	-£11,697,523	-£11,577,903	-£11,583,848	-£11,484,228	-£11,756,929	-£11,643,245
35%	75%	-£12,022,147	-£11,885,923	-£11,889,507	-£11,773,303	-£12,091,444	-£11,958,823
40%	75%	-£12,346,771	-£12,193,944	-£12,195,205	-£12,062,377	-£12,425,968	-£12,274,400
45%	75%	-£12,671,394	-£12,512,963	-£12,500,882	-£12,351,451	-£12,760,499	-£12,589,977
50%	75%	-£12,996,018	-£12,831,984	-£12,826,961	-£12,640,528	-£13,095,013	-£12,935,585
10%	60%	-£10,380,909	-£10,327,777	-£10,350,556	-£10,297,464	-£10,412,358	-£10,382,273
15%	60%	-£10,696,473	-£10,616,775	-£10,651,002	-£10,571,308	-£10,743,990	-£10,698,519
20%	60%	-£11,012,037	-£10,935,775	-£10,951,410	-£10,845,148	-£11,075,393	-£11,014,796
25%	60%	-£11,327,601	-£11,245,773	-£11,261,817	-£11,163,989	-£11,318,788	-£11,251,013
30%	60%	-£11,643,165	-£11,483,771	-£11,552,225	-£11,392,831	-£11,738,199	-£11,647,259
35%	60%	-£11,958,728	-£11,772,769	-£11,852,832	-£11,668,872	-£12,069,601	-£11,963,505
40%	60%	-£12,274,292	-£12,061,768	-£12,153,038	-£11,940,515	-£12,401,005	-£12,279,751
45%	60%	-£12,589,856	-£12,350,766	-£12,453,486	-£12,214,358	-£12,735,407	-£12,595,686
50%	60%	-£12,905,420	-£12,639,764	-£12,753,853	-£12,488,198	-£13,063,810	-£12,912,244

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£3,949,373	-£3,949,373	-£3,949,373	-£3,949,373	-£3,949,373	-£3,949,373
10%	71%	-£3,594,307	-£3,558,356	-£3,558,219	-£3,520,269	-£3,616,934	-£3,580,846
15%	71%	-£3,916,774	-£3,859,847	-£3,862,642	-£3,805,716	-£3,950,714	-£3,896,584
20%	71%	-£4,239,240	-£4,163,339	-£4,167,086	-£4,091,164	-£4,284,494	-£4,212,320
25%	71%	-£4,561,706	-£4,466,830	-£4,471,489	-£4,376,611	-£4,528,075	-£4,453,901
30%	71%	-£4,884,174	-£4,770,322	-£4,775,912	-£4,662,060	-£4,952,055	-£4,843,793
35%	71%	-£5,206,640	-£5,073,812	-£5,080,395	-£4,947,507	-£5,285,835	-£5,159,530
40%	71%	-£5,529,107	-£5,377,303	-£5,384,787	-£5,232,954	-£5,619,616	-£5,475,267
45%	71%	-£5,851,574	-£5,680,795	-£5,689,180	-£5,518,403	-£5,953,396	-£5,791,003
50%	71%	-£6,174,040	-£5,984,286	-£5,993,604	-£5,803,850	-£6,287,176	-£6,106,740
100%	71%	-£9,448,891	-£9,063,198	-£9,062,076	-£8,696,281	-£9,678,924	-£9,512,049
10%	75%	-£3,598,841	-£3,565,414	-£3,560,729	-£3,527,523	-£3,619,193	-£3,580,529
15%	75%	-£3,923,244	-£3,873,435	-£3,866,407	-£3,816,597	-£3,952,943	-£3,896,106
20%	75%	-£4,247,868	-£4,181,455	-£4,172,086	-£4,105,671	-£4,287,466	-£4,211,683
25%	75%	-£4,572,492	-£4,489,476	-£4,482,471	-£4,394,146	-£4,527,261	-£4,451,226
30%	75%	-£4,897,116	-£4,797,495	-£4,783,441	-£4,683,521	-£4,956,513	-£4,842,838
35%	75%	-£5,221,739	-£5,105,515	-£5,089,120	-£4,972,895	-£5,291,036	-£5,158,415
40%	75%	-£5,546,363	-£5,413,536	-£5,394,797	-£5,261,969	-£5,625,559	-£5,473,993
45%	75%	-£5,870,987	-£5,727,556	-£5,707,475	-£5,551,044	-£5,960,082	-£5,789,570
50%	75%	-£6,195,611	-£6,029,577	-£6,006,154	-£5,840,110	-£6,294,605	-£6,105,147
10%	60%	-£3,580,502	-£3,527,370	-£3,550,188	-£3,497,057	-£3,612,179	-£3,581,866
15%	60%	-£3,906,066	-£3,816,369	-£3,850,592	-£3,770,889	-£3,943,583	-£3,898,112
20%	60%	-£4,231,630	-£4,105,367	-£4,151,044	-£4,044,740	-£4,274,985	-£4,214,358
25%	60%	-£4,527,193	-£4,394,365	-£4,451,410	-£4,318,582	-£4,606,388	-£4,530,605
30%	60%	-£4,842,757	-£4,693,363	-£4,751,817	-£4,592,423	-£4,937,791	-£4,846,851
35%	60%	-£5,158,321	-£4,972,361	-£5,052,225	-£4,886,265	-£5,269,194	-£5,163,097
40%	60%	-£5,473,885	-£5,261,361	-£5,352,631	-£5,140,107	-£5,600,588	-£5,479,343
45%	60%	-£5,789,449	-£5,550,359	-£5,653,038	-£5,413,949	-£5,932,000	-£5,795,591
50%	60%	-£6,105,013	-£5,839,357	-£5,953,486	-£5,687,791	-£6,263,493	-£6,111,837

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£194,917	£194,917	£194,917	£194,917	£194,917	£194,917
10%	71%	-£450,017	-£412,066	-£413,930	-£375,979	-£472,644	-£436,557
15%	71%	-£772,484	-£715,558	-£716,353	-£661,428	-£806,024	-£752,294
20%	71%	-£1,094,951	-£1,019,049	-£1,022,776	-£946,875	-£1,140,205	-£1,068,030
25%	71%	-£1,417,417	-£1,322,541	-£1,327,199	-£1,232,322	-£1,473,985	-£1,383,768
30%	71%	-£1,739,884	-£1,626,032	-£1,631,622	-£1,517,770	-£1,807,765	-£1,699,504
35%	71%	-£2,062,350	-£1,929,522	-£1,935,046	-£1,803,216	-£2,141,546	-£2,015,240
40%	71%	-£2,384,818	-£2,233,014	-£2,240,488	-£2,088,665	-£2,475,326	-£2,330,977
45%	71%	-£2,707,284	-£2,536,505	-£2,544,891	-£2,374,113	-£2,809,107	-£2,646,713
50%	71%	-£3,029,750	-£2,839,997	-£2,848,314	-£2,659,560	-£3,142,887	-£2,969,451
100%	71%	-£6,304,562	-£5,918,847	-£5,937,787	-£5,552,072	-£6,534,535	-£6,167,760
10%	75%	-£454,331	-£421,124	-£416,440	-£383,233	-£474,130	-£436,239
15%	75%	-£778,955	-£720,145	-£722,117	-£672,308	-£808,694	-£751,816
20%	75%	-£1,103,579	-£1,037,165	-£1,027,795	-£961,382	-£1,143,176	-£1,063,294
25%	75%	-£1,428,202	-£1,345,188	-£1,333,474	-£1,250,456	-£1,477,700	-£1,382,971
30%	75%	-£1,752,826	-£1,653,206	-£1,639,151	-£1,539,531	-£1,812,223	-£1,699,548
35%	75%	-£2,077,450	-£1,961,226	-£1,944,630	-£1,828,606	-£2,146,747	-£2,014,126
40%	75%	-£2,402,074	-£2,269,247	-£2,250,508	-£2,117,680	-£2,481,269	-£2,329,703
45%	75%	-£2,726,698	-£2,577,267	-£2,556,185	-£2,406,754	-£2,815,793	-£2,645,281
50%	75%	-£3,051,321	-£2,885,288	-£2,861,864	-£2,695,829	-£3,150,316	-£2,960,858
10%	60%	-£456,612	-£383,081	-£405,898	-£352,768	-£467,890	-£437,577
15%	60%	-£751,776	-£672,079	-£676,306	-£626,609	-£759,293	-£715,823
20%	60%	-£1,067,340	-£961,078	-£1,006,713	-£900,451	-£1,130,696	-£1,070,069
25%	60%	-£1,382,904	-£1,250,076	-£1,207,120	-£1,114,292	-£1,462,698	-£1,395,316
30%	60%	-£1,698,468	-£1,538,074	-£1,507,659	-£1,446,134	-£1,793,502	-£1,702,562
35%	60%	-£2,014,032	-£1,828,072	-£1,807,935	-£1,721,975	-£2,124,904	-£2,018,808
40%	60%	-£2,329,595	-£2,117,071	-£2,208,341	-£1,995,818	-£2,456,308	-£2,335,054
45%	60%	-£2,645,159	-£2,406,069	-£2,503,749	-£2,360,660	-£2,787,711	-£2,651,301
50%	60%	-£2,960,723	-£2,695,067	-£2,809,156	-£2,543,501	-£3,110,113	-£2,967,547

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 2		CIL Zone	3
		Value Area	High
No Units	30	Sales value inflation	0%
Site Area	0.47 Ha	Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,467,450	£4,467,450	£4,467,450	£4,467,450	£4,467,450	£4,467,450
10%	71%	£3,721,114	£3,765,282	£3,750,197	£3,794,365	£3,709,221	£3,738,304
15%	71%	£3,347,546	£3,414,198	£3,391,571	£3,457,823	£3,330,107	£3,373,731
20%	71%	£2,974,778	£3,063,114	£3,032,945	£3,121,281	£2,950,993	£3,009,159
25%	71%	£2,601,611	£2,712,031	£2,674,318	£2,784,739	£2,571,878	£2,644,586
30%	71%	£2,228,443	£2,360,947	£2,315,692	£2,448,196	£2,192,754	£2,280,013
35%	71%	£1,855,275	£2,009,863	£1,957,068	£2,111,654	£1,815,641	£1,915,441
40%	71%	£1,482,107	£1,658,779	£1,598,440	£1,775,111	£1,434,534	£1,550,868
45%	71%	£1,108,939	£1,307,695	£1,239,814	£1,438,570	£1,055,420	£1,186,295
50%	71%	£735,771	£956,611	£881,187	£1,102,028	£767,306	£821,722
100%	71%	£3,044,906	£2,598,001	£2,749,317	£2,300,414	£3,185,781	£2,870,193
10%	75%	£3,717,150	£3,755,797	£3,747,688	£3,786,335	£3,706,744	£3,737,281
15%	75%	£3,342,000	£3,399,970	£3,387,806	£3,445,776	£3,326,391	£3,372,197
20%	75%	£2,966,851	£3,039,144	£3,027,925	£3,085,819	£2,966,452	£3,007,112
25%	75%	£2,591,700	£2,688,318	£2,668,044	£2,764,662	£2,565,684	£2,642,028
30%	75%	£2,216,550	£2,332,491	£2,308,162	£2,424,104	£2,185,331	£2,276,943
35%	75%	£1,841,401	£1,976,666	£1,948,282	£2,053,546	£1,804,978	£1,911,859
40%	75%	£1,466,251	£1,620,830	£1,588,460	£1,742,988	£1,424,626	£1,546,774
45%	75%	£1,091,101	£1,265,013	£1,228,519	£1,402,431	£1,044,272	£1,181,690
50%	75%	£715,951	£909,187	£868,638	£1,061,873	£663,920	£816,606
60%	75%	£3,769,799	£3,765,634	£3,759,228	£3,753,064	£3,717,149	£3,741,578
15%	60%	£3,366,974	£3,459,727	£3,403,618	£3,496,371	£3,341,998	£3,378,643
20%	60%	£3,000,148	£3,123,819	£3,049,008	£3,172,678	£2,966,848	£3,015,708
25%	60%	£2,633,323	£2,787,911	£2,694,397	£2,848,985	£2,591,697	£2,652,772
30%	60%	£2,266,497	£2,442,003	£2,339,797	£2,525,292	£2,216,547	£2,298,836
35%	60%	£1,899,672	£2,116,095	£1,985,177	£2,201,600	£1,841,396	£1,928,901
40%	60%	£1,532,846	£1,790,187	£1,630,566	£1,877,907	£1,486,246	£1,583,965
45%	60%	£1,166,021	£1,444,279	£1,275,958	£1,554,214	£1,091,096	£1,201,029
50%	60%	£799,196	£1,108,372	£921,345	£1,230,521	£715,945	£838,094

Residual Land values compared to benchmark land values  
Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£37,832,409	-£37,832,409	-£37,832,409	-£37,832,409	-£37,832,409	-£37,832,409
10%	71%	-£38,578,745	-£38,534,577	-£38,589,886	-£38,589,886	-£38,589,886	-£38,589,886
15%	71%	-£38,981,913	-£38,855,691	-£38,908,288	-£38,842,038	-£38,869,752	-£38,869,752
20%	71%	-£39,325,081	-£39,236,745	-£39,266,914	-£39,178,678	-£39,348,666	-£39,290,700
25%	71%	-£39,698,248	-£39,587,838	-£39,625,241	-£39,515,120	-£39,727,891	-£39,655,273
30%	71%	-£40,110,416	-£40,030,928	-£40,064,167	-£40,064,167	-£40,107,026	-£40,107,026
35%	71%	-£40,444,584	-£40,289,056	-£40,342,793	-£40,188,295	-£40,485,209	-£40,384,418
40%	71%	-£40,817,752	-£40,641,080	-£40,701,419	-£40,524,748	-£40,885,325	-£40,748,991
45%	71%	-£41,190,920	-£40,992,104	-£41,060,045	-£40,861,289	-£41,244,439	-£41,113,564
50%	71%	-£41,564,088	-£41,343,128	-£41,418,672	-£41,197,831	-£41,604,981	-£41,478,137
100%	71%	-£45,344,765	-£44,895,860	-£45,049,176	-£44,600,272	-£45,465,640	-£45,170,552
10%	75%	-£38,582,709	-£38,544,082	-£38,552,171	-£38,513,624	-£38,593,115	-£38,592,578
15%	75%	-£38,999,859	-£38,899,889	-£38,912,053	-£38,854,053	-£38,937,669	-£38,937,669
20%	75%	-£39,333,028	-£39,253,715	-£39,271,934	-£39,194,640	-£39,353,822	-£39,292,747
25%	75%	-£39,708,159	-£39,611,541	-£39,631,815	-£39,535,197	-£39,734,175	-£39,657,831
30%	75%	-£40,083,289	-£39,961,368	-£40,097,597	-£39,875,755	-£40,114,328	-£40,029,916
35%	75%	-£40,458,419	-£40,325,193	-£40,351,517	-£40,216,513	-£40,494,981	-£40,389,861
40%	75%	-£40,833,548	-£40,679,020	-£40,711,459	-£40,556,871	-£40,875,234	-£40,753,085
45%	75%	-£41,208,758	-£41,034,846	-£41,071,340	-£40,897,428	-£41,255,587	-£41,118,189
50%	75%	-£41,583,968	-£41,390,672	-£41,431,221	-£41,237,968	-£41,635,939	-£41,483,253
10%	60%	-£38,586,000	-£38,504,225	-£38,541,831	-£38,479,795	-£38,582,710	-£38,585,281
15%	60%	-£38,932,885	-£38,840,132	-£38,886,241	-£38,803,488	-£38,957,861	-£38,921,216
20%	60%	-£39,299,711	-£39,176,040	-£39,250,851	-£39,127,181	-£39,333,011	-£39,294,151
25%	60%	-£39,666,536	-£39,519,462	-£39,605,462	-£39,450,874	-£39,708,162	-£39,647,087
30%	60%	-£40,033,362	-£39,847,856	-£39,960,072	-£39,774,567	-£40,083,312	-£40,010,023
35%	60%	-£40,400,187	-£40,183,784	-£40,314,882	-£40,098,959	-£40,458,463	-£40,372,958
40%	60%	-£40,767,013	-£40,519,672	-£40,680,293	-£40,421,863	-£40,933,813	-£40,738,894
45%	60%	-£41,133,838	-£40,855,560	-£41,029,903	-£40,745,645	-£41,208,764	-£41,068,830
50%	60%	-£41,500,663	-£41,191,457	-£41,378,514	-£41,069,338	-£41,583,916	-£41,481,785

Residual Land values compared to benchmark land values  
Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£28,255,157	-£28,255,157	-£28,255,157	-£28,255,157	-£28,255,157	-£28,255,157
10%	71%	-£30,271,523	-£30,227,354	-£30,242,440	-£30,188,271	-£30,283,418	-£30,254,333
15%	71%	-£30,644,691	-£30,578,439	-£30,691,566	-£30,634,814	-£30,682,530	-£30,618,905
20%	71%	-£31,017,859	-£30,932,522	-£30,989,692	-£30,877,358	-£31,041,844	-£30,985,178
25%	71%	-£31,391,028	-£31,286,606	-£31,318,318	-£31,207,898	-£31,420,759	-£31,348,051
30%	71%	-£31,764,194	-£31,631,690	-£31,676,944	-£31,544,441	-£31,739,873	-£31,712,624
35%	71%	-£32,137,361	-£31,988,773	-£32,035,271	-£31,880,982	-£32,178,887	-£32,077,196
40%	71%	-£32,510,528	-£32,333,856	-£32,394,197	-£32,217,528	-£32,544,176	-£32,441,769
45%	71%	-£32,883,698	-£32,684,941	-£32,752,823	-£32,554,067	-£32,937,218	-£32,808,342
50%	71%	-£33,256,866	-£33,036,026	-£33,111,450	-£32,890,609	-£33,316,330	-£33,170,915
100%	71%	-£37,037,543	-£36,488,638	-£36,741,954	-£36,393,050	-£37,158,417	-£36,892,839
10%	75%	-£30,275,486	-£30,236,840	-£30,244,949	-£30,206,902	-£30,285,903	-£30,255,356
15%	75%	-£30,650,637	-£30,592,666	-£30,604,831	-£30,546,880	-£30,666,248	-£30,620,440
20%	75%	-£31,025,788	-£30,948,492	-£30,964,712	-£30,887,418	-£31,046,599	-£30,985,524
25%	75%	-£31,400,939	-£31,304,318	-£31,324,993	-£31,227,076	-£31,428,959	-£31,358,137
30%	75%	-£31,776,087	-£31,660,145	-£31,684,474	-£31,568,533	-£31,807,308	-£31,715,993
35%	75%	-£32,151,236	-£32,015,971	-£32,044,355	-£31,909,909	-£32,187,659	-£32,090,778
40%	75%	-£32,526,385	-£32,371,798	-£32,402,849	-£32,250,949	-£32,568,010	-£32,445,382
45%	75%	-£32,901,535	-£32,727,624	-£32,764,117	-£32,590,208	-£32,948,365	-£32,810,947
50%	75%	-£33,276,684	-£33,083,450	-£33,123,999	-£32,930,764	-£33,328,717	-£33,176,031
10%	60%	-£30,258,838	-£30,197,000	-£30,234,408	-£30,172,573	-£30,275,488	-£30,251,658
15%	60%	-£30,629,663	-£30,559,019	-£30,606,019	-£30,498,208	-£30,646,208	-£30,622,378
20%	60%	-£30,992,489	-£30,868,818	-£30,943,626	-£30,810,958	-£31,025,798	-£30,976,929
25%	60%	-£31,359,314	-£31,204,728	-£31,298,239	-£31,143,951	-£31,400,940	-£31,339,885
30%	60%	-£31,726,140	-£31,540,634	-£31,682,850	-£31,467,344	-£31,776,099	-£31,702,891
35%	60%	-£32,092,965	-£31,876,541	-£32,007,460	-£31,791,037	-£32,151,241	-£32,065,736
40%	60%	-£32,459,791	-£32,212,449	-£32,362,070	-£32,114,730	-£32,526,391	-£32,428,672
45%	60%	-£32,826,616	-£32,548,357	-£32,716,681	-£32,438,423	-£32,901,542	-£32,791,607
50%	60%	-£33,193,441	-£32,884,264	-£33,071,292	-£32,762,116	-£33,276,692	-£33,154,542

Residual Land values compared to benchmark land values  
Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£15,061,925	-£15,061,925	-£15,061,925	-£15,061,925	-£15,061,925	-£15,061,925
10%	71%	-£15,908,261	-£15,763,093	-£15,770,178	-£15,235,011	-£15,920,154	-£15,781,071
15%	71%	-£16,181,429	-£16,115,177	-£16,137,804	-£16,071,562	-£16,199,268	-£16,153,643
20%	71%	-£16,554,597	-£16,466,260	-£16,496,430	-£16,408,094	-£16,578,382	-£16,520,216
25%	71%	-£16,927,764	-£16,817,344	-£16,855,057	-£16,744,636	-£16,957,497	-£16,894,789
30%	71%	-£17,300,932	-£17,168,428	-£17,213,693	-£17,093,179	-£17,336,611	-£17,240,362
35%	71%	-£17,674,100	-£17,519,512	-£17,572,309	-£17,417,721	-£17,715,725	-£17,613,934
40%	71%	-£18,047,268	-£17,870,596	-£17,930,935	-£17,754,264	-£18,094,840	-£17,979,507
45%	71%	-£18,420,436	-£18,221,679	-£18,289,881	-£18,090,806	-£18,473,954	-£18,345,080
50%	71%	-£18,793,604	-£18,572,764	-£18,648,188	-£18,427,347	-£18,853,069	-£18,707,653
100%	71%	-£22,574,281	-£22,123,376	-£22,278,692	-£21,829,788	-£22,695,158	-£22,399,588
10%	75%	-£15,812,225	-£15,773,578	-£15,791,687	-£15,743,940	-£15,822,631	-£15,792,954
15%	75%	-£1					

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£8,515,787	-£8,515,787	-£8,515,787	-£8,515,787	-£8,515,787	-£8,515,787
10%	71%	-£9,362,123	-£9,217,965	-£9,233,040	-£9,186,871	-£9,274,016	-£9,244,033
15%	71%	-£9,635,261	-£9,569,039	-£9,591,686	-£9,525,414	-£9,635,130	-£9,605,506
20%	71%	-£10,008,458	-£9,920,122	-£9,950,292	-£9,861,956	-£10,032,244	-£9,974,078
25%	71%	-£10,381,626	-£10,271,206	-£10,336,916	-£10,198,498	-£10,411,359	-£10,338,651
30%	71%	-£10,754,794	-£10,622,290	-£10,667,644	-£10,505,841	-£10,730,473	-£10,703,224
35%	71%	-£11,127,962	-£10,973,373	-£11,026,171	-£10,871,583	-£11,169,587	-£11,067,796
40%	71%	-£11,501,130	-£11,324,458	-£11,384,797	-£11,208,125	-£11,548,702	-£11,432,369
45%	71%	-£11,874,298	-£11,675,541	-£11,743,423	-£11,544,667	-£11,927,816	-£11,786,942
50%	71%	-£12,247,466	-£12,026,626	-£12,102,650	-£11,891,209	-£12,306,930	-£12,161,515
100%	71%	-£16,028,143	-£15,579,238	-£15,732,554	-£15,283,650	-£16,149,017	-£15,853,430
10%	75%	-£9,286,085	-£9,227,440	-£9,235,549	-£9,196,902	-£9,276,493	-£9,245,956
15%	75%	-£9,841,227	-£9,853,267	-£9,855,431	-£9,837,480	-£9,866,846	-£9,811,040
20%	75%	-£10,016,386	-£9,939,092	-£9,955,312	-£9,878,018	-£10,037,199	-£9,976,125
25%	75%	-£10,381,638	-£10,294,918	-£10,315,193	-£10,218,675	-£10,417,552	-£10,341,209
30%	75%	-£10,746,887	-£10,650,745	-£10,675,074	-£10,559,133	-£10,791,806	-£10,706,293
35%	75%	-£11,112,136	-£11,006,571	-£11,034,665	-£10,899,690	-£11,178,259	-£11,071,378
40%	75%	-£11,477,384	-£11,362,398	-£11,394,837	-£11,240,249	-£11,558,612	-£11,436,462
45%	75%	-£11,842,632	-£11,719,224	-£11,754,717	-£11,580,800	-£11,938,965	-£11,801,547
50%	75%	-£12,207,880	-£12,074,056	-£12,115,599	-£11,921,364	-£12,319,317	-£12,169,631
10%	75%	-£9,249,438	-£9,187,603	-£9,225,008	-£9,163,173	-£9,266,088	-£9,241,658
15%	75%	-£9,814,263	-£9,723,510	-£9,779,610	-£9,686,865	-£9,841,239	-£9,804,593
20%	75%	-£10,389,089	-£10,294,418	-£10,334,229	-£10,210,558	-£10,416,389	-£10,367,529
25%	75%	-£10,963,914	-£10,868,339	-£10,926,639	-£10,784,251	-£10,991,540	-£10,930,465
30%	75%	-£11,538,740	-£11,443,164	-£11,504,450	-£11,347,944	-£11,656,690	-£11,593,401
35%	75%	-£12,113,565	-£12,017,989	-£12,088,660	-£11,918,837	-£12,141,841	-£11,995,338
40%	75%	-£12,688,390	-£12,592,414	-£12,663,730	-£12,480,330	-£12,616,991	-£12,492,922
45%	75%	-£13,263,215	-£13,167,639	-£13,238,570	-£13,061,820	-£13,213,143	-£13,089,074
50%	75%	-£13,838,040	-£13,742,063	-£13,808,900	-£13,623,310	-£13,804,293	-£13,680,205

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£4,365,221	-£4,365,221	-£4,365,221	-£4,365,221	-£4,365,221	-£4,365,221
10%	71%	-£4,409,389	-£4,365,221	-£4,380,306	-£4,336,138	-£4,421,282	-£4,392,199
15%	71%	-£4,782,557	-£4,716,305	-£4,738,932	-£4,672,680	-£4,800,396	-£4,756,771
20%	71%	-£5,155,725	-£5,067,388	-£5,097,558	-£5,009,222	-£5,179,510	-£5,121,344
25%	71%	-£5,528,893	-£5,418,472	-£5,456,194	-£5,345,884	-£5,538,624	-£5,465,917
30%	71%	-£5,902,060	-£5,769,556	-£5,814,811	-£5,682,307	-£5,972,738	-£5,850,490
35%	71%	-£6,275,228	-£6,120,640	-£6,173,437	-£6,018,849	-£6,316,853	-£6,215,062
40%	71%	-£6,648,396	-£6,471,724	-£6,532,963	-£6,356,392	-£6,660,968	-£6,579,635
45%	71%	-£7,021,564	-£6,822,807	-£6,895,689	-£6,691,933	-£7,075,082	-£6,944,205
50%	71%	-£7,394,732	-£7,173,892	-£7,249,316	-£7,028,475	-£7,454,197	-£7,308,781
100%	71%	-£11,175,409	-£10,726,504	-£10,879,820	-£10,620,916	-£11,296,264	-£11,000,696
10%	75%	-£4,413,353	-£4,374,706	-£4,382,815	-£4,344,168	-£4,423,159	-£4,393,222
15%	75%	-£4,788,503	-£4,730,533	-£4,742,697	-£4,684,727	-£4,804,112	-£4,758,306
20%	75%	-£5,163,652	-£5,086,359	-£5,102,578	-£5,025,284	-£5,184,465	-£5,123,391
25%	75%	-£5,538,802	-£5,442,185	-£5,462,459	-£5,365,841	-£5,564,819	-£5,488,475
30%	75%	-£5,913,951	-£5,793,011	-£5,824,341	-£5,706,389	-£5,945,172	-£5,863,566
35%	75%	-£6,289,100	-£6,153,837	-£6,182,221	-£6,046,957	-£6,326,525	-£6,218,644
40%	75%	-£6,664,250	-£6,509,664	-£6,542,103	-£6,387,515	-£6,705,878	-£6,583,728
45%	75%	-£7,039,400	-£6,865,490	-£6,901,983	-£6,728,072	-£7,086,231	-£6,949,813
50%	75%	-£7,414,550	-£7,221,316	-£7,261,896	-£7,068,630	-£7,466,583	-£7,313,897
10%	75%	-£4,396,704	-£4,334,869	-£4,372,275	-£4,310,439	-£4,413,354	-£4,388,925
15%	75%	-£4,763,529	-£4,670,776	-£4,726,865	-£4,634,132	-£4,788,505	-£4,751,859
20%	75%	-£5,130,354	-£5,006,864	-£5,061,495	-£4,967,625	-£5,163,655	-£5,114,795
25%	75%	-£5,497,180	-£5,342,592	-£5,436,106	-£5,281,518	-£5,538,806	-£5,477,313
30%	75%	-£5,864,006	-£5,678,500	-£5,790,716	-£5,605,210	-£5,913,956	-£5,840,667
35%	75%	-£6,230,831	-£6,014,407	-£6,145,326	-£5,928,903	-£6,269,107	-£6,203,602
40%	75%	-£6,597,657	-£6,350,316	-£6,499,937	-£6,252,596	-£6,664,257	-£6,566,538
45%	75%	-£6,964,482	-£6,686,224	-£6,854,547	-£6,676,289	-£7,039,408	-£6,929,474
50%	75%	-£7,331,307	-£7,022,131	-£7,209,158	-£7,009,982	-£7,414,558	-£7,292,408

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,278,981	£1,278,981	£1,278,981	£1,278,981	£1,278,981	£1,278,981
10%	71%	£532,644	£576,813	£561,727	£606,896	£520,751	£549,835
15%	71%	£168,477	£225,728	£203,101	£260,853	£141,637	£185,262
20%	71%	-£213,691	-£125,855	-£155,525	-£97,189	-£227,477	-£170,510
25%	71%	-£586,859	-£476,438	-£514,151	-£403,731	-£616,592	-£543,884
30%	71%	-£960,026	-£827,523	-£872,777	-£740,273	-£995,706	-£908,456
35%	71%	-£1,333,194	-£1,178,606	-£1,231,403	-£1,076,815	-£1,374,820	-£1,273,029
40%	71%	-£1,706,363	-£1,529,691	-£1,590,029	-£1,413,358	-£1,753,935	-£1,637,601
45%	71%	-£2,079,531	-£1,880,774	-£1,948,655	-£1,749,900	-£2,133,049	-£2,002,175
50%	71%	-£2,452,699	-£2,231,858	-£2,307,283	-£2,086,442	-£2,512,163	-£2,366,747
100%	71%	-£6,233,376	-£5,784,471	-£5,937,787	-£5,488,893	-£6,354,260	-£6,058,662
10%	75%	£528,681	£567,326	£559,218	£597,865	£518,274	£548,812
15%	75%	£193,831	£211,601	£196,937	£257,307	£137,821	£183,727
20%	75%	-£221,619	-£144,325	-£160,545	-£93,250	-£242,432	-£181,367
25%	75%	-£596,769	-£500,151	-£520,425	-£423,808	-£622,785	-£546,442
30%	75%	-£971,919	-£855,978	-£880,307	-£784,366	-£1,003,138	-£911,526
35%	75%	-£1,347,069	-£1,211,804	-£1,240,188	-£1,104,923	-£1,383,491	-£1,276,611
40%	75%	-£1,722,219	-£1,507,631	-£1,500,089	-£1,445,681	-£1,763,844	-£1,641,695
45%	75%	-£2,097,368	-£1,923,457	-£1,950,950	-£1,786,038	-£2,144,198	-£2,006,779
50%	75%	-£2,472,518	-£2,279,283	-£2,319,832	-£2,126,597	-£2,524,550	-£2,371,864
10%	60%	£545,330	£607,164	£569,786	£631,665	£528,680	£565,108
15%	60%	£178,204	£217,257	£215,136	£307,902	£153,259	£190,174
20%	60%	-£188,321	-£64,651	-£139,462	-£16,791	-£221,621	-£172,762
25%	60%	-£555,147	-£400,559	-£494,072	-£338,484	-£596,772	-£535,688
30%	60%	-£930,172	-£736,467	-£848,692	-£663,177	-£971,022	-£898,934
35%	60%	-£1,286,798	-£1,072,374	-£1,203,293	-£986,870	-£1,347,073	-£1,261,588
40%	60%	-£1,655,623	-£1,408,282	-£1,557,903	-£1,310,563	-£1,722,223	-£1,624,504
45%	60%	-£2,022,449	-£1,744,190	-£1,912,513	-£1,634,256	-£2,097,375	-£1,987,440
50%	60%	-£2,389,274	-£2,089,057	-£2,261,155	-£1,957,849	-£2,472,525	-£2,356,375

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£8,665,716	-£8,665,716	-£8,665,716	-£8,665,716	-£8,665,716	-£8,665,716
10%	71%	-£9,412,653	-£9,367,894	-£9,382,969	-£9,338,801	-£9,423,945	-£9,394,862
15%	71%	-£9,785,220	-£9,716,868	-£9,741,538	-£9,672,344	-£9,803,959	-£9,759,436
20%	71%	-£10,158,388	-£10,070,052	-£10,100,222	-£10,011,886	-£10,182,173	-£10,124,007
25%	71%	-£10,531,556	-£10,421,135	-£10,458,848	-£10,348,427	-£10,561,289	-£10,488,581
30%	71%	-£10,904,724	-£10,772,230	-£10,817,474	-£10,689,070	-£10,940,403	-£10,855,153
35%	71%	-£11,277,891	-£11,123,303	-£11,176,100	-£11,021,512	-£11,319,517	-£11,217,276
40%	71%	-£11,651,060	-£11,474,387	-£11,534,726	-£11,358,055	-£11,698,632	-£11,582,298
45%	71%	-£12,024,227	-£11,825,471	-£11,893,352	-£11,684,897	-£12,077,746	-£11,946,872
50%	71%	-£12,397,395	-£12,176,555	-£12,261,179	-£12,031,138	-£12,456,859	-£12,311,444
100%	71%	-£16,178,072	-£15,729,168	-£15,852,483	-£15,433,580	-£16,298,947	-£16,003,359
15%	75%	-£9,416,918	-£9,377,369	-£9,385,478	-£9,346,832	-£9,426,423	-£9,395,885
20%	75%	-£9,790,086	-£9,733,186	-£9,745,390	-£9,697,390	-£9,806,776	-£9,760,970
25%	75%	-£10,163,315	-£10,089,022	-£10,106,242	-£10,027,947	-£10,187,129	-£10,126,054
30%	75%	-£10,544,468	-£10,444,848	-£10,485,122	-£10,388,504	-£10,567,482	-£10,491,138
35%	75%	-£10,919,618	-£10,800,675	-£10,835,004	-£10,709,063	-£10,947,835	-£10,856,223
40%	75%	-£11,291,765	-£11,156,501	-£11,184,685	-£11,049,620	-£11,328,188	-£11,221,307
45%	75%	-£11,666,918	-£11,512,328	-£11,544,766	-£11,390,178	-£11,708,541	-£11,586,392
50%	75%	-£12,042,065	-£11,868,154	-£11,904,847	-£11,730,735	-£12,088,894	-£11,951,476
10%	60%	-£11,224,215	-£11,223,978	-£11,284,528	-£11,281,254	-£12,469,247	-£12,316,881
15%	60%	-£9,396,387	-£9,337,532	-£9,374,538	-£9,313,102	-£9,416,617	-£9,391,558
20%	60%	-£9,766,193	-£9,673,439	-£9,729,548	-£9,636,795	-£9,791,168	-£9,754,523
25%	60%	-£10,133,018	-£10,009,348	-£10,084,159	-£9,960,488	-£10,165,318	-£10,117,459
30%	60%	-£10,504,844	-£10,345,969	-£10,348,151	-£10,284,151	-£10,541,468	-£10,486,395
35%	60%	-£10,866,669	-£10,681,164	-£10,793,379	-£10,607,874	-£10,916,619	-£10,843,330
40%	60%	-£11,233,495	-£11,017,071	-£11,147,390	-£10,931,567	-£11,291,770	-£11,206,285
45%	60%	-£11,600,320	-£11,352,979	-£11,502,630	-£11,255,800	-£11,696,929	-£11,560,291
50%	60%	-£11,967,146	-£11,686,867	-£11,857,210	-£11,576,853	-£12,042,071	-£11,859,197
50%	60%	-£12,333,970	-£12,024,794	-£12,211,822	-£11,902,645	-£12,417,221	-£12,295,072

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,868,965	-£1,868,965	-£1,868,965	-£1,868,965	-£1,868,965	-£1,868,965
10%	71%	-£2,111,645	-£2,067,477	-£2,082,562	-£2,038,394	-£2,123,638	-£2,094,455
15%	71%	-£2,354,325	-£2,281,561	-£2,306,646	-£2,262,498	-£2,347,722	-£2,318,539
20%	71%	-£2,597,005	-£2,495,645	-£2,520,730	-£2,478,312	-£2,562,806	-£2,533,623
25%	71%	-£2,839,685	-£2,709,729	-£2,733,814	-£2,689,394	-£2,817,890	-£2,788,707
30%	71%	-£3,082,365	-£2,923,813	-£2,947,900	-£2,898,474	-£3,032,974	-£2,999,791
35%	71%	-£3,325,045	-£3,137,897	-£3,161,986	-£3,112,554	-£3,248,058	-£3,200,275
40%	71%	-£3,567,725	-£3,351,981	-£3,376,070	-£3,323,622	-£3,463,142	-£3,415,359
45%	71%	-£3,810,405	-£3,566,065	-£3,590,154	-£3,540,690	-£3,678,226	-£3,629,443
50%	71%	-£4,053,085	-£3,780,149	-£3,804,238	-£3,751,766	-£3,893,310	-£3,844,559
100%	71%	-£9,977,695	-£9,628,789	-£9,682,076	-£9,533,172	-£9,996,940	-£9,902,952
15%	75%	-£2,015,334	-£2,015,334	-£2,086,071	-£2,086,071	-£2,696,815	-£2,696,815
20%	75%	-£2,258,014	-£2,258,014	-£2,328,751	-£2,328,751	-£2,937,559	-£2,937,559
25%	75%	-£2,500,694	-£2,500,694	-£2,571,428	-£2,571,428	-£3,178,303	-£3,178,303
30%	75%	-£2,743,374	-£2,743,374	-£2,814,105	-£2,814,105	-£3,419,047	-£3,419,047
35%	75%	-£2,986,054	-£2,986,054	-£3,046,782	-£3,046,782	-£3,659,791	-£3,659,791
40%	75%	-£3,228,734	-£3,228,734	-£3,279,459	-£3,279,459	-£3,899,535	-£3,899,535
45%	75%	-£3,471,414	-£3,471,414	-£3,522,136	-£3,522,136	-£4,139,279	-£4,139,279
50%	75%	-£3,714,094	-£3,714,094	-£3,764,813	-£3,764,813	-£4,379,023	-£4,379,023
10%	60%	-£2,537,125	-£2,537,125	-£2,574,531	-£2,574,531	-£2,615,610	-£2,615,610
15%	60%	-£2,865,785	-£2,865,785	-£2,929,181	-£2,929,181	-£2,990,761	-£2,990,761
20%	60%	-£3,194,445	-£3,194,445	-£3,268,031	-£3,268,031	-£3,329,111	-£3,329,111
25%	60%	-£3,523,105	-£3,523,105	-£3,601,881	-£3,601,881	-£3,668,861	-£3,668,861
30%	60%	-£3,851,765	-£3,851,765	-£3,935,731	-£3,935,731	-£4,003,611	-£4,003,611
35%	60%	-£4,180,425	-£4,180,425	-£4,269,581	-£4,269,581	-£4,338,361	-£4,338,361
40%	60%	-£4,509,085	-£4,509,085	-£4,603,431	-£4,603,431	-£4,678,111	-£4,678,111
45%	60%	-£4,837,745	-£4,837,745	-£4,937,281	-£4,937,281	-£5,012,861	-£5,012,861
50%	60%	-£5,166,405	-£5,166,405	-£5,271,131	-£5,271,131	-£5,347,611	-£5,347,611

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,278,981	£1,278,981	£1,278,981	£1,278,981	£1,278,981	£1,278,981
10%	71%	£532,644	£576,813	£561,727	£605,896	£520,751	£549,835
15%	71%	£189,477	£226,728	£203,101	£269,383	£141,637	£185,262
20%	71%	£-213,691	£-125,355	£-155,525	£-67,189	£-237,477	£-179,310
25%	71%	£-586,859	£-476,438	£-514,151	£-403,731	£-616,592	£-543,884
30%	71%	£-960,026	£-627,523	£-672,777	£-470,273	£-895,706	£-698,456
35%	71%	£-1,333,194	£-1,178,896	£-1,241,493	£-1,076,815	£-1,374,820	£-1,273,029
40%	71%	£-1,706,363	£-1,529,691	£-1,590,029	£-1,413,358	£-1,753,935	£-1,637,601
45%	71%	£-2,079,531	£-1,880,774	£-1,948,655	£-1,749,900	£-2,133,049	£-2,002,175
50%	71%	£-2,452,699	£-2,231,858	£-2,307,739	£-2,086,442	£-2,512,163	£-2,368,747
100%	71%	£-6,233,376	£-5,784,471	£-5,937,787	£-5,488,883	£-6,354,250	£-6,058,662
10%	75%	£528,681	£567,328	£559,218	£597,865	£518,274	£548,812
15%	75%	£183,211	£211,801	£199,337	£257,907	£137,821	£183,727
20%	75%	£-221,819	£-144,825	£-160,545	£-83,250	£-242,432	£-181,357
25%	75%	£-596,769	£-500,151	£-520,425	£-423,808	£-622,785	£-546,442
30%	75%	£-971,919	£-855,978	£-880,307	£-764,366	£-1,003,138	£-911,526
35%	75%	£-1,347,069	£-1,211,804	£-1,240,188	£-1,104,823	£-1,383,491	£-1,276,611
40%	75%	£-1,722,219	£-1,567,831	£-1,600,689	£-1,446,481	£-1,783,844	£-1,641,886
45%	75%	£-2,097,368	£-1,923,457	£-1,959,950	£-1,786,038	£-2,144,198	£-2,006,779
50%	75%	£-2,472,518	£-2,279,283	£-2,319,832	£-2,126,597	£-2,524,550	£-2,371,864
10%	60%	£845,300	£807,084	£869,795	£931,585	£838,680	£853,029
15%	60%	£178,504	£271,257	£215,149	£307,902	£153,529	£180,174
20%	60%	£-188,321	£-64,651	£-139,462	£-15,791	£-221,621	£-172,762
25%	60%	£-555,147	£-400,559	£-494,072	£-338,484	£-696,772	£-535,698
30%	60%	£-930,192	£-736,467	£-845,852	£-653,177	£-1,011,522	£-808,634
35%	60%	£-1,288,798	£-1,072,374	£-1,203,293	£-986,870	£-1,347,073	£-1,261,568
40%	60%	£-1,655,623	£-1,408,282	£-1,557,903	£-1,310,563	£-1,722,223	£-1,624,504
45%	60%	£-2,022,448	£-1,744,190	£-1,915,213	£-1,634,216	£-2,097,375	£-1,987,440
50%	60%	£-2,389,273	£-2,080,097	£-2,267,125	£-1,957,949	£-2,472,525	£-2,350,375

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 2		CIL Zone	3
		Value Area	Med
No Units	30	Sales value inflation	0%
Site Area	0.47 Ha	Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,835,774	£3,835,774	£3,835,774	£3,835,774	£3,835,774	£3,835,774
10%	71%	£3,147,218	£3,186,603	£3,181,689	£3,221,074	£3,129,843	£3,164,314
15%	71%	£2,602,940	£2,862,018	£2,854,646	£2,913,725	£2,776,578	£2,828,585
20%	71%	£2,258,662	£2,537,433	£2,527,604	£2,608,375	£2,473,913	£2,492,855
25%	71%	£2,114,385	£2,212,848	£2,200,561	£2,299,025	£2,070,948	£2,127,124
30%	71%	£1,770,107	£1,888,263	£1,873,519	£1,991,676	£1,717,982	£1,821,395
35%	71%	£1,625,829	£1,563,678	£1,548,974	£1,684,328	£1,385,017	£1,488,685
40%	71%	£1,081,551	£1,239,092	£1,219,434	£1,376,976	£1,012,051	£1,149,935
45%	71%	£737,273	£914,507	£892,392	£1,069,627	£659,086	£814,205
50%	71%	£392,995	£589,922	£565,349	£762,277	£306,121	£478,476
100%	71%	£3,089,884	£2,899,367	£2,749,317	£2,249,020	£3,376,253	£2,925,906
10%	75%	£3,142,985	£3,177,447	£3,179,179	£3,213,641	£3,127,782	£3,163,976
15%	75%	£2,796,590	£2,848,283	£2,850,882	£2,902,575	£2,773,786	£2,828,078
20%	75%	£2,550,195	£2,585,129	£2,522,598	£2,591,559	£2,419,790	£2,492,178
25%	75%	£2,103,801	£2,189,957	£2,194,287	£2,280,443	£2,065,794	£2,156,280
30%	75%	£1,757,406	£1,860,793	£1,865,990	£1,969,377	£1,711,797	£1,820,381
35%	75%	£1,411,012	£1,531,629	£1,537,662	£1,658,310	£1,357,801	£1,484,482
40%	75%	£1,064,617	£1,202,466	£1,209,385	£1,347,244	£1,003,806	£1,148,593
45%	75%	£718,223	£873,303	£881,097	£1,036,178	£649,809	£812,684
50%	75%	£371,827	£544,139	£552,800	£725,112	£295,813	£476,785
60%	75%	£3,180,785	£3,215,901	£3,180,721	£3,234,881	£3,136,440	£3,165,395
15%	60%	£2,823,260	£2,905,970	£2,866,694	£2,949,403	£2,786,773	£2,830,207
20%	60%	£2,485,756	£2,596,036	£2,543,668	£2,653,946	£2,437,106	£2,495,018
25%	60%	£2,148,252	£2,286,101	£2,220,640	£2,358,489	£2,087,440	£2,159,829
30%	60%	£1,714,747	£1,874,166	£1,801,613	£2,053,033	£1,537,774	£1,624,940
35%	60%	£1,473,242	£1,666,231	£1,574,587	£1,767,576	£1,388,107	£1,489,451
40%	60%	£1,135,738	£1,356,297	£1,251,560	£1,472,119	£1,038,440	£1,154,262
45%	60%	£798,234	£1,046,363	£928,534	£1,176,663	£688,773	£819,073
50%	60%	£460,730	£736,428	£605,507	£881,206	£339,106	£483,884

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£38,484,085	£38,484,085	£38,484,085	£38,484,085	£38,484,085	£38,484,085
10%	71%	£39,182,086	£39,182,086	£39,182,086	£39,182,086	£39,182,086	£39,182,086
15%	71%	£39,496,910	£39,437,641	£39,485,113	£39,586,194	£39,522,365	£39,471,274
20%	71%	£39,841,197	£39,762,428	£39,772,255	£39,893,484	£39,875,946	£39,807,004
25%	71%	£40,185,474	£40,097,011	£40,099,298	£40,000,834	£40,228,911	£40,142,735
30%	71%	£40,529,751	£40,411,596	£40,410,393	£40,308,193	£40,581,877	£40,476,644
35%	71%	£40,874,028	£40,736,181	£40,735,382	£40,615,533	£40,844,942	£40,814,154
40%	71%	£41,218,305	£41,060,767	£41,060,425	£40,922,883	£41,287,908	£41,149,924
45%	71%	£41,562,582	£41,385,352	£41,407,467	£41,230,232	£41,640,773	£41,485,654
50%	71%	£41,906,859	£41,709,937	£41,732,050	£41,557,628	£41,824,738	£41,824,738
100%	71%	£45,399,523	£44,999,226	£45,049,176	£44,648,879	£45,576,112	£45,225,765
10%	75%	£39,156,874	£39,122,412	£39,120,680	£39,088,218	£39,172,077	£39,135,883
15%	75%	£39,503,289	£39,451,574	£39,449,877	£39,407,284	£39,526,071	£39,471,811
20%	75%	£39,849,664	£39,780,739	£39,777,275	£39,708,590	£39,880,069	£39,871,681
25%	75%	£40,196,058	£40,109,902	£40,105,572	£40,019,416	£40,234,065	£40,143,779
30%	75%	£40,542,453	£40,439,086	£40,433,889	£40,330,482	£40,538,026	£40,479,478
35%	75%	£40,888,847	£40,768,237	£40,762,167	£40,641,549	£40,841,058	£40,815,717
40%	75%	£41,235,242	£41,097,393	£41,090,644	£40,952,815	£41,296,054	£41,151,276
45%	75%	£41,581,636	£41,426,556	£41,418,762	£41,263,881	£41,650,050	£41,487,175
50%	75%	£41,928,030	£41,755,730	£41,747,099	£41,614,247	£42,004,046	£41,823,034
10%	60%	£39,139,094	£39,083,955	£39,110,138	£39,054,998	£39,163,419	£39,134,464
15%	60%	£39,476,599	£39,393,889	£39,433,165	£39,350,456	£39,513,088	£39,469,652
20%	60%	£39,814,103	£39,703,823	£39,756,191	£39,645,913	£39,862,753	£39,804,841
25%	60%	£40,150,607	£40,015,719	£40,079,119	£39,943,370	£40,212,419	£40,140,030
30%	60%	£40,489,112	£40,323,693	£40,402,246	£40,256,826	£40,562,085	£40,475,219
35%	60%	£40,828,617	£40,633,628	£40,725,272	£40,532,993	£40,911,792	£40,810,408
40%	60%	£41,164,121	£40,943,582	£41,089,299	£40,807,740	£41,261,418	£41,145,697
45%	60%	£41,501,625	£41,253,466	£41,371,325	£41,123,198	£41,611,086	£41,480,756
50%	60%	£41,839,129	£41,583,451	£41,694,352	£41,418,953	£41,960,753	£41,815,973

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£38,156,351	£38,156,351	£38,156,351	£38,156,351	£38,156,351	£38,156,351
10%	71%	£38,845,418	£38,808,033	£38,810,947	£38,771,562	£38,862,794	£38,828,323
15%	71%	£39,189,696	£39,139,619	£39,137,990	£39,078,912	£39,215,799	£39,164,052
20%	71%	£39,533,974	£39,455,204	£39,453,626	£39,366,724	£39,489,718	£39,437,971
25%	71%	£39,878,252	£39,779,788	£39,792,075	£39,693,611	£39,921,689	£39,833,512
30%	71%	£40,222,530	£40,104,374	£40,118,118	£40,000,961	£40,272,654	£40,171,241
35%	71%	£40,566,808	£40,428,959	£40,446,160	£40,308,311	£40,627,619	£40,506,971
40%	71%	£40,911,086	£40,754,543	£40,773,203	£40,615,868	£40,842,792	£40,742,701
45%	71%	£41,255,364	£41,078,130	£41,100,245	£40,923,010	£41,333,551	£41,178,432
50%	71%	£41,599,642	£41,402,715	£41,427,288	£41,300,960	£41,686,516	£41,514,161
100%	71%	£45,093,301	£44,693,004	£45,041,954	£44,641,857	£45,288,959	£45,016,583
10%	75%	£39,849,652	£39,815,190	£39,813,457	£39,778,996	£39,884,855	£39,829,661
15%	75%	£39,196,047	£39,144,354	£39,141,755	£39,090,062	£39,218,851	£39,164,559
20%	75%	£39,542,442	£39,473,516	£39,470,052	£39,401,128	£39,572,847	£39,500,458
25%	75%	£39,888,836	£39,800,594	£39,802,594	£39,712,194	£39,926,943	£39,845,943
30%	75%	£40,235,231	£40,131,844	£40,126,647	£40,023,260	£40,280,839	£40,172,255
35%	75%	£40,581,625	£40,461,007	£40,454,945	£40,334,327	£40,634,835	£40,508,155
40%	75%	£40,928,019	£40,780,111	£40,783,645	£40,645,983	£40,988,333	£40,844,283
45%	75%	£41,274,414	£41,119,334	£41,111,538	£40,956,459	£41,342,828	£41,179,953
50%	75%	£41,620,809	£41,448,497	£41,439,837	£41,267,525	£41,696,824	£41,515,851
10%	60%	£39,831,872	£39,776,732	£39,802,916	£39,747,776	£39,895,196	£39,827,241
15%	60%	£39,178,367	£39,136,945	£39,135,244	£39,043,234	£39,251,582	£39,192,403
20%	60%	£39,522,645	£39,467,223	£39,465,522	£39,373,512	£39,481,831	£39,422,652
25%	60%	£39,867,039	£39,796,806	£39,795,105	£39,703,002	£39,810,150	£39,749,971
30%	60%	£40,211,434	£40,129,601	£40,127,900	£40,035,890	£40,144,039	£40,083,210
35%	60%	£40,555,828	£40,453,766	£40,452,065	£40,350,055	£40,458,178	£40,397,049
40%	60%	£40,900,223	£40,789,161	£40,787,460	£40,684,450	£40,792,597	£40,731,468
45%	60%	£41,244,617	£41,117,049	£41,115,348	£41,012,338	£41,300,745	£41,239,616
50%	60%	£41,589,012	£41,441,481	£41,439,640	£41,336,630	£41,545,153	£41,484,024
10%	60%	£41,933,406	£41,766,868	£41,765,167	£41,662,057	£41,770,476	£41,709,347
15%	60%	£42,277,800	£42,091,270	£42,089,569	£41,987,959	£42,092,375	£42,031,246
20%	60%	£42,622,194	£42,415,662	£42,413,961	£42,308,851	£42,414,260	£42,353,131
25%	60%	£42,966,588	£42,739,054	£42,737,353	£42,632,243	£42,737,669	£42,676,540
30%	60%	£43,310,982	£43,092,446	£43,090,745	£42,985,133	£43,090,158	£43,029,029
35%	60%	£43,655,376	£43,415,840	£43,414,139	£43,307,023	£43,396,583	£43,335,454
40%	60%	£44,000,000	£43,731,234	£43,729,533	£43,630,417	£43,719,002	£43,657,873
45%	60%	£44,344,624	£44,046,628	£44,044,927	£43,945,311	£44,038,427	£43,977,298
50%	60%	£44,689,248	£44,362,022	£44,360,321	£44,250,205	£44,349,842	£44,288,713

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£15,893,601	£15,893,601	£15,893,601	£15,893,601	£15,893,601	£15,893,601
10%	71%	£16,238,157	£16,242,711	£16,241,696	£16,208,300	£16,299,532	£16,265,081
15%	71%	£16,582,713	£16,607,265	£16,612,729	£16,		

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£9,147,463	-£9,147,463	-£9,147,463	-£9,147,463	-£9,147,463	-£9,147,463
10%	71%	-£9,938,018	-£9,788,633	-£9,931,547	-£9,782,162	-£9,933,394	-£9,818,693
15%	71%	-£10,180,256	-£10,121,219	-£10,188,550	-£10,069,512	-£10,208,559	-£10,154,652
20%	71%	-£10,624,674	-£10,445,804	-£10,455,632	-£10,376,862	-£10,559,324	-£10,490,382
25%	71%	-£10,868,852	-£10,770,388	-£10,782,675	-£10,684,211	-£10,912,289	-£10,826,112
30%	71%	-£11,113,130	-£11,094,974	-£11,108,718	-£10,991,661	-£11,205,254	-£11,161,841
35%	71%	-£11,567,408	-£11,419,559	-£11,436,760	-£11,298,911	-£11,618,219	-£11,497,571
40%	71%	-£11,801,686	-£11,744,144	-£11,763,803	-£11,606,260	-£11,971,188	-£11,833,302
45%	71%	-£12,245,964	-£12,068,730	-£12,090,845	-£11,913,610	-£12,324,151	-£12,169,032
50%	71%	-£12,690,242	-£12,393,315	-£12,417,698	-£12,220,960	-£12,677,116	-£12,524,751
100%	71%	-£16,082,901	-£15,682,604	-£15,732,554	-£15,332,257	-£16,259,490	-£15,909,143
10%	75%	-£9,940,252	-£9,805,790	-£9,804,057	-£9,769,596	-£9,955,455	-£9,819,261
15%	75%	-£10,186,847	-£10,134,094	-£10,132,355	-£10,089,662	-£10,209,451	-£10,155,159
20%	75%	-£10,533,042	-£10,464,116	-£10,460,652	-£10,391,728	-£10,563,447	-£10,491,058
25%	75%	-£10,879,438	-£10,793,290	-£10,788,950	-£10,702,794	-£10,817,443	-£10,826,957
30%	75%	-£11,225,831	-£11,122,444	-£11,122,247	-£11,013,869	-£11,271,439	-£11,162,855
35%	75%	-£11,572,225	-£11,451,697	-£11,445,545	-£11,324,927	-£11,626,435	-£11,496,755
40%	75%	-£11,918,620	-£11,760,771	-£11,773,842	-£11,635,993	-£11,979,432	-£11,834,853
45%	75%	-£12,265,014	-£12,109,934	-£12,102,139	-£11,947,959	-£12,333,428	-£12,170,553
50%	75%	-£12,611,408	-£12,439,097	-£12,430,497	-£12,298,125	-£12,687,424	-£12,536,451
10%	60%	-£9,822,472	-£9,767,332	-£9,793,516	-£9,738,376	-£9,846,796	-£9,817,841
15%	60%	-£10,159,978	-£10,077,267	-£10,116,543	-£10,033,834	-£10,196,463	-£10,153,030
20%	60%	-£10,497,481	-£10,387,201	-£10,439,569	-£10,329,291	-£10,545,139	-£10,488,219
25%	60%	-£10,834,985	-£10,699,136	-£10,762,642	-£10,624,142	-£10,895,798	-£10,825,408
30%	60%	-£11,172,490	-£11,007,071	-£11,085,623	-£10,920,204	-£11,245,463	-£11,158,597
35%	60%	-£11,509,994	-£11,317,008	-£11,408,655	-£11,215,961	-£11,595,139	-£11,493,785
40%	60%	-£11,847,499	-£11,626,939	-£11,719,677	-£11,511,117	-£11,944,797	-£11,829,715
45%	60%	-£12,185,003	-£11,958,874	-£12,054,703	-£11,806,574	-£12,294,454	-£12,164,164
50%	60%	-£12,522,507	-£12,246,809	-£12,377,730	-£12,102,031	-£12,644,131	-£12,499,353

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£4,983,285	-£4,943,899	-£4,948,814	-£4,909,428	-£5,000,660	-£4,956,189
10%	71%	-£5,327,563	-£5,268,485	-£5,275,857	-£5,216,778	-£5,353,625	-£5,301,918
20%	71%	-£5,671,840	-£5,593,070	-£5,602,898	-£5,524,128	-£5,706,590	-£5,637,848
25%	71%	-£5,916,118	-£5,917,654	-£5,926,941	-£5,833,478	-£5,985,555	-£5,917,375
30%	71%	-£6,360,396	-£6,242,240	-£6,256,984	-£6,138,827	-£6,412,521	-£6,305,106
35%	71%	-£6,704,674	-£6,566,825	-£6,584,026	-£6,446,177	-£6,765,486	-£6,644,838
40%	71%	-£7,048,952	-£6,891,411	-£6,911,089	-£6,753,527	-£7,018,450	-£6,980,588
45%	71%	-£7,393,230	-£7,215,996	-£7,235,171	-£7,060,876	-£7,471,417	-£7,316,236
50%	71%	-£7,737,508	-£7,540,581	-£7,565,154	-£7,368,226	-£7,824,382	-£7,652,027
100%	71%	-£11,230,167	-£10,829,870	-£10,879,820	-£10,479,593	-£11,408,758	-£11,056,409
10%	75%	-£4,987,516	-£4,953,056	-£4,951,324	-£4,916,892	-£5,002,124	-£4,966,527
15%	75%	-£5,333,913	-£5,282,220	-£5,279,621	-£5,227,928	-£5,356,717	-£5,302,425
20%	75%	-£5,680,308	-£5,611,383	-£5,607,918	-£5,538,994	-£5,710,713	-£5,638,325
25%	75%	-£6,026,702	-£5,940,546	-£5,936,216	-£5,860,080	-£6,064,709	-£6,074,223
30%	75%	-£6,373,097	-£6,269,710	-£6,265,513	-£6,181,126	-£6,316,705	-£6,270,122
35%	75%	-£6,719,491	-£6,598,874	-£6,592,811	-£6,472,193	-£6,772,702	-£6,646,021
40%	75%	-£7,065,885	-£6,928,037	-£6,921,108	-£6,783,259	-£7,126,695	-£6,981,920
45%	75%	-£7,412,280	-£7,246,200	-£7,240,486	-£7,064,925	-£7,480,694	-£7,311,816
50%	75%	-£7,758,675	-£7,568,364	-£7,577,703	-£7,405,391	-£7,834,660	-£7,653,717
10%	60%	-£4,969,738	-£4,914,598	-£4,940,782	-£4,885,642	-£4,994,063	-£4,965,107
15%	60%	-£5,307,243	-£5,224,533	-£5,263,809	-£5,181,100	-£5,343,730	-£5,300,296
20%	60%	-£5,644,747	-£5,544,465	-£5,585,657	-£5,476,657	-£5,693,397	-£5,635,465
25%	60%	-£5,982,251	-£5,844,402	-£5,909,862	-£5,772,013	-£6,043,062	-£5,970,674
30%	60%	-£6,319,756	-£6,154,337	-£6,232,890	-£6,067,470	-£6,392,729	-£6,305,863
35%	60%	-£6,657,261	-£6,464,272	-£6,555,916	-£6,362,927	-£6,742,396	-£6,641,051
40%	60%	-£6,994,765	-£6,774,206	-£6,878,943	-£6,658,384	-£7,092,063	-£6,976,241
45%	60%	-£7,332,269	-£7,084,140	-£7,201,969	-£6,953,840	-£7,441,730	-£7,311,430
50%	60%	-£7,669,773	-£7,394,075	-£7,524,996	-£7,288,297	-£7,781,397	-£7,646,619

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£947,305	£947,305	£947,305	£947,305	£947,305	£947,305
10%	71%	-£41,251	-£1,866	-£5,780	-£32,605	-£58,626	-£24,156
15%	71%	-£385,529	-£326,451	-£333,823	-£274,744	-£411,592	-£359,885
20%	71%	-£729,807	-£651,037	-£660,865	-£582,095	-£764,567	-£686,615
25%	71%	-£1,074,085	-£975,621	-£987,908	-£889,444	-£1,117,522	-£1,031,345
30%	71%	-£1,418,363	-£1,300,206	-£1,314,951	-£1,196,793	-£1,470,487	-£1,387,074
35%	71%	-£1,762,641	-£1,624,792	-£1,641,993	-£1,504,144	-£1,823,452	-£1,702,894
40%	71%	-£2,106,919	-£1,949,377	-£1,969,036	-£1,811,493	-£2,176,418	-£2,038,534
45%	71%	-£2,451,197	-£2,273,962	-£2,296,078	-£2,118,842	-£2,529,383	-£2,374,264
50%	71%	-£2,795,474	-£2,598,548	-£2,623,120	-£2,426,193	-£2,882,348	-£2,709,993
100%	71%	-£5,288,134	-£5,897,426	-£5,937,787	-£5,577,499	-£6,464,723	-£6,114,376
10%	75%	-£45,484	-£11,023	£9,290	£25,172	-£60,687	-£24,483
15%	75%	-£31,879	-£340,186	-£337,588	-£285,894	-£414,684	-£360,392
20%	75%	-£738,275	-£680,349	-£685,885	-£586,980	-£768,680	-£696,291
25%	75%	-£1,084,669	-£998,513	-£994,182	-£908,026	-£1,122,676	-£1,032,190
30%	75%	-£1,431,064	-£1,327,676	-£1,322,480	-£1,219,092	-£1,476,672	-£1,368,088
35%	75%	-£1,777,458	-£1,656,840	-£1,650,777	-£1,530,160	-£1,830,665	-£1,703,988
40%	75%	-£2,123,853	-£1,986,004	-£1,979,075	-£1,841,226	-£2,184,664	-£2,039,586
45%	75%	-£2,470,247	-£2,315,166	-£2,307,372	-£2,152,292	-£2,538,660	-£2,375,758
50%	75%	-£2,816,642	-£2,644,330	-£2,635,669	-£2,463,358	-£2,892,656	-£2,711,884
10%	60%	-£27,705	£47,455	£1,251	£56,381	-£52,629	-£23,074
15%	60%	-£365,209	-£282,500	-£281,776	-£239,036	-£401,696	-£358,263
20%	60%	-£702,713	-£592,434	-£644,802	-£534,523	-£751,363	-£680,452
25%	60%	-£1,040,218	-£902,368	-£967,829	-£829,980	-£1,101,029	-£1,028,640
30%	60%	-£1,377,723	-£1,212,306	-£1,290,686	-£1,125,437	-£1,450,696	-£1,363,529
35%	60%	-£1,715,227	-£1,522,238	-£1,613,882	-£1,420,693	-£1,800,363	-£1,699,018
40%	60%	-£2,052,731	-£1,832,172	-£1,936,909	-£1,716,350	-£2,150,030	-£2,034,208
45%	60%	-£2,390,236	-£2,142,107	-£2,259,935	-£2,011,807	-£2,499,697	-£2,385,397
50%	60%	-£2,727,740	-£2,452,042	-£2,559,963	-£2,307,494	-£2,849,384	-£2,704,665

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£9,297,392	-£9,297,392	-£9,297,392	-£9,297,392	-£9,297,392	-£9,297,392
10%	71%	-£9,985,946	-£9,946,563	-£9,951,477	-£9,912,092	-£10,003,323	-£9,868,852
15%	71%	-£10,330,220	-£10,278,520	-£10,278,520	-£10,219,641	-£10,356,258	-£10,204,581
20%	71%	-£10,674,504	-£10,595,733	-£10,605,562	-£10,526,791	-£10,709,254	-£10,640,312
25%	71%	-£11,018,782	-£10,920,318	-£10,932,605	-£10,834,141	-£11,062,219	-£10,976,042
30%	71%	-£11,363,060	-£11,249,648	-£11,259,648	-£11,141,460	-£11,415,154	-£11,311,771
35%	71%	-£11,707,338	-£11,569,488	-£11,569,488	-£11,448,841	-£11,768,149	-£11,647,501
40%	71%	-£12,051,615	-£11,894,074	-£11,913,732	-£11,756,190	-£12,121,115	-£11,983,231
45%	71%	-£12,395,893	-£12,218,659	-£12,240,774	-£12,063,539	-£12,474,089	-£12,318,861
50%	71%	-£12,740,171	-£12,543,245	-£12,567,817	-£12,370,889	-£12,827,045	-£12,654,090
100%	71%	-£16,232,830	-£15,832,533	-£15,882,483	-£15,482,186	-£16,409,419	-£16,059,072
10%	75%	-£9,980,181	-£9,959,719	-£9,953,987	-£9,919,525	-£10,005,384	-£9,869,190
15%	75%	-£10,338,576	-£10,294,283	-£10,292,284	-£10,230,991	-£10,369,389	-£10,305,089
20%	75%	-£10,682,971	-£10,614,046	-£10,610,582	-£10,541,657	-£10,713,377	-£10,640,988
25%	75%	-£11,029,365	-£10,943,210	-£10,938,879	-£10,852,723	-£11,067,373	-£10,976,896
30%	75%	-£11,375,759	-£11,272,373	-£11,267,177	-£11,183,789	-£11,421,369	-£11,312,785
35%	75%	-£11,722,155	-£11,601,537	-£11,596,474	-£11,474,658	-£11,775,365	-£11,646,684
40%	75%	-£12,068,550	-£11,930,701	-£11,923,771	-£11,785,922	-£12,129,361	-£11,984,583
45%	75%	-£12,414,944	-£12,259,863	-£12,252,069	-£12,096,988	-£12,483,357	-£12,320,482
50%	75%	-£12,761,338	-£12,589,027	-£12,580,386	-£12,409,058	-£12,837,353	-£12,656,381
10%	60%	-£9,972,402	-£9,917,262	-£9,843,445	-£9,888,306	-£9,996,726	-£9,967,771
15%	60%	-£10,309,908	-£10,227,197	-£10,266,473	-£10,183,763	-£10,346,393	-£10,302,960
20%	60%	-£10,647,410	-£10,537,130	-£10,589,499	-£10,479,220	-£10,695,069	-£10,638,148
25%	60%	-£10,984,912	-£10,843,318	-£10,847,586	-£10,714,677	-£11,045,728	-£10,973,787
30%	60%	-£11,322,420	-£11,157,000	-£11,235,553	-£11,070,133	-£11,395,393	-£11,308,526
35%	60%	-£11,659,924	-£11,468,935	-£11,588,579	-£11,385,590	-£11,745,069	-£11,643,715
40%	60%	-£11,997,428	-£11,776,869	-£11,881,896	-£11,681,047	-£12,094,727	-£11,979,905
45%	60%	-£12,334,932	-£12,086,804	-£12,044,532	-£11,956,504	-£12,444,393	-£12,314,403
50%	60%	-£12,672,437	-£12,396,739	-£12,527,659	-£12,251,960	-£12,794,060	-£12,649,282

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£3,486,985	-£3,486,985	-£3,486,985	-£3,486,985	-£3,486,985	-£3,486,985
10%	71%	-£3,185,541	-£3,146,155	-£3,151,070	-£3,111,684	-£3,202,916	-£3,168,445
15%	71%	-£3,529,819	-£3,470,741	-£3,478,113	-£3,419,034	-£3,555,881	-£3,504,174
20%	71%	-£3,874,096	-£3,795,326	-£3,805,154	-£3,726,384	-£3,908,846	-£3,839,904
25%	71%	-£4,218,374	-£4,119,910	-£4,132,187	-£4,053,734	-£4,261,811	-£4,175,634
30%	71%	-£4,562,652	-£4,444,496	-£4,459,240	-£4,341,083	-£4,614,776	-£4,511,364
35%	71%	-£4,906,930	-£4,769,081	-£4,786,282	-£4,648,433	-£4,967,742	-£4,847,094
40%	71%	-£5,251,208	-£5,093,667	-£5,113,326	-£4,985,193	-£5,320,708	-£5,182,824
45%	71%	-£5,595,486	-£5,418,252	-£5,440,367	-£5,263,132	-£5,673,673	-£5,518,554
50%	71%	-£5,939,764	-£5,742,837	-£5,767,410	-£5,570,482	-£6,026,638	-£5,854,283
100%	71%	-£9,432,422	-£9,032,126	-£9,082,076	-£8,881,778	-£9,939,072	-£9,758,685
10%	75%	-£3,189,374	-£3,155,312	-£3,153,589	-£3,119,116	-£3,204,977	-£3,168,783
15%	75%	-£3,536,169	-£3,484,476	-£3,481,877	-£3,430,184	-£3,556,973	-£3,504,681
20%	75%	-£3,882,564	-£3,813,639	-£3,810,174	-£3,741,250	-£3,912,969	-£3,840,581
25%	75%	-£4,228,959	-£4,142,802	-£4,138,472	-£4,069,016	-£4,176,471	-£4,108,471
30%	75%	-£4,575,353	-£4,471,966	-£4,466,769	-£4,383,382	-£4,620,961	-£4,512,378
35%	75%	-£4,921,747	-£4,801,130	-£4,795,067	-£4,674,449	-£4,974,958	-£4,848,277
40%	75%	-£5,268,142	-£5,130,293	-£5,123,384	-£4,985,515	-£5,328,954	-£5,184,176
45%	75%	-£5,614,536	-£5,459,456	-£5,451,682	-£5,296,581	-£5,682,950	-£5,520,075
50%	75%	-£5,960,931	-£5,788,620	-£5,779,559	-£5,607,647	-£6,036,946	-£5,855,973
10%	60%	-£3,171,994	-£3,118,854	-£3,143,038	-£3,087,898	-£3,196,319	-£3,167,363
15%	60%	-£3,509,498	-£3,426,789	-£3,466,065	-£3,383,586	-£3,545,968	-£3,509,552
20%	60%	-£3,847,002	-£3,749,729	-£3,769,091	-£3,678,613	-£3,905,653	-£3,837,741
25%	60%	-£4,184,507	-£4,046,658	-£4,112,118	-£3,974,269	-£4,245,318	-£4,172,930
30%	60%	-£4,522,012	-£4,356,593	-£4,435,146	-£4,289,726	-£4,594,985	-£4,508,119
35%	60%	-£4,859,517	-£4,666,528	-£4,758,172	-£4,585,183	-£4,944,652	-£4,843,307
40%	60%	-£5,197,021	-£4,976,462	-£5,081,199	-£4,860,640	-£5,294,319	-£5,178,497
45%	60%	-£5,534,525	-£5,286,396	-£5,404,225	-£5,156,096	-£5,643,986	-£5,513,686
50%	60%	-£5,872,029	-£5,596,331	-£5,727,252	-£5,451,653	-£5,993,653	-£5,848,878

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£647,305	£647,305	£647,305	£647,305	£647,305	£647,305
10%	71%	-£41,251	-£1,866	-£6,780	-£32,605	-£58,626	-£24,156
15%	71%	-£365,929	-£336,451	-£333,823	-£274,744	-£411,892	-£359,865
20%	71%	-£729,807	-£651,037	-£660,865	-£582,095	-£764,557	-£695,615
25%	71%	-£1,074,085	-£975,621	-£987,908	-£889,444	-£1,117,522	-£1,031,345
30%	71%	-£1,418,363	-£1,300,206	-£1,314,951	-£1,196,793	-£1,470,487	-£1,367,074
35%	71%	-£1,762,641	-£1,624,792	-£1,641,993	-£1,504,144	-£1,823,452	-£1,702,894
40%	71%	-£2,106,919	-£1,949,377	-£1,969,036	-£1,811,493	-£2,176,418	-£2,038,534
45%	71%	-£2,451,197	-£2,273,962	-£2,296,078	-£2,118,842	-£2,529,383	-£2,374,284
50%	71%	-£2,795,474	-£2,598,548	-£2,623,120	-£2,426,193	-£2,882,348	-£2,709,993
100%	71%	-£6,288,134	-£5,887,836	-£5,937,767	-£5,537,489	-£6,464,723	-£6,114,376
10%	75%	-£45,484	-£11,023	-£9,290	£26,172	-£60,687	-£24,493
15%	75%	-£391,879	-£340,185	-£337,588	-£285,894	-£414,684	-£360,392
20%	75%	-£739,275	-£669,895	-£665,995	-£595,980	-£768,680	-£696,291
25%	75%	-£1,084,669	-£968,513	-£964,182	-£808,026	-£1,122,676	-£1,032,190
30%	75%	-£1,431,064	-£1,327,676	-£1,322,480	-£1,219,092	-£1,476,672	-£1,368,088
35%	75%	-£1,777,458	-£1,656,840	-£1,650,777	-£1,530,160	-£1,830,668	-£1,703,988
40%	75%	-£2,123,853	-£1,986,004	-£1,979,075	-£1,841,226	-£2,184,664	-£2,039,886
45%	75%	-£2,470,247	-£2,315,168	-£2,307,372	-£2,162,292	-£2,538,660	-£2,375,785
50%	75%	-£2,816,642	-£2,644,339	-£2,635,699	-£2,463,268	-£2,992,656	-£2,711,694
10%	60%	-£27,705	-£37,635	-£1,851	£96,391	-£52,029	-£23,074
15%	60%	-£355,209	-£282,500	-£321,776	-£239,066	-£401,696	-£358,263
20%	60%	-£702,713	-£592,434	-£644,802	-£534,523	-£751,363	-£693,452
25%	60%	-£1,040,218	-£892,368	-£967,829	-£829,980	-£1,101,029	-£1,028,640
30%	60%	-£1,377,723	-£1,212,303	-£1,290,856	-£1,125,437	-£1,450,696	-£1,363,829
35%	60%	-£1,715,227	-£1,522,238	-£1,613,882	-£1,420,893	-£1,800,363	-£1,699,018
40%	60%	-£2,052,731	-£1,832,172	-£1,936,909	-£1,716,350	-£2,150,030	-£2,034,208
45%	60%	-£2,390,236	-£2,142,107	-£2,250,935	-£2,011,807	-£2,499,697	-£2,369,397
50%	60%	-£2,727,740	-£2,452,042	-£2,582,963	-£2,307,264	-£2,849,364	-£2,704,585

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 2		CIL Zone	3
		Value Area	Low
No Units	30	Sales value inflation	0%
Site Area	0.47 Ha	Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,888,260	£2,888,260	£2,888,260	£2,888,260	£2,888,260	£2,888,260
10%	71%	£2,286,374	£2,318,586	£2,328,926	£2,361,138	£2,259,723	£2,302,275
15%	71%	£1,985,040	£2,033,749	£2,040,259	£2,097,577	£1,945,454	£2,006,262
20%	71%	£1,684,487	£1,748,911	£1,769,593	£1,834,017	£1,631,185	£1,716,250
25%	71%	£1,383,645	£1,464,074	£1,489,926	£1,570,455	£1,316,916	£1,423,297
30%	71%	£1,082,602	£1,179,237	£1,210,260	£1,306,895	£1,002,647	£1,130,305
35%	71%	£781,658	£894,399	£930,593	£1,043,334	£688,379	£837,313
40%	71%	£480,715	£609,562	£650,926	£779,773	£374,109	£544,320
45%	71%	£179,773	£324,726	£371,259	£516,212	£9,841	£251,328
50%	71%	-£123,153	£39,869	£91,592	£292,651	-£258,589	-£42,946
100%	71%	-£3,181,802	-£2,884,417	-£2,749,917	-£2,401,931	-£3,452,876	-£3,020,191
10%	75%	£2,281,736	£2,309,922	£2,326,416	£2,354,602	£2,258,416	£2,303,097
15%	75%	£1,978,475	£2,020,752	£2,045,495	£2,087,773	£1,943,495	£2,010,515
20%	75%	£1,675,213	£1,731,583	£1,764,573	£1,830,943	£1,629,473	£1,717,933
25%	75%	£1,371,951	£1,442,414	£1,483,652	£1,554,115	£1,313,651	£1,425,351
30%	75%	£1,068,689	£1,153,245	£1,202,730	£1,287,286	£998,729	£1,132,770
35%	75%	£765,427	£864,076	£921,808	£1,020,457	£683,807	£840,168
40%	75%	£462,166	£574,907	£640,986	£753,677	£398,898	£547,098
45%	75%	£158,903	£285,737	£359,964	£486,799	£53,964	£255,025
50%	75%	-£146,719	-£3,488	£79,043	£219,970	-£265,226	-£38,171
60%	75%	-£2,301,214	-£2,368,110	-£2,336,954	-£2,382,954	-£2,293,302	-£2,299,846
15%	60%	£2,007,691	£2,075,336	£2,061,307	£2,128,952	£1,951,723	£2,005,330
20%	60%	£1,714,168	£1,804,360	£1,785,656	£1,875,849	£1,639,544	£1,711,032
25%	60%	£1,420,645	£1,533,386	£1,510,005	£1,622,746	£1,327,365	£1,416,725
30%	60%	£1,127,122	£1,259,411	£1,244,394	£1,369,644	£1,015,198	£1,122,418
35%	60%	£833,599	£991,436	£958,703	£1,116,541	£703,007	£828,111
40%	60%	£540,075	£720,481	£683,053	£863,438	£390,828	£533,804
45%	60%	£246,552	£449,487	£407,401	£578,649	£9,849	£239,497
50%	60%	-£47,739	£178,512	£131,570	£357,233	-£237,350	-£55,707

Residual Land values compared to benchmark land values  
Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£39,411,599	-£39,411,599	-£39,411,599	-£39,411,599	-£39,411,599	-£39,411,599
10%	71%	-£40,040,184	-£39,081,273	-£39,070,885	-£39,088,721	-£40,040,184	-£39,081,273
15%	71%	-£40,314,429	-£40,206,110	-£40,250,690	-£40,202,282	-£40,354,405	-£40,250,577
20%	71%	-£40,615,372	-£40,550,948	-£40,530,266	-£40,485,842	-£40,688,674	-£40,583,569
25%	71%	-£40,916,314	-£40,835,785	-£40,899,593	-£40,729,404	-£40,982,943	-£40,876,562
30%	71%	-£41,217,257	-£41,105,622	-£41,089,594	-£40,992,964	-£41,207,212	-£41,105,622
35%	71%	-£41,518,201	-£41,405,460	-£41,369,266	-£41,256,252	-£41,611,489	-£41,452,546
40%	71%	-£41,819,144	-£41,699,297	-£41,648,933	-£41,520,088	-£41,925,750	-£41,755,539
45%	71%	-£42,120,088	-£41,975,133	-£41,908,660	-£41,793,647	-£42,240,018	-£42,048,501
50%	71%	-£42,423,032	-£42,250,969	-£42,203,267	-£42,047,408	-£42,542,448	-£42,342,464
100%	71%	-£45,481,661	-£45,154,276	-£45,049,176	-£44,721,790	-£45,752,533	-£45,320,500
10%	75%	-£40,018,123	-£39,999,937	-£39,973,443	-£39,945,257	-£40,041,443	-£39,996,762
15%	75%	-£40,278,384	-£40,278,384	-£40,254,564	-£40,212,088	-£40,298,244	-£40,278,384
20%	75%	-£40,624,646	-£40,568,276	-£40,535,286	-£40,478,918	-£40,671,286	-£40,581,026
25%	75%	-£40,927,908	-£40,857,445	-£40,816,207	-£40,745,744	-£40,986,208	-£40,874,508
30%	75%	-£41,231,170	-£41,146,614	-£41,087,129	-£41,012,573	-£41,301,130	-£41,167,089
35%	75%	-£41,534,432	-£41,435,763	-£41,361,994	-£41,279,402	-£41,616,052	-£41,456,617
40%	75%	-£41,837,693	-£41,724,952	-£41,658,973	-£41,546,232	-£41,930,973	-£41,752,253
45%	75%	-£42,140,956	-£42,014,122	-£41,939,895	-£41,813,960	-£42,245,895	-£42,044,834
50%	75%	-£42,444,218	-£42,303,307	-£42,230,895	-£42,079,869	-£42,546,095	-£42,330,330
10%	60%	-£39,998,645	-£39,953,549	-£39,962,901	-£39,917,905	-£40,035,957	-£40,000,213
15%	60%	-£40,292,168	-£40,224,523	-£40,238,552	-£40,170,907	-£40,348,138	-£40,294,520
20%	60%	-£40,586,691	-£40,495,499	-£40,514,203	-£40,424,910	-£40,660,315	-£40,588,827
25%	60%	-£40,879,214	-£40,746,654	-£40,769,654	-£40,617,113	-£40,972,494	-£40,851,134
30%	60%	-£41,172,737	-£41,037,448	-£41,065,505	-£40,930,215	-£41,284,673	-£41,177,441
35%	60%	-£41,466,260	-£41,309,423	-£41,341,156	-£41,183,318	-£41,596,852	-£41,471,748
40%	60%	-£41,759,784	-£41,579,388	-£41,619,806	-£41,439,421	-£41,909,031	-£41,768,085
45%	60%	-£42,053,307	-£41,850,372	-£41,892,458	-£41,689,524	-£42,221,210	-£42,060,362
50%	60%	-£42,347,566	-£42,121,347	-£42,168,109	-£41,942,626	-£42,537,209	-£42,355,568

Residual Land values compared to benchmark land values  
Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£31,104,376	-£31,104,376	-£31,104,376	-£31,104,376	-£31,104,376	-£31,104,376
10%	71%	-£31,706,263	-£31,674,051	-£31,663,711	-£31,631,499	-£31,732,914	-£31,690,362
15%	71%	-£32,007,206	-£31,959,888	-£31,943,377	-£31,905,659	-£32,047,183	-£31,993,354
20%	71%	-£32,308,149	-£32,243,725	-£32,243,044	-£32,198,620	-£32,321,452	-£32,271,320
25%	71%	-£32,609,092	-£32,528,563	-£32,502,711	-£32,422,182	-£32,675,721	-£32,569,339
30%	71%	-£32,910,035	-£32,813,400	-£32,782,377	-£32,685,742	-£32,989,990	-£32,862,332
35%	71%	-£33,210,978	-£33,098,237	-£33,062,044	-£32,949,303	-£33,304,259	-£33,195,304
40%	71%	-£33,511,921	-£33,383,074	-£33,341,710	-£33,112,863	-£33,618,527	-£33,446,161
45%	71%	-£33,812,864	-£33,667,911	-£33,621,378	-£33,476,425	-£33,932,796	-£33,741,390
50%	71%	-£34,113,789	-£33,952,748	-£33,901,045	-£33,739,986	-£34,251,228	-£34,034,983
100%	71%	-£37,174,439	-£36,841,083	-£36,741,954	-£36,414,668	-£37,445,317	-£37,010,253
10%	75%	-£31,710,901	-£31,682,715	-£31,666,221	-£31,638,035	-£31,734,220	-£31,689,540
15%	75%	-£32,014,162	-£31,971,884	-£31,947,142	-£31,904,864	-£32,049,142	-£31,982,122
20%	75%	-£32,317,424	-£32,261,054	-£32,228,064	-£32,171,693	-£32,364,064	-£32,274,704
25%	75%	-£32,620,686	-£32,549,223	-£32,509,895	-£32,438,529	-£32,678,989	-£32,584,286
30%	75%	-£32,923,948	-£32,833,391	-£32,789,997	-£32,705,351	-£32,993,908	-£32,895,867
35%	75%	-£33,227,210	-£33,128,561	-£33,070,828	-£32,972,180	-£33,308,830	-£33,192,448
40%	75%	-£33,530,472	-£33,417,730	-£33,351,660	-£33,239,009	-£33,623,751	-£33,446,333
45%	75%	-£33,833,733	-£33,706,899	-£33,632,675	-£33,505,838	-£33,938,673	-£33,737,612
50%	75%	-£34,136,995	-£33,996,125	-£33,913,594	-£33,772,667	-£34,257,863	-£34,030,808
10%	60%	-£31,691,423	-£31,646,326	-£31,655,679	-£31,610,582	-£31,728,725	-£31,692,690
15%	60%	-£31,984,946	-£31,931,330	-£31,931,330	-£31,885,895	-£32,042,914	-£31,984,946
20%	60%	-£32,278,469	-£32,188,276	-£32,206,981	-£32,146,788	-£32,363,063	-£32,281,604
25%	60%	-£32,571,992	-£32,459,251	-£32,482,832	-£32,389,991	-£32,665,272	-£32,575,911
30%	60%	-£32,865,515	-£32,730,225	-£32,758,282	-£32,622,989	-£32,977,451	-£32,870,218
35%	60%	-£33,159,038	-£33,001,201	-£33,033,333	-£32,876,095	-£33,289,630	-£33,164,555
40%	60%	-£33,452,562	-£33,272,175	-£33,309,584	-£33,129,199	-£33,601,809	-£33,458,832
45%	60%	-£33,746,085	-£33,543,150	-£33,585,236	-£33,382,301	-£33,913,989	-£33,753,139
50%	60%	-£34,040,376	-£33,814,124	-£33,860,697	-£33,635,404	-£34,229,957	-£34,048,343

Residual Land values compared to benchmark land values  
Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£16,641,115	-£16,641,115	-£16,641,115	-£16,641,115	-£16,641,115	-£16,641,115
10%	71%	-£17,243,001	-£17,210,789	-£17,200,449	-£17,188,237	-£17,269,652	-£17,227,100
15%	71%	-£17,543,944	-£17,495,626	-£17,480,115	-£17,431,797	-£17,583,921	-£17,500,092
20%	71%	-£17,844,888	-£17,780,464	-£17,769,782	-£17,695,358	-£17,898,190	-£17,813,085
25%	71%	-£18,145,830	-£18,065,301	-£18,039,449	-£17,958,920	-£18,212,459	-£18,106,078
30%	71%	-£18,446,773	-£18,350,138	-£18,319,115	-£18,222,480	-£18,526,728	-£18,399,070
35%	71%	-£18,747,717	-£18,634,975	-£18,598,782	-£18,486,041	-£18,840,998	-£18,692,062
40%	71%	-£19,048,660	-£18,919,813	-£18,878,449	-£18,749,902	-£19,155,266	-£18,993,054
45%	71%	-£19,349,602	-£19,204,650	-£19,168,115	-£19,013,163	-£19,469,534	-£19,293,047
50%	71%	-£19,650,545	-£19,489,486	-£19,437,783	-£19,276,724	-£19,787,964	-£19,571,721
100%	71%	-£22,711,177	-£22,383,791	-£22,278,692	-£22,951,308	-£22,982,057	-£22,549,566
10%	75%	-£17,247,639	-£17,219,453	-£17,202,359	-£17,174,773	-£17,270,959	-£17,226,278
15%	75%	-£17,550,900	-£17,503,289	-£17,483,619	-£17,441,802	-£17,546,891	-£17,501,586
20%	75%	-£17,854,162					

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£10,994,976	-£10,994,976	-£10,994,976	-£10,994,976	-£10,994,976	-£10,994,976
10%	71%	-£10,698,863	-£10,694,651	-£10,694,311	-£10,692,998	-£10,723,514	-£10,690,982
15%	71%	-£10,597,806	-£10,549,488	-£10,533,377	-£10,585,659	-£11,037,763	-£10,973,954
20%	71%	-£11,298,750	-£11,234,325	-£11,234,325	-£11,149,220	-£11,352,051	-£11,266,947
25%	71%	-£11,599,692	-£11,519,163	-£11,493,311	-£11,412,782	-£11,695,321	-£11,559,939
30%	71%	-£11,624,635	-£11,524,060	-£11,472,617	-£11,376,342	-£11,660,590	-£11,553,527
35%	71%	-£12,201,578	-£12,088,837	-£12,052,644	-£11,939,993	-£12,294,958	-£12,145,924
40%	71%	-£12,502,522	-£12,373,675	-£12,332,310	-£12,203,463	-£12,609,127	-£12,438,916
45%	71%	-£12,803,464	-£12,658,511	-£12,611,978	-£12,467,926	-£12,923,396	-£12,731,909
50%	71%	-£13,104,406	-£12,943,346	-£12,891,645	-£12,730,388	-£13,241,826	-£13,025,583
100%	71%	-£16,165,039	-£15,837,653	-£15,732,554	-£15,405,168	-£16,435,912	-£16,003,427
10%	75%	-£10,701,501	-£10,673,315	-£10,656,821	-£10,628,635	-£10,724,820	-£10,690,140
15%	75%	-£11,004,759	-£10,952,484	-£10,931,742	-£10,895,464	-£11,039,742	-£10,972,722
20%	75%	-£11,308,024	-£11,251,654	-£11,219,664	-£11,162,293	-£11,354,664	-£11,265,304
25%	75%	-£11,611,285	-£11,540,823	-£11,499,585	-£11,429,122	-£11,669,588	-£11,557,886
30%	75%	-£11,914,546	-£11,829,981	-£11,780,567	-£11,695,951	-£11,984,508	-£11,850,467
35%	75%	-£12,217,810	-£12,119,161	-£12,061,428	-£11,962,780	-£12,299,438	-£12,145,046
40%	75%	-£12,521,071	-£12,408,330	-£12,342,350	-£12,229,609	-£12,614,351	-£12,435,630
45%	75%	-£12,824,333	-£12,697,499	-£12,623,273	-£12,496,438	-£12,929,273	-£12,728,212
50%	75%	-£13,127,594	-£12,986,725	-£12,904,194	-£12,763,267	-£13,248,463	-£13,021,408
10%	60%	-£10,682,023	-£10,636,926	-£10,646,279	-£10,601,182	-£10,719,335	-£10,683,500
15%	60%	-£10,975,546	-£10,907,901	-£10,921,930	-£10,854,285	-£11,031,514	-£10,977,897
20%	60%	-£11,269,069	-£11,178,876	-£11,197,581	-£11,107,388	-£11,343,693	-£11,272,204
25%	60%	-£11,562,592	-£11,440,581	-£11,442,332	-£11,360,401	-£11,655,872	-£11,566,511
30%	60%	-£11,856,115	-£11,720,825	-£11,748,882	-£11,613,593	-£11,968,051	-£11,860,818
35%	60%	-£12,149,638	-£11,991,801	-£12,024,333	-£11,886,955	-£12,280,230	-£12,156,125
40%	60%	-£12,443,162	-£12,262,775	-£12,300,184	-£12,119,799	-£12,592,409	-£12,449,432
45%	60%	-£12,736,685	-£12,533,750	-£12,576,836	-£12,372,901	-£12,904,588	-£12,743,740
50%	60%	-£13,030,976	-£12,804,724	-£12,851,487	-£12,626,004	-£13,220,587	-£13,038,943

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£5,844,129	-£5,811,917	-£5,801,577	-£5,769,365	-£5,870,780	-£5,828,228
10%	71%	-£6,145,072	-£6,096,754	-£6,081,243	-£6,032,925	-£6,185,049	-£6,121,220
15%	71%	-£6,446,015	-£6,381,592	-£6,360,910	-£6,296,486	-£6,499,315	-£6,414,213
20%	71%	-£6,746,958	-£6,662,427	-£6,640,507	-£6,560,048	-£6,813,587	-£6,707,206
25%	71%	-£7,047,901	-£6,951,266	-£6,920,243	-£6,823,608	-£7,127,856	-£7,000,198
30%	71%	-£7,348,845	-£7,236,103	-£7,199,910	-£7,087,189	-£7,442,124	-£7,293,190
35%	71%	-£7,649,788	-£7,520,941	-£7,478,577	-£7,360,730	-£7,756,394	-£7,586,182
40%	71%	-£7,950,731	-£7,805,777	-£7,755,244	-£7,614,291	-£8,070,662	-£7,879,175
45%	71%	-£8,251,674	-£8,090,614	-£8,038,911	-£7,877,852	-£8,384,930	-£8,172,849
50%	71%	-£8,552,617	-£8,375,451	-£8,307,578	-£8,130,413	-£8,699,198	-£8,465,522
100%	71%	-£11,812,205	-£10,984,819	-£10,879,820	-£10,592,434	-£11,583,179	-£11,450,694
10%	75%	-£5,848,810	-£5,820,581	-£5,804,087	-£5,775,901	-£5,872,086	-£5,827,406
15%	75%	-£6,152,028	-£6,109,751	-£6,085,008	-£6,042,730	-£6,167,008	-£6,119,988
20%	75%	-£6,455,246	-£6,398,920	-£6,365,930	-£6,309,560	-£6,401,930	-£6,412,730
25%	75%	-£6,758,464	-£6,698,089	-£6,646,851	-£6,576,388	-£6,676,852	-£6,705,152
30%	75%	-£7,061,682	-£6,977,253	-£6,927,713	-£6,843,217	-£6,937,173	-£6,907,743
35%	75%	-£7,365,076	-£7,256,427	-£7,208,694	-£7,110,046	-£7,446,696	-£7,290,315
40%	75%	-£7,668,537	-£7,555,596	-£7,498,617	-£7,376,876	-£7,761,617	-£7,582,896
45%	75%	-£7,971,999	-£7,844,756	-£7,770,539	-£7,643,704	-£8,076,539	-£7,876,476
50%	75%	-£8,275,222	-£8,133,991	-£8,051,460	-£7,910,533	-£8,395,725	-£8,168,674
10%	60%	-£5,829,289	-£5,784,193	-£5,793,545	-£5,748,448	-£5,866,601	-£5,830,857
15%	60%	-£6,122,812	-£6,055,167	-£6,069,196	-£6,001,251	-£6,176,780	-£6,125,164
20%	60%	-£6,416,335	-£6,329,143	-£6,345,654	-£6,244,654	-£6,490,959	-£6,419,471
25%	60%	-£6,709,858	-£6,597,117	-£6,620,498	-£6,507,757	-£6,803,138	-£6,713,778
30%	60%	-£7,003,381	-£6,868,092	-£6,896,149	-£6,760,859	-£7,116,317	-£7,008,085
35%	60%	-£7,296,904	-£7,139,067	-£7,167,180	-£7,013,967	-£7,427,496	-£7,309,396
40%	60%	-£7,590,428	-£7,410,042	-£7,447,450	-£7,267,065	-£7,739,675	-£7,596,699
45%	60%	-£7,883,951	-£7,681,016	-£7,723,102	-£7,520,168	-£8,051,854	-£7,891,006
50%	60%	-£8,178,242	-£7,951,991	-£7,998,753	-£7,773,270	-£8,367,853	-£8,166,210

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£300,209	-£300,209	-£300,209	-£300,209	-£300,209	-£300,209
10%	71%	-£902,086	-£869,884	-£859,543	-£827,331	-£928,747	-£886,194
15%	71%	-£1,203,039	-£1,154,721	-£1,139,210	-£1,090,892	-£1,243,016	-£1,179,187
20%	71%	-£1,503,992	-£1,439,558	-£1,418,877	-£1,384,453	-£1,557,284	-£1,472,179
25%	71%	-£1,804,924	-£1,724,395	-£1,698,543	-£1,618,014	-£1,871,553	-£1,765,172
30%	71%	-£2,105,868	-£2,009,233	-£1,978,210	-£1,881,575	-£2,185,823	-£2,058,165
35%	71%	-£2,406,811	-£2,298,070	-£2,261,676	-£2,145,135	-£2,500,091	-£2,351,158
40%	71%	-£2,707,754	-£2,578,907	-£2,537,543	-£2,408,696	-£2,814,360	-£2,644,149
45%	71%	-£3,008,697	-£2,863,743	-£2,817,211	-£2,672,258	-£3,128,628	-£2,937,142
50%	71%	-£3,311,622	-£3,148,581	-£3,096,877	-£2,935,818	-£3,447,058	-£3,230,815
100%	71%	-£5,370,272	-£5,042,895	-£5,037,767	-£4,610,401	-£5,641,145	-£5,209,660
10%	75%	-£906,733	-£876,548	-£862,053	-£833,868	-£930,053	-£885,373
15%	75%	-£1,209,995	-£1,167,717	-£1,142,074	-£1,100,697	-£1,244,975	-£1,177,955
20%	75%	-£1,513,257	-£1,456,896	-£1,423,897	-£1,387,526	-£1,559,897	-£1,470,536
25%	75%	-£1,816,518	-£1,746,056	-£1,704,818	-£1,634,354	-£1,874,819	-£1,763,118
30%	75%	-£2,119,780	-£2,035,224	-£1,985,740	-£1,901,184	-£2,189,741	-£2,055,699
35%	75%	-£2,423,042	-£2,324,393	-£2,266,681	-£2,168,013	-£2,504,663	-£2,348,281
40%	75%	-£2,726,304	-£2,613,563	-£2,547,563	-£2,434,842	-£2,819,584	-£2,640,865
45%	75%	-£3,029,566	-£2,902,732	-£2,828,505	-£2,701,670	-£3,134,505	-£2,933,445
50%	75%	-£3,332,828	-£3,191,958	-£3,109,426	-£2,968,500	-£3,453,696	-£3,226,641
10%	60%	-£807,266	-£802,159	-£801,512	-£806,415	-£804,967	-£808,823
15%	60%	-£1,180,779	-£1,113,134	-£1,127,163	-£1,099,517	-£1,236,746	-£1,183,130
20%	60%	-£1,474,302	-£1,384,109	-£1,402,813	-£1,312,621	-£1,548,925	-£1,477,437
25%	60%	-£1,767,825	-£1,655,084	-£1,678,464	-£1,585,723	-£1,861,104	-£1,771,744
30%	60%	-£2,061,347	-£1,926,056	-£1,954,115	-£1,818,626	-£2,173,283	-£2,066,051
35%	60%	-£2,354,870	-£2,197,034	-£2,229,766	-£2,071,928	-£2,485,463	-£2,360,358
40%	60%	-£2,648,394	-£2,468,008	-£2,505,417	-£2,325,032	-£2,797,642	-£2,654,665
45%	60%	-£2,941,917	-£2,738,983	-£2,811,059	-£2,578,134	-£3,109,821	-£2,945,972
50%	60%	-£3,236,208	-£3,009,957	-£3,056,720	-£2,831,426	-£3,425,820	-£3,244,176

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£10,244,908	-£10,244,908	-£10,244,908	-£10,244,908	-£10,244,908	-£10,244,908
10%	71%	-£10,846,792	-£10,814,580	-£10,804,240	-£10,772,028	-£10,872,443	-£10,830,881
15%	71%	-£11,147,248	-£11,050,418	-£11,033,207	-£11,025,369	-£11,187,713	-£11,123,884
20%	71%	-£11,448,679	-£11,344,255	-£11,363,573	-£11,290,149	-£11,501,981	-£11,418,876
25%	71%	-£11,749,621	-£11,639,092	-£11,643,240	-£11,562,711	-£11,816,250	-£11,709,869
30%	71%	-£12,050,563	-£11,933,930	-£11,922,907	-£11,828,273	-£12,130,519	-£12,020,892
35%	71%	-£12,351,508	-£12,228,767	-£12,202,573	-£12,088,832	-£12,444,788	-£12,295,853
40%	71%	-£12,652,451	-£12,523,604	-£12,482,240	-£12,353,393	-£12,759,057	-£12,588,846
45%	71%	-£12,953,393	-£12,808,440	-£12,761,908	-£12,618,955	-£13,073,325	-£12,881,838
50%	71%	-£13,254,336	-£13,093,276	-£13,041,576	-£12,880,515	-£13,391,755	-£13,175,812
100%	71%	-£16,314,969	-£15,987,583	-£15,882,483	-£15,555,098	-£16,585,842	-£16,153,357
15%	75%	-£11,154,892	-£11,112,414	-£11,087,871	-£11,045,394	-£11,189,872	-£11,122,651
10%	75%	-£10,851,430	-£10,823,245	-£10,806,750	-£10,778,564	-£10,874,750	-£10,830,070
5%	75%	-£10,548,968	-£10,521,783	-£10,505,288	-£10,477,102	-£10,573,288	-£10,528,608
20%	75%	-£11,457,954	-£11,401,583	-£11,368,593	-£11,312,223	-£11,504,594	-£11,415,233
25%	75%	-£11,761,215	-£11,690,753	-£11,649,515	-£11,579,051	-£11,819,518	-£11,707,815
30%	75%	-£12,064,477	-£11,979,921	-£11,930,437	-£11,845,980	-£12,134,437	-£12,000,396
35%	75%	-£12,367,739	-£12,290,080	-£12,211,388	-£12,117,210	-£12,446,359	-£12,292,075
40%	75%	-£12,671,001	-£12,558,259	-£12,452,280	-£12,370,539	-£12,764,289	-£12,585,580
45%	75%	-£12,974,263	-£12,847,429	-£12,773,202	-£12,646,367	-£13,079,202	-£12,878,142
50%	75%	-£13,277,525	-£13,136,604	-£13,061,125	-£12,913,198	-£13,398,359	-£13,171,338
10%	60%	-£10,831,953	-£10,786,856	-£10,798,209	-£10,751,112	-£10,865,254	-£10,833,520
15%	60%	-£11,125,478	-£11,057,830	-£11,071,859	-£11,004,214	-£11,181,443	-£11,127,827
20%	60%	-£11,418,999	-£11,328,806	-£11,347,510	-£11,257,518	-£11,493,622	-£11,422,134
25%	60%	-£11,713,520	-£11,593,611	-£11,623,361	-£11,503,420	-£11,625,821	-£11,740,441
30%	60%	-£12,008,044	-£11,870,755	-£11,898,812	-£11,763,523	-£12,117,980	-£12,010,748
35%	60%	-£12,299,567	-£12,141,730	-£12,174,463	-£12,016,825	-£12,430,159	-£12,305,055
40%	60%	-£12,593,091	-£12,412,705	-£12,450,114	-£12,289,728	-£12,742,338	-£12,599,382
45%	60%	-£12,886,616	-£12,683,679	-£12,725,766	-£12,542,831	-£13,054,516	-£12,893,666
50%	60%	-£13,180,905	-£12,954,654	-£13,001,416	-£12,775,933	-£13,370,517	-£13,188,873

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£4,044,499	-£4,044,499	-£4,044,499	-£4,044,499	-£4,044,499	-£4,044,499
10%	71%	-£4,046,385	-£4,014,173	-£4,003,833	-£3,971,621	-£4,073,038	-£4,030,484
15%	71%	-£4,347,328	-£4,299,010	-£4,283,499	-£4,235,181	-£4,387,305	-£4,323,478
20%	71%	-£4,648,272	-£4,583,848	-£4,565,196	-£4,498,742	-£4,701,874	-£4,616,469
25%	71%	-£4,949,216	-£4,868,686	-£4,849,034	-£4,762,304	-£5,015,943	-£4,909,462
30%	71%	-£5,250,160	-£5,153,522	-£5,122,499	-£5,025,864	-£5,330,112	-£5,202,454
35%	71%	-£5,551,104	-£5,438,359	-£5,402,186	-£5,289,425	-£5,644,380	-£5,495,446
40%	71%	-£5,852,048	-£5,723,197	-£5,681,833	-£5,552,986	-£5,959,648	-£5,788,438
45%	71%	-£6,152,992	-£6,008,033	-£5,961,500	-£5,816,547	-£6,272,916	-£6,081,431
50%	71%	-£6,453,936	-£6,292,870	-£6,241,167	-£6,080,108	-£6,591,348	-£6,375,105
100%	71%	-£9,914,961	-£9,187,175	-£9,082,078	-£8,756,690	-£9,952,435	-£9,652,989
75%	71%	-£4,051,323	-£4,023,837	-£4,006,345	-£3,978,157	-£4,074,342	-£4,030,655
15%	75%	-£4,354,284	-£4,312,007	-£4,287,264	-£4,244,986	-£4,384,264	-£4,322,244
20%	75%	-£4,657,546	-£4,601,176	-£4,568,186	-£4,511,816	-£4,704,186	-£4,614,826
25%	75%	-£4,960,808	-£4,890,340	-£4,853,197	-£4,778,644	-£5,015,106	-£4,907,460
30%	75%	-£5,264,070	-£5,179,514	-£5,130,029	-£5,045,473	-£5,334,030	-£5,199,889
35%	75%	-£5,567,332	-£5,468,683	-£5,410,950	-£5,312,302	-£5,648,952	-£5,492,571
40%	75%	-£5,870,594	-£5,757,852	-£5,691,873	-£5,579,132	-£5,963,873	-£5,785,152
45%	75%	-£6,173,856	-£6,047,021	-£6,072,795	-£5,945,960	-£6,278,795	-£6,077,734
50%	75%	-£6,477,118	-£6,336,247	-£6,253,716	-£6,112,780	-£6,597,985	-£6,370,930
10%	60%	-£4,031,545	-£3,986,449	-£3,995,801	-£3,950,704	-£4,068,857	-£4,033,113
15%	60%	-£4,325,668	-£4,257,423	-£4,271,452	-£4,203,807	-£4,381,036	-£4,327,420
20%	60%	-£4,619,791	-£4,526,359	-£4,547,103	-£4,456,910	-£4,693,215	-£4,621,727
25%	60%	-£4,912,114	-£4,799,373	-£4,822,754	-£4,710,013	-£5,005,394	-£4,916,034
30%	60%	-£5,205,637	-£5,070,348	-£5,098,495	-£4,963,115	-£5,317,573	-£5,210,341
35%	60%	-£5,499,160	-£5,341,323	-£5,374,055	-£5,216,818	-£5,629,752	-£5,504,646
40%	60%	-£5,792,684	-£5,612,298	-£5,649,706	-£5,469,321	-£5,941,931	-£5,785,955
45%	60%	-£6,086,207	-£5,883,272	-£5,925,358	-£5,722,424	-£6,254,110	-£6,093,262
50%	60%	-£6,380,498	-£6,154,247	-£6,201,009	-£5,975,526	-£6,570,199	-£6,388,466

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£300,209	-£300,209	-£300,209	-£300,209	-£300,209	-£300,209
10%	71%	-£902,096	-£869,884	-£859,543	-£827,331	-£928,747	-£886,194
15%	71%	-£1,303,982	-£1,154,721	-£1,139,210	-£1,090,892	-£1,243,016	-£1,179,187
20%	71%	-£1,503,924	-£1,430,558	-£1,418,877	-£1,354,453	-£1,557,284	-£1,472,179
25%	71%	-£1,804,924	-£1,724,395	-£1,698,543	-£1,618,014	-£1,871,553	-£1,765,172
30%	71%	-£2,105,988	-£2,000,233	-£1,978,210	-£1,881,575	-£2,185,823	-£2,058,165
35%	71%	-£2,406,911	-£2,294,070	-£2,257,636	-£2,145,135	-£2,500,091	-£2,351,156
40%	71%	-£2,707,754	-£2,578,907	-£2,537,543	-£2,408,696	-£2,814,360	-£2,644,149
45%	71%	-£3,008,697	-£2,863,743	-£2,817,211	-£2,672,258	-£3,129,628	-£2,937,142
50%	71%	-£3,311,622	-£3,148,581	-£3,086,877	-£2,936,819	-£3,447,068	-£3,230,815
100%	71%	-£6,370,272	-£6,042,886	-£6,037,767	-£5,610,401	-£6,641,145	-£6,208,660
75%	71%	-£906,733	-£878,548	-£862,053	-£833,868	-£930,053	-£886,373
15%	75%	-£1,209,995	-£1,167,217	-£1,144,974	-£1,100,697	-£1,244,975	-£1,177,955
20%	75%	-£1,513,257	-£1,456,896	-£1,423,897	-£1,387,526	-£1,559,897	-£1,470,536
25%	75%	-£1,816,518	-£1,746,056	-£1,704,818	-£1,634,354	-£1,874,819	-£1,763,118
30%	75%	-£2,119,780	-£2,035,224	-£1,985,740	-£1,901,184	-£2,189,741	-£2,055,699
35%	75%	-£2,423,042	-£2,324,393	-£2,265,661	-£2,168,013	-£2,504,663	-£2,348,281
40%	75%	-£2,726,304	-£2,613,563	-£2,547,683	-£2,434,842	-£2,819,584	-£2,640,863
45%	75%	-£3,029,566	-£2,902,732	-£2,828,505	-£2,701,670	-£3,134,505	-£2,933,445
50%	75%	-£3,332,828	-£3,191,958	-£3,109,428	-£2,968,500	-£3,453,695	-£3,226,641
10%	60%	-£367,266	-£362,159	-£361,512	-£360,415	-£364,567	-£368,823
15%	60%	-£1,180,779	-£1,113,134	-£1,127,163	-£1,059,517	-£1,236,746	-£1,183,130
20%	60%	-£1,474,302	-£1,384,109	-£1,402,813	-£1,312,621	-£1,548,925	-£1,477,437
25%	60%	-£1,767,825	-£1,655,094	-£1,678,464	-£1,565,723	-£1,861,104	-£1,771,744
30%	60%	-£2,061,348	-£1,926,058	-£1,954,115	-£1,818,626	-£2,173,283	-£2,066,051
35%	60%	-£2,354,870	-£2,197,034	-£2,229,766	-£2,071,928	-£2,485,463	-£2,360,358
40%	60%	-£2,648,394	-£2,468,008	-£2,505,417	-£2,325,032	-£2,797,642	-£2,654,665
45%	60%	-£2,941,917	-£2,738,983	-£2,781,089	-£2,578,134	-£3,109,821	-£2,945,972
50%	60%	-£3,236,208	-£3,009,957	-£3,056,720	-£2,831,236	-£3,425,820	-£3,244,176

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 3

CL Zone 1  
Value Area High

No Units	65	Sales value inflation	0%
Site Area	0.66 Ha	Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£44,367,795	£44,367,795	£44,367,795	£44,367,795	£44,367,795	£44,367,795
10%	71%	£39,088,386	£39,202,419	£39,077,316	£39,211,349	£39,088,221	£39,097,151
15%	71%	£36,416,691	£36,432,071	£36,432,071	£36,432,071	£36,416,634	£36,461,630
20%	71%	£33,788,976	£34,037,044	£33,786,937	£34,054,903	£33,808,648	£33,826,508
25%	71%	£31,119,272	£31,454,355	£31,141,598	£31,476,881	£31,168,860	£31,191,186
30%	71%	£28,459,567	£28,871,667	£28,496,359	£28,898,459	£28,529,074	£28,555,865
35%	71%	£25,819,863	£26,288,980	£25,851,119	£26,320,235	£25,893,297	£25,920,543
40%	71%	£23,170,158	£23,706,291	£23,205,880	£23,742,013	£23,249,500	£23,285,221
45%	71%	£20,520,453	£21,123,604	£20,560,640	£21,163,791	£20,609,713	£20,649,899
50%	71%	£17,870,750	£18,540,916	£17,915,401	£18,585,267	£17,969,927	£18,014,878
100%	71%	£9,891,571	£7,510,109	£9,799,527	£7,418,066	£9,897,131	£9,536,088
10%	75%	£39,062,522	£39,179,801	£39,071,899	£39,189,178	£39,079,878	£39,089,255
15%	75%	£36,409,886	£36,585,804	£36,423,952	£36,599,870	£36,435,919	£36,449,985
20%	75%	£33,757,250	£33,991,808	£33,716,303	£34,010,562	£33,791,981	£33,810,619
25%	75%	£31,104,614	£31,397,812	£31,128,055	£31,421,253	£31,148,003	£31,171,446
30%	75%	£28,451,977	£28,803,814	£28,480,107	£28,831,945	£28,504,045	£28,532,175
35%	75%	£25,799,341	£26,209,818	£25,832,160	£26,242,637	£25,860,087	£25,892,205
40%	75%	£23,146,705	£23,615,821	£23,184,212	£23,653,329	£23,216,129	£23,253,616
45%	75%	£20,494,069	£21,021,825	£20,536,264	£21,064,020	£20,572,170	£20,614,366
50%	75%	£17,841,432	£18,427,828	£17,888,316	£18,474,712	£17,928,212	£17,975,095
10%	80%	£39,087,149	£39,274,295	£39,094,851	£39,289,297	£39,114,918	£39,122,420
15%	80%	£36,446,826	£36,728,296	£36,458,078	£36,739,548	£36,488,480	£36,499,732
20%	80%	£33,806,503	£34,181,796	£33,821,505	£34,196,800	£33,862,042	£33,877,044
25%	80%	£31,166,180	£31,635,296	£31,184,933	£31,654,050	£31,235,603	£31,254,357
30%	80%	£28,525,857	£29,089,796	£28,548,361	£29,111,301	£28,638,165	£28,651,670
35%	80%	£25,885,534	£26,542,298	£25,911,789	£26,568,552	£25,982,727	£26,008,982
40%	80%	£23,245,211	£23,995,798	£23,275,217	£24,025,803	£23,356,289	£23,386,295
45%	80%	£20,604,888	£21,449,298	£20,638,844	£21,483,056	£20,729,851	£20,763,007
50%	80%	£17,964,565	£18,902,799	£18,002,072	£18,940,305	£18,103,412	£18,140,920

Residual Land values compared to benchmark land values  
Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£15,035,130	-£15,035,130	-£15,035,130	-£15,035,130	-£15,035,130	-£15,035,130
10%	71%	-£20,290,296	-£20,290,296	-£20,191,678	-£20,191,678	-£20,290,296	-£20,290,296
15%	71%	-£22,984,243	-£22,783,193	-£22,970,648	-£22,789,786	-£22,954,491	-£22,941,095
20%	71%	-£25,633,948	-£25,365,881	-£25,618,021	-£25,348,021	-£25,594,277	-£25,576,416
25%	71%	-£28,283,653	-£27,948,599	-£28,261,327	-£27,929,243	-£28,234,084	-£28,211,739
30%	71%	-£30,933,357	-£30,511,257	-£30,909,546	-£30,504,686	-£30,909,546	-£30,891,670
35%	71%	-£33,583,062	-£33,113,945	-£33,561,605	-£33,082,689	-£33,513,538	-£33,482,981
40%	71%	-£36,232,766	-£35,696,633	-£36,197,045	-£35,669,911	-£36,183,424	-£36,171,704
45%	71%	-£38,882,471	-£38,279,520	-£38,842,294	-£38,289,134	-£38,783,212	-£38,755,026
50%	71%	-£41,532,175	-£40,862,009	-£41,467,839	-£40,871,269	-£41,432,368	-£41,388,246
100%	71%	-£68,294,495	-£68,913,033	-£68,202,451	-£68,820,990	-£68,098,056	-£68,998,012
10%	75%	-£39,340,402	-£39,229,123	-£39,331,025	-£39,213,746	-£39,323,047	-£39,313,610
15%	75%	-£42,990,358	-£42,817,120	-£42,978,073	-£42,803,005	-£42,967,005	-£42,952,009
20%	75%	-£46,640,314	-£46,411,116	-£46,626,922	-£46,402,363	-£46,610,363	-£46,595,209
25%	75%	-£50,290,270	-£50,005,111	-£50,274,869	-£50,061,671	-£50,254,921	-£50,231,474
30%	75%	-£53,940,226	-£53,599,110	-£53,922,817	-£53,679,979	-£53,908,379	-£53,870,748
35%	75%	-£57,590,182	-£57,163,106	-£57,570,288	-£57,169,288	-£57,549,506	-£57,510,819
40%	75%	-£61,240,138	-£60,737,103	-£61,218,713	-£60,749,596	-£61,186,797	-£61,149,289
45%	75%	-£64,890,094	-£64,311,100	-£64,868,660	-£64,338,604	-£64,830,755	-£64,788,558
50%	75%	-£68,540,050	-£67,917,097	-£68,518,616	-£67,929,212	-£68,481,713	-£68,432,829
10%	80%	-£40,115,776	-£40,128,129	-£40,208,274	-£40,120,627	-£40,288,006	-£40,280,504
15%	80%	-£42,765,680	-£42,674,629	-£42,844,846	-£42,663,377	-£42,914,445	-£42,903,193
20%	80%	-£45,415,584	-£45,221,128	-£45,491,419	-£45,206,125	-£45,540,883	-£45,525,989
25%	80%	-£48,065,488	-£47,767,091	-£48,141,991	-£47,746,814	-£48,176,301	-£48,149,607
30%	80%	-£50,715,392	-£50,314,128	-£50,854,564	-£50,291,624	-£50,793,579	-£50,771,255
35%	80%	-£53,365,296	-£52,860,627	-£53,491,138	-£52,834,972	-£53,420,197	-£53,393,942
40%	80%	-£56,015,200	-£55,407,126	-£56,127,708	-£55,377,121	-£56,048,806	-£56,016,639
45%	80%	-£58,665,104	-£57,953,626	-£58,764,280	-£57,919,670	-£58,673,074	-£58,639,317
50%	80%	-£61,315,008	-£60,500,126	-£61,400,852	-£60,462,619	-£61,299,512	-£61,262,004

Residual Land values compared to benchmark land values  
Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£3,369,055	-£3,369,055	-£3,369,055	-£3,369,055	-£3,369,055	-£3,369,055
10%	71%	-£8,668,464	-£8,534,431	-£8,659,535	-£8,525,501	-£8,648,629	-£8,639,699
15%	71%	-£11,118,169	-£11,117,919	-£11,304,773	-£11,103,723	-£11,288,416	-£11,275,020
20%	71%	-£13,567,874	-£13,669,895	-£13,681,947	-£13,681,947	-£13,619,343	-£13,619,343
25%	71%	-£16,017,578	-£16,282,495	-£16,595,253	-£16,269,169	-£16,565,590	-£16,545,564
30%	71%	-£18,467,283	-£18,865,183	-£19,240,491	-£18,838,391	-£19,207,776	-£19,180,980
35%	71%	-£20,916,987	-£21,447,870	-£21,885,731	-£21,416,615	-£21,847,594	-£21,816,307
40%	71%	-£23,366,691	-£24,030,559	-£24,530,971	-£24,304,937	-£24,461,819	-£24,441,629
45%	71%	-£25,816,395	-£26,613,246	-£27,176,210	-£26,573,060	-£27,127,137	-£27,086,951
50%	71%	-£28,266,100	-£29,195,934	-£29,821,449	-£29,151,283	-£29,766,924	-£29,722,272
100%	71%	-£56,638,091	-£56,246,949	-£56,638,317	-£56,158,016	-£56,493,868	-£56,331,008
10%	75%	-£8,674,328	-£8,557,049	-£8,664,951	-£8,547,672	-£8,656,972	-£8,647,596
15%	75%	-£11,326,964	-£11,151,046	-£11,312,898	-£11,136,980	-£11,300,931	-£11,286,865
20%	75%	-£13,979,600	-£13,745,042	-£13,960,847	-£13,726,288	-£13,944,399	-£13,926,135
25%	75%	-£16,632,236	-£16,399,338	-£16,618,796	-£16,315,567	-£16,602,549	-£16,585,266
30%	75%	-£19,284,873	-£19,033,036	-£19,259,743	-£19,004,905	-£19,232,805	-£19,204,875
35%	75%	-£21,937,509	-£21,527,032	-£21,904,691	-£21,494,213	-£21,876,783	-£21,843,945
40%	75%	-£24,590,145	-£24,121,029	-£24,549,931	-£24,083,521	-£24,520,921	-£24,488,214
45%	75%	-£27,242,781	-£26,715,025	-£27,200,586	-£26,672,830	-£27,164,680	-£27,122,484
50%	75%	-£29,895,418	-£29,309,023	-£29,848,534	-£29,262,138	-£29,808,639	-£29,761,753
10%	80%	-£8,649,701	-£8,492,055	-£8,642,200	-£8,454,553	-£8,621,932	-£8,614,430
15%	80%	-£11,299,344	-£11,088,202	-£11,296,702	-£11,076,202	-£11,282,351	-£11,271,481
20%	80%	-£13,950,347	-£13,555,054	-£13,915,345	-£13,540,051	-£13,874,808	-£13,859,806
25%	80%	-£16,601,350	-£16,191,558	-£16,551,817	-£16,092,800	-£16,501,247	-£16,482,493
30%	80%	-£19,252,353	-£18,849,054	-£19,198,629	-£18,625,549	-£19,127,885	-£19,105,161
35%	80%	-£21,903,356	-£21,194,552	-£21,850,061	-£21,169,298	-£21,754,123	-£21,727,885
40%	80%	-£24,554,359	-£23,741,052	-£24,461,833	-£23,711,047	-£24,380,561	-£24,350,555
45%	80%	-£27,205,362	-£26,287,552	-£27,098,206	-£26,253,795	-£27,006,999	-£26,973,243
50%	80%	-£29,856,365	-£28,834,052	-£29,750,178	-£28,706,545	-£29,633,438	-£29,595,899

Residual Land values compared to benchmark land values  
Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£16,942,125	£16,942,125	£16,942,125	£16,942,125	£16,942,125	£16,942,125
10%	71%	£11,042,716	£11,776,149	£11,851,246	£11,786,679	£11,862,951	£11,871,481
15%	71%	£9,993,011	£9,194,061	£9,098,407	£9,207,457	£9,022,754	£9,036,180
20%	71%	£8,343,306	£6,611,373	£6,361,167	£6,629,233	£6,382,977	£6,400,838
25%	71%	£6,693,602	£4,026,695	£3,715,327	£4,051,011	£4,743,190	£4,765,516
30%	71%	£5,043,897	£1,445,997	£1,070,689	£1,472,795	£1,103,404	£1,130,184
35%	71%	£3,400,192	£-1,136,690	£-1,574,551	£-1,105,435	£-1,536,384	£-1,505,127
40%	71%	£-1,255,512	£-3,719,379	£-4,219,791	£-3,683,657	£-4,176,170	£-4,140,449
45%	71%	£-3,005,217	£-6,302,066	£-6,865,030	£-6,261,880	£-6,815,987	£-6,771,721
50%	71%	£-4,754,920	£-8,884,754	£-9,510,269	£-8,840,103	£-9,455,744	£-9,411,092
100%	71%	£-36,317,241	£-34,935,779	£-36,229,197	£-34,843,738		

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

E27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	E26,135,057	E26,135,057	E26,135,057	E26,135,057	E26,135,057	E26,135,057
10%	71%	E20,835,649	E20,869,692	E20,844,578	E20,878,612	E20,855,494	E20,884,414
15%	71%	E18,135,343	E18,386,593	E18,195,339	E18,400,386	E18,215,696	E18,229,092
20%	71%	E16,536,239	E16,804,306	E16,554,100	E16,822,166	E16,575,910	E16,593,771
25%	71%	E12,886,534	E13,221,618	E12,908,860	E13,243,943	E12,926,123	E12,958,448
30%	71%	E10,236,830	E10,638,929	E10,265,721	E10,665,721	E10,256,336	E10,323,127
35%	71%	E7,587,125	E8,056,242	E7,618,382	E8,087,498	E7,605,549	E7,697,806
40%	71%	E4,937,420	E5,473,554	E4,973,142	E5,509,278	E5,016,763	E5,052,483
45%	71%	E2,287,715	E2,890,867	E2,327,852	E2,931,653	E2,370,875	E2,417,162
50%	71%	E-581,982	E308,178	E-317,339	E359,830	E-292,911	E-218,100
100%	71%	E27,124,309	E25,742,847	E27,022,265	E25,650,803	E26,919,889	E26,827,826
10%	75%	E20,829,785	E20,947,064	E20,839,162	E20,956,441	E20,847,140	E20,856,517
15%	75%	E18,177,149	E18,353,067	E18,191,214	E18,367,132	E18,203,182	E18,217,247
20%	75%	E16,524,512	E16,789,070	E16,543,265	E16,777,824	E16,558,224	E16,577,978
25%	75%	E12,871,876	E13,185,074	E12,895,318	E13,188,516	E12,915,286	E12,938,708
30%	75%	E10,219,240	E10,571,077	E10,247,370	E10,589,208	E10,271,307	E10,299,437
35%	75%	E7,566,694	E7,977,081	E7,599,422	E8,008,899	E7,627,349	E7,660,168
40%	75%	E4,913,967	E5,383,083	E4,951,474	E5,420,591	E4,983,390	E5,020,888
45%	75%	E2,261,331	E2,789,087	E2,303,226	E2,831,283	E2,339,432	E2,381,828
50%	75%	E-591,982	E105,050	E-344,421	E211,375	E-504,538	E-227,642
10%	80%	E20,854,411	E21,042,058	E20,861,913	E21,049,560	E20,882,181	E20,889,683
15%	80%	E18,214,089	E18,495,558	E18,225,341	E18,506,810	E18,255,742	E18,266,994
20%	80%	E16,573,765	E16,949,058	E16,588,768	E16,964,062	E16,629,304	E16,644,207
25%	80%	E12,933,443	E13,402,195	E12,952,195	E13,427,313	E12,992,865	E13,021,310
30%	80%	E10,293,119	E10,856,059	E10,315,623	E10,878,563	E10,376,428	E10,398,932
35%	80%	E7,652,796	E8,309,580	E7,679,051	E8,335,815	E7,749,990	E7,776,245
40%	80%	E5,012,473	E5,783,980	E5,042,739	E5,793,988	E5,123,561	E5,153,544
45%	80%	E2,372,150	E3,216,561	E2,405,907	E3,250,317	E2,467,113	E2,530,870
50%	80%	E-268,172	E870,051	E-220,665	E707,588	E-129,325	E-91,818

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

E17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	E27,650,484	E27,784,517	E27,650,413	E27,793,447	E27,670,319	E27,679,240
10%	71%	E25,000,779	E25,201,829	E25,014,175	E25,215,226	E25,030,532	E25,043,928
15%	71%	E22,351,074	E22,619,142	E22,368,935	E22,637,001	E22,390,745	E22,408,606
20%	71%	E19,701,370	E20,088,453	E19,723,695	E20,098,770	E19,750,989	E19,773,294
25%	71%	E17,051,665	E17,453,765	E17,076,457	E17,480,557	E17,111,172	E17,137,962
30%	71%	E14,401,961	E14,871,078	E14,433,217	E14,902,333	E14,471,384	E14,502,641
35%	71%	E11,752,256	E12,288,389	E11,787,978	E12,310,111	E11,831,598	E11,867,919
40%	71%	E9,102,551	E9,705,702	E9,142,736	E9,745,988	E9,191,811	E9,231,597
45%	71%	E6,452,848	E7,123,014	E6,497,499	E7,167,665	E6,552,024	E6,596,676
50%	71%	E3,803,143	E4,520,326	E3,850,000	E4,574,002	E3,910,000	E4,064,000
100%	71%	E26,306,473	E18,228,011	E26,247,429	E18,835,858	E26,165,053	E26,012,990
10%	75%	E24,961,669	E24,961,669	E24,961,669	E24,961,669	E24,961,669	E24,961,669
15%	75%	E24,961,984	E25,187,902	E25,006,050	E25,181,968	E25,018,017	E25,032,083
20%	75%	E22,339,348	E22,573,906	E22,358,101	E22,592,660	E22,374,059	E22,392,813
25%	75%	E19,688,712	E19,979,610	E19,710,153	E20,003,351	E19,730,191	E19,753,544
30%	75%	E17,038,075	E17,385,912	E17,062,205	E17,414,043	E17,092,865	E17,114,273
35%	75%	E14,381,439	E14,791,916	E14,414,257	E14,824,735	E14,442,185	E14,475,003
40%	75%	E11,728,803	E12,197,919	E11,768,310	E12,235,427	E11,798,228	E11,835,734
45%	75%	E9,076,167	E9,651,923	E9,118,362	E9,846,115	E9,154,268	E9,196,464
50%	75%	E6,423,530	E7,009,925	E6,470,414	E7,058,810	E6,510,309	E6,557,193
10%	80%	E27,669,247	E27,856,893	E27,676,748	E27,864,395	E27,697,016	E27,704,518
15%	80%	E25,028,324	E25,310,394	E25,040,176	E25,321,646	E25,070,577	E25,081,830
20%	80%	E22,383,634	E22,763,893	E22,403,203	E22,775,897	E22,444,140	E22,459,142
25%	80%	E19,746,278	E20,217,394	E19,767,031	E20,236,148	E19,817,701	E19,836,455
30%	80%	E17,107,954	E17,670,894	E17,130,459	E17,693,399	E17,191,263	E17,213,767
35%	80%	E14,461,632	E15,124,396	E14,493,387	E15,159,650	E14,564,895	E14,611,680
40%	80%	E11,827,308	E12,577,896	E11,857,315	E12,607,901	E11,938,387	E11,988,390
45%	80%	E9,186,986	E10,031,396	E9,220,742	E10,065,153	E9,311,949	E9,345,705
50%	80%	E6,546,663	E7,484,896	E6,584,170	E7,522,402	E6,685,510	E6,723,018

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

E6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	E39,890,134	E39,890,134	E39,890,134	E39,890,134	E39,890,134	E39,890,134
10%	71%	E34,590,725	E34,724,759	E34,599,655	E34,733,689	E34,610,561	E34,619,491
15%	71%	E31,941,021	E32,142,071	E31,954,416	E32,155,466	E31,970,773	E31,984,169
20%	71%	E29,291,316	E29,569,393	E29,309,177	E29,577,243	E29,330,987	E29,346,849
25%	71%	E26,641,611	E26,976,695	E26,663,937	E26,999,021	E26,691,200	E26,713,525
30%	71%	E23,991,907	E24,394,007	E24,018,698	E24,420,798	E24,051,413	E24,078,204
35%	71%	E21,342,202	E21,811,319	E21,373,498	E21,825,575	E21,411,696	E21,442,883
40%	71%	E18,692,498	E19,228,631	E18,728,219	E19,264,353	E18,771,840	E18,807,560
45%	71%	E16,042,793	E16,645,944	E16,082,980	E16,686,130	E16,132,052	E16,172,239
50%	71%	E13,393,089	E14,093,255	E13,437,741	E14,107,907	E13,492,298	E13,536,918
100%	71%	E18,389,261	E13,067,969	E18,377,185	E13,069,726	E18,164,292	E13,072,749
10%	75%	E34,584,862	E34,702,141	E34,594,230	E34,711,518	E34,602,217	E34,611,594
15%	75%	E31,932,226	E32,108,144	E31,945,291	E32,122,209	E31,958,259	E31,972,325
20%	75%	E29,279,589	E29,514,149	E29,296,242	E29,532,901	E29,318,301	E29,333,695
25%	75%	E26,626,953	E26,920,151	E26,650,395	E26,943,593	E26,670,343	E26,693,785
30%	75%	E23,974,317	E24,326,154	E24,002,447	E24,354,288	E24,026,385	E24,054,515
35%	75%	E21,321,681	E21,732,158	E21,354,499	E21,764,976	E21,382,427	E21,415,245
40%	75%	E18,669,045	E19,138,161	E18,706,251	E19,176,666	E18,736,467	E18,775,975
45%	75%	E16,016,408	E16,544,164	E16,058,604	E16,586,360	E16,094,509	E16,136,706
50%	75%	E13,363,772	E13,950,167	E13,410,856	E13,997,052	E13,450,551	E13,497,435
10%	80%	E34,609,468	E34,797,135	E34,616,990	E34,804,637	E34,631,259	E34,644,760
15%	80%	E31,959,196	E32,250,635	E31,980,418	E32,267,887	E32,010,819	E32,022,071
20%	80%	E29,326,842	E29,704,136	E29,343,845	E29,719,139	E29,384,381	E29,399,384
25%	80%	E26,688,520	E27,157,636	E26,707,273	E27,176,390	E26,757,943	E26,776,697
30%	80%	E24,046,186	E24,611,136	E24,070,701	E24,633,640	E24,131,505	E24,154,009
35%	80%	E21,407,874	E22,084,637	E21,434,128	E22,090,892	E21,505,067	E21,531,322
40%	80%	E18,767,550	E19,518,138	E18,797,556	E19,548,143	E18,878,628	E18,908,634
45%	80%	E16,127,228	E16,971,638	E16,160,984	E17,005,394	E16,252,191	E16,285,947
50%	80%	E13,486,905	E14,625,138	E13,524,412	E14,466,645	E13,625,782	E13,683,200

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£25,924,507	£25,924,507	£25,924,507	£25,924,507	£25,924,507	£25,924,507
10%	71%	£20,625,008	£20,759,121	£20,634,028	£20,768,061	£20,644,933	£20,653,883
15%	71%	£17,976,363	£18,176,483	£17,888,789	£18,189,836	£18,055,146	£18,018,812
20%	71%	£15,325,689	£15,593,756	£15,343,549	£15,611,616	£15,365,360	£15,333,220
25%	71%	£12,674,984	£13,011,067	£12,698,310	£13,033,393	£12,725,572	£12,747,898
30%	71%	£10,024,279	£10,428,379	£10,053,071	£10,455,171	£10,085,786	£10,112,572
35%	71%	£7,373,575	£7,845,692	£7,407,831	£7,876,947	£7,445,999	£7,477,255
40%	71%	£4,722,870	£5,263,003	£4,762,592	£5,288,725	£4,806,212	£4,841,933
45%	71%	£2,072,165	£2,680,318	£2,117,352	£2,720,503	£2,169,425	£2,228,611
50%	71%	£-527,536	£39,626	£-497,987	£42,279	£-447,261	£-428,310
100%	71%	£-27,334,659	£-25,963,597	£-27,242,615	£-25,861,354	£-27,130,419	£-27,038,376
10%	75%	£20,619,234	£20,736,513	£20,628,611	£20,745,890	£20,636,590	£20,645,967
15%	75%	£17,968,588	£18,142,610	£17,880,968	£18,156,582	£17,992,652	£18,006,697
20%	75%	£15,317,962	£15,548,520	£15,332,715	£15,567,274	£15,348,673	£15,367,427
25%	75%	£12,667,326	£12,964,524	£12,684,767	£12,977,965	£12,704,715	£12,728,158
30%	75%	£10,016,689	£10,390,527	£10,036,619	£10,388,657	£10,060,757	£10,089,287
35%	75%	£7,366,053	£7,786,830	£7,389,872	£7,799,349	£7,416,790	£7,449,617
40%	75%	£4,703,417	£5,172,533	£4,740,924	£5,210,041	£4,772,840	£4,810,348
45%	75%	£2,050,781	£2,578,537	£2,092,976	£2,620,732	£2,128,882	£2,171,078
50%	75%	£-601,860	£15,460	£-554,972	£11,424	£-515,076	£-468,153
100%	75%	£-20,943,997	£-20,613,597	£-20,851,353	£-20,839,009	£-20,681,630	£-20,679,132
15%	80%	£18,003,538	£18,285,008	£18,014,790	£18,296,260	£18,045,192	£18,066,444
20%	80%	£15,353,215	£15,738,508	£15,378,217	£15,753,512	£15,418,754	£15,433,756
25%	80%	£12,702,892	£13,192,808	£12,741,685	£13,241,762	£12,782,315	£12,811,689
30%	80%	£10,052,569	£10,645,509	£10,105,073	£10,668,013	£10,165,877	£10,188,382
35%	80%	£7,402,246	£8,099,010	£7,468,501	£8,125,265	£7,539,440	£7,565,694
40%	80%	£4,751,923	£5,452,510	£4,831,929	£5,562,515	£4,913,001	£4,943,907
45%	80%	£2,101,600	£3,006,010	£2,186,366	£3,138,767	£2,268,563	£2,303,817
50%	80%	£-478,723	£459,511	£-441,216	£497,017	£-339,876	£-302,368

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£30,175,108	£30,309,141	£30,184,038	£30,318,071	£30,194,943	£30,203,875
10%	71%	£27,525,403	£27,726,453	£27,538,799	£27,739,849	£27,556,156	£27,568,552
15%	71%	£24,875,699	£25,143,766	£24,893,559	£25,161,626	£24,915,370	£24,933,231
20%	71%	£22,225,994	£22,561,076	£22,248,320	£22,585,403	£22,270,562	£22,297,469
25%	71%	£19,576,289	£19,978,389	£19,603,081	£20,005,181	£19,635,796	£19,662,587
30%	71%	£16,926,585	£17,395,702	£16,957,841	£17,426,958	£16,999,009	£17,027,285
35%	71%	£14,276,880	£14,813,014	£14,312,802	£14,848,735	£14,359,232	£14,391,943
40%	71%	£11,627,176	£12,230,326	£11,667,962	£12,270,513	£11,716,435	£11,756,622
45%	71%	£8,977,472	£9,647,638	£9,022,123	£9,692,289	£9,076,649	£9,121,300
50%	71%	£-178,849	£16,493,287	£-17,892,805	£16,317,344	£-17,890,609	£-17,698,599
100%	71%	£-16,784,849	£-16,493,287	£-17,892,805	£16,317,344	£-17,890,609	£-17,698,599
10%	75%	£27,516,808	£27,692,526	£27,530,674	£27,706,592	£27,542,642	£27,556,707
15%	75%	£24,863,972	£25,098,530	£24,882,725	£25,117,284	£24,898,684	£24,917,437
20%	75%	£22,214,359	£22,524,634	£22,234,075	£22,554,775	£22,251,725	£22,278,168
25%	75%	£19,564,700	£19,950,537	£19,586,530	£20,005,181	£19,610,507	£19,638,997
30%	75%	£16,915,063	£17,336,540	£16,938,882	£17,349,359	£16,966,809	£16,999,628
35%	75%	£14,265,427	£14,722,543	£14,290,934	£14,760,051	£14,322,850	£14,360,258
40%	75%	£11,615,791	£12,109,547	£11,642,986	£12,170,742	£11,676,892	£11,714,689
45%	75%	£8,966,155	£9,534,550	£9,005,030	£9,581,435	£9,034,934	£9,081,818
50%	75%	£-193,871	£30,381,518	£-20,201,373	£30,389,019	£-20,221,641	£-20,229,142
10%	80%	£27,553,548	£27,835,018	£27,564,801	£27,846,270	£27,585,202	£27,606,454
15%	80%	£24,903,933	£25,285,518	£24,924,221	£25,305,522	£24,943,584	£24,963,767
20%	80%	£22,254,317	£22,742,018	£22,281,655	£22,760,772	£22,302,325	£22,321,079
25%	80%	£19,604,700	£20,195,519	£19,635,083	£20,218,023	£19,719,587	£19,738,392
30%	80%	£16,955,083	£17,647,020	£17,005,466	£17,705,275	£17,088,450	£17,115,704
35%	80%	£14,305,466	£15,102,520	£14,341,938	£15,132,525	£14,463,011	£14,493,071
40%	80%	£11,655,849	£12,558,020	£11,745,367	£12,589,777	£11,836,573	£11,870,330
45%	80%	£9,006,232	£10,009,521	£9,108,784	£10,047,028	£9,210,134	£9,247,642

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£39,890,134	£39,890,134	£39,890,134	£39,890,134	£39,890,134	£39,890,134
10%	71%	£34,590,725	£34,724,759	£34,599,655	£34,733,689	£34,610,561	£34,619,491
15%	71%	£31,941,021	£32,142,071	£31,954,416	£32,155,466	£31,970,773	£31,984,169
20%	71%	£29,291,316	£29,559,383	£29,306,177	£29,577,243	£29,330,987	£29,348,948
25%	71%	£26,641,611	£26,976,695	£26,663,937	£26,999,021	£26,691,200	£26,713,525
30%	71%	£23,991,907	£24,394,007	£24,018,698	£24,420,798	£24,051,413	£24,078,204
35%	71%	£21,342,202	£21,811,319	£21,373,456	£21,842,575	£21,411,608	£21,442,893
40%	71%	£18,692,498	£19,228,631	£18,728,219	£19,264,353	£18,771,840	£18,807,560
45%	71%	£16,042,793	£16,645,944	£16,082,980	£16,686,130	£16,132,052	£16,172,239
50%	71%	£13,393,089	£14,063,255	£13,437,741	£14,107,907	£13,482,286	£13,526,919
100%	71%	£-13,389,231	£-11,067,999	£-13,277,161	£-11,065,726	£-13,164,792	£-13,072,948
10%	75%	£34,584,862	£34,702,141	£34,594,239	£34,711,518	£34,602,217	£34,611,594
15%	75%	£31,932,226	£32,108,144	£31,946,201	£32,122,209	£31,958,259	£31,972,225
20%	75%	£29,282,589	£29,514,448	£29,298,342	£29,536,901	£29,314,901	£29,333,655
25%	75%	£26,632,953	£26,920,151	£26,650,305	£26,943,593	£26,670,343	£26,693,785
30%	75%	£23,983,317	£24,326,154	£24,002,447	£24,354,285	£24,026,385	£24,054,515
35%	75%	£21,332,681	£21,732,158	£21,354,499	£21,766,076	£21,382,427	£21,415,245
40%	75%	£18,683,045	£19,138,161	£18,706,551	£19,175,866	£18,738,467	£18,775,975
45%	75%	£16,033,340	£16,544,164	£16,058,604	£16,586,360	£16,094,509	£16,136,706
50%	75%	£13,383,636	£13,950,167	£13,410,656	£13,997,052	£13,450,551	£13,497,435
10%	80%	£34,606,468	£34,707,135	£34,616,990	£34,804,637	£34,637,258	£34,644,760
15%	80%	£31,956,832	£32,250,635	£31,980,418	£32,261,887	£31,997,819	£32,022,071
20%	80%	£29,307,196	£29,704,136	£29,343,845	£29,719,139	£29,384,381	£29,399,384
25%	80%	£26,657,560	£27,157,638	£26,707,273	£27,176,380	£26,757,943	£26,776,697
30%	80%	£24,007,924	£24,611,136	£24,070,701	£24,635,646	£24,131,505	£24,154,099
35%	80%	£21,358,288	£22,064,637	£21,434,128	£22,090,892	£21,505,067	£21,531,322
40%	80%	£18,708,652	£19,518,138	£18,797,556	£19,548,143	£18,878,628	£18,908,634
45%	80%	£16,059,016	£16,971,638	£16,160,984	£17,005,394	£16,252,181	£16,285,947
50%	80%	£13,409,380	£14,425,138	£13,524,412	£14,462,645	£13,625,752	£13,663,260

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 3

CL Zone  
Value Area

1  
Med

No Units  
Site Area 65  
0.66 Ha

Sales value inflation  
Build cost inflation 0%  
0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£23,324,329	£23,324,329	£23,324,329	£23,324,329	£23,324,329	£23,324,329
10%	71%	£20,123,672	£20,257,705	£20,138,196	£20,272,230	£20,142,678	£20,157,202
15%	71%	£16,523,343	£16,724,394	£16,545,161	£16,746,161	£16,551,651	£16,573,339
20%	71%	£13,223,016	£13,451,082	£13,250,132	£13,481,132	£13,256,132	£13,277,820
25%	71%	£10,222,687	£10,477,770	£10,259,808	£10,510,808	£10,264,808	£10,286,496
30%	71%	£7,222,358	£7,504,458	£7,261,433	£7,492,433	£7,266,433	£7,288,120
35%	71%	£4,222,029	£4,531,139	£4,259,004	£4,483,004	£4,264,004	£4,285,644
40%	71%	£1,221,700	£1,557,820	£1,259,275	£1,504,275	£1,264,275	£1,285,800
45%	71%	£816,677	£9,524,523	£832,961	£9,589,884	£838,245	£9,655,245
50%	71%	£7,305,596	£7,965,211	£7,370,243	£7,808,860	£7,401,961	£7,475,609
100%	71%	£3,940,233	£7,507,771	£3,789,527	£7,419,066	£3,753,350	£3,833,644
10%	75%	£20,117,528	£20,234,808	£20,132,780	£20,250,059	£20,134,158	£20,149,409
15%	75%	£16,514,129	£16,690,047	£16,537,006	£16,712,924	£16,539,073	£16,561,950
20%	75%	£13,110,729	£13,445,387	£13,137,329	£13,468,137	£13,142,924	£13,165,801
25%	75%	£10,221,328	£10,560,526	£10,248,928	£10,635,654	£10,253,523	£10,276,400
30%	75%	£7,220,929	£7,585,766	£7,248,529	£7,610,896	£7,253,128	£7,276,005
35%	75%	£4,220,530	£4,611,006	£4,248,130	£4,636,130	£4,252,729	£4,275,128
40%	75%	£1,219,129	£1,636,245	£1,248,729	£1,661,477	£1,253,328	£1,278,367
45%	75%	£7,274,446	£7,869,110	£7,351,777	£7,946,441	£7,356,766	£7,436,097
50%	75%	£20,143,330	£20,330,977	£20,155,531	£20,343,178	£20,169,038	£20,182,139
10%	80%	£18,552,831	£18,834,301	£18,571,133	£18,852,602	£18,592,742	£18,611,043
15%	80%	£14,962,332	£15,337,625	£14,979,634	£15,360,896	£14,996,137	£15,014,438
20%	80%	£11,371,833	£11,840,949	£11,389,135	£11,864,221	£11,404,636	£11,423,141
25%	80%	£8,781,334	£9,310,065	£8,798,636	£9,333,507	£8,814,141	£8,832,646
30%	80%	£6,190,835	£6,779,186	£6,208,137	£6,798,422	£6,227,642	£6,246,147
35%	80%	£3,600,336	£4,248,307	£3,617,638	£4,267,642	£3,636,143	£3,654,648
40%	80%	£1,009,837	£1,717,428	£1,027,139	£1,736,763	£1,045,644	£1,064,149
45%	80%	£7,405,272	£8,356,734	£7,467,137	£8,418,573	£7,540,184	£7,602,049

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£36,078,595	£36,078,595	£36,078,595	£36,078,595	£36,078,595	£36,078,595
10%	71%	£30,279,583	£30,145,218	£30,240,728	£30,130,684	£30,240,727	£30,245,722
15%	71%	£24,479,571	£24,345,206	£24,440,716	£24,330,672	£24,440,715	£24,445,710
20%	71%	£18,679,559	£18,545,194	£18,740,710	£18,630,666	£18,740,709	£18,745,704
25%	71%	£12,879,547	£12,745,182	£12,944,704	£12,834,660	£12,944,703	£12,949,698
30%	71%	£7,079,535	£6,945,170	£7,144,700	£7,034,656	£7,144,699	£7,149,694
35%	71%	£1,279,523	£1,145,108	£1,344,698	£1,234,652	£1,344,697	£1,349,692
40%	71%	£4,279,511	£4,145,096	£4,344,692	£4,234,648	£4,344,691	£4,349,686
45%	71%	£7,279,500	£7,145,085	£7,344,686	£7,234,644	£7,344,690	£7,349,685
50%	71%	£20,279,488	£20,145,073	£20,344,680	£20,234,640	£20,344,689	£20,349,684
10%	75%	£36,078,595	£36,188,116	£36,152,865	£36,262,486	£36,227,235	£36,336,856
15%	75%	£30,279,583	£30,397,637	£30,362,386	£30,471,907	£30,436,656	£30,546,277
20%	75%	£24,479,571	£24,607,701	£24,572,450	£24,681,971	£24,646,720	£24,756,341
25%	75%	£18,679,559	£18,817,775	£18,782,524	£18,891,995	£18,856,744	£18,966,365
30%	75%	£12,879,547	£13,027,849	£12,992,518	£13,101,969	£13,066,718	£13,176,339
35%	75%	£7,079,535	£7,237,923	£7,192,506	£7,301,927	£7,266,676	£7,376,297
40%	75%	£1,279,523	£1,438,001	£1,392,584	£1,501,945	£1,466,694	£1,576,315
45%	75%	£4,279,511	£4,438,080	£4,392,572	£4,501,931	£4,466,680	£4,576,301
50%	75%	£7,279,500	£7,478,159	£7,432,561	£7,581,912	£7,546,661	£7,656,282
10%	80%	£36,078,595	£36,288,116	£36,252,865	£36,362,486	£36,327,235	£36,436,856
15%	80%	£30,279,583	£30,497,637	£30,462,386	£30,571,907	£30,536,656	£30,646,277
20%	80%	£24,479,571	£24,707,701	£24,672,450	£24,781,971	£24,746,720	£24,856,341
25%	80%	£18,679,559	£18,937,775	£18,902,524	£19,011,995	£18,976,744	£19,086,365
30%	80%	£12,879,547	£13,147,849	£13,112,518	£13,221,969	£13,186,718	£13,296,339
35%	80%	£7,079,535	£7,347,923	£7,312,506	£7,421,927	£7,386,676	£7,496,297
40%	80%	£1,279,523	£1,538,001	£1,492,584	£1,601,945	£1,566,694	£1,676,315
45%	80%	£4,279,511	£4,538,080	£4,492,572	£4,601,931	£4,566,680	£4,676,301
50%	80%	£7,279,500	£7,538,159	£7,492,561	£7,601,912	£7,566,661	£7,676,282

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£24,112,361	£24,112,361	£24,112,361	£24,112,361	£24,112,361	£24,112,361
10%	71%	£20,713,178	£20,713,178	£20,713,178	£20,713,178	£20,713,178	£20,713,178
15%	71%	£17,313,995	£17,313,995	£17,313,995	£17,313,995	£17,313,995	£17,313,995
20%	71%	£13,914,812	£13,914,812	£13,914,812	£13,914,812	£13,914,812	£13,914,812
25%	71%	£10,515,629	£10,515,629	£10,515,629	£10,515,629	£10,515,629	£10,515,629
30%	71%	£7,116,446	£7,116,446	£7,116,446	£7,116,446	£7,116,446	£7,116,446
35%	71%	£3,717,263	£3,717,263	£3,717,263	£3,717,263	£3,717,263	£3,717,263
40%	71%	£3,717,263	£3,717,263	£3,717,263	£3,717,263	£3,717,263	£3,717,263
45%	71%	£3,717,263	£3,717,263	£3,717,263	£3,717,263	£3,717,263	£3,717,263
50%	71%	£3,717,263	£3,717,263	£3,717,263	£3,717,263	£3,717,263	£3,717,263
10%	75%	£20,713,178	£20,713,178	£20,713,178	£20,713,178	£20,713,178	£20,713,178
15%	75%	£17,313,995	£17,313,995	£17,313,995	£17,313,995	£17,313,995	£17,313,995
20%	75%	£13,914,812	£13,914,812	£13,914,812	£13,914,812	£13,914,812	£13,914,812
25%	75%	£10,515,629	£10,515,629	£10,515,629	£10,515,629	£10,515,629	£10,515,629
30%	75%	£7,116,446	£7,116,446	£7,116,446	£7,116,446	£7,116,446	£7,116,446
35%	75%	£3,717,263	£3,717,263	£3,717,263	£3,717,263	£3,717,263	£3,717,263
40%	75%	£3,717,263	£3,717,263	£3,717,263	£3,717,263	£3,717,263	£3,717,263
45%	75%	£3,717,263	£3,717,263	£3,717,263	£3,717,263	£3,717,263	£3,717,263
50%	75%	£3,717,263	£3,717,263	£3,717,263	£3,717,263	£3,717,263	£3,717,263
10%	80%	£24,112,361	£24,112,361	£24,112,361	£24,112,361	£24,112,361	£24,112,361
15%	80%	£20,713,178	£20,713,178	£20,713,178	£20,713,178	£20,713,178	£20,713,178
20%	80%	£17,313,995	£17,313,995	£17,313,995	£17,313,995	£17,313,995	£17,313,995
25%	80%	£13,914,812	£13,914,812	£13,914,812	£13,914,812	£13,914,812	£13,914,812
30%	80%	£10,515,629	£10,515,629	£10,515,629	£10,515,629	£10,515,629	£10,515,629
35%	80%	£7,116,446	£7,116,446	£7,116,446	£7,116,446	£7,116,446	£7,116,446
40%	80%	£3,717,263	£3,717,263	£3,717,263	£3,717,263	£3,717,263	£3,717,263
45%	80%	£3,717,263	£3,717,263	£3,717,263	£3,717,263	£3,717,263	£3,717,263
50%	80%	£3,717,263	£3,717,263	£3,717,263	£3,717,263	£3,717,263	£3,717,263

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,101,341	£4,101,341	£4,101,341	£4,101,341	£4,101,341	£4,101,341
10%	71%	£3,301,988	£3,301,988	£3,301,988	£3,301,988	£3,301,988	£3,301,988
15%	71%	£2,502,635	£2,502,635	£2,502,635	£2,502,635	£2,502,635	£2,502,635
20%	71%	£1,703,282	£1,703,282	£1,703,282	£1,703,282	£1,703,282	£1,703,282
25%	71%	£903,929	£903,929	£903,929	£903,929	£903,929	£903,929
30%	71%	£103,576	£103,576	£103,576	£103,576	£103,576	£103,576
35%	71%	£103,576	£103,576	£103,576	£103,576	£103,576	£103,576
40%	71%	£103,576	£103,576	£103,576	£103,576	£103,576	£103,576
45%	71%	£103,576	£103,576	£103,576	£103,576	£103,576	£103,576
50%	71%	£103,576	£103,576	£103,576	£103,576	£103,576	£103,576
10%	75%	£4,101,341	£4,101,341	£4,101,341	£4,101,341	£4,101,341	£4,101,341
15%	75%	£3,301,988	£3,301,988	£3,301,988	£3,301,988	£3,301,988	£3,301,988
20%	75%	£2,502,635	£2,502,635	£2,502,635	£2,502,635	£2,502,635	£2,502,635
25%	75%	£1,703,282	£1,703,282	£1,703,282	£1,703,282	£1,703,282	£1,703,282
30%	75%	£903,929	£903,929	£903,929	£903,929	£903,929	£903,929
35%	75%	£103,576	£103,576	£103,576	£103,576	£103,576	£103,576
40%	7						

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£5,091,592	£5,091,592	£5,091,592	£5,091,592	£5,091,592	£5,091,592
10%	71%	£1,986,934	£2,024,988	£1,986,934	£2,024,988	£1,986,934	£1,986,934
15%	71%	£290,606	£401,656	£290,606	£401,656	£290,606	£290,606
20%	71%	-£1,309,722	-£1,041,656	-£1,280,673	-£1,012,606	-£1,271,713	-£1,242,662
25%	71%	-£2,910,051	-£2,574,967	-£2,873,739	-£2,538,656	-£2,862,538	-£2,826,226
30%	71%	-£4,510,379	-£4,103,280	-£4,466,205	-£4,064,705	-£4,453,364	-£4,403,759
35%	71%	-£6,110,708	-£5,641,591	-£6,059,871	-£5,690,754	-£6,044,190	-£5,993,353
40%	71%	-£7,711,037	-£7,174,903	-£7,652,937	-£7,116,804	-£7,635,014	-£7,576,916
45%	71%	-£9,311,366	-£8,708,215	-£9,249,777	-£8,642,853	-£9,229,332	-£9,163,048
50%	71%	-£10,911,695	-£10,241,527	-£10,853,404	-£10,158,818	-£10,830,777	-£10,757,153
100%	71%	-£27,181,971	-£25,800,509	-£27,032,268	-£25,650,803	-£26,986,088	-£26,836,382
10%	75%	£1,884,791	£2,002,071	£1,900,043	£2,017,322	£1,901,421	£1,916,671
15%	75%	£281,391	£451,280	£304,288	£480,186	£306,336	£320,212
20%	75%	-£1,322,009	-£1,097,451	-£1,291,506	-£1,056,948	-£1,288,750	-£1,258,248
25%	75%	-£2,925,409	-£2,632,211	-£2,887,282	-£2,594,084	-£2,883,835	-£2,845,708
30%	75%	-£4,528,809	-£4,176,972	-£4,483,056	-£4,131,218	-£4,478,920	-£4,433,168
35%	75%	-£6,132,209	-£5,717,732	-£6,078,931	-£5,668,354	-£6,074,006	-£6,020,627
40%	75%	-£7,735,610	-£7,266,492	-£7,674,605	-£7,205,488	-£7,669,091	-£7,608,087
45%	75%	-£9,339,011	-£8,811,253	-£9,274,498	-£8,742,624	-£9,268,206	-£9,198,009
50%	75%	-£10,942,412	-£10,363,015	-£10,869,969	-£10,286,287	-£10,853,625	-£10,783,641
10%	60%	£1,910,593	£2,098,239	£1,922,794	£2,110,441	£1,937,200	£1,949,400
15%	60%	£320,093	£601,564	£338,395	£619,864	£380,004	£378,306
20%	60%	-£1,270,406	-£895,113	-£1,246,004	-£870,711	-£1,217,192	-£1,192,790
25%	60%	-£2,864,806	-£2,491,788	-£2,830,284	-£2,467,247	-£2,794,287	-£2,763,686
30%	60%	-£4,459,206	-£3,888,465	-£4,414,803	-£3,851,862	-£4,371,583	-£4,334,980
35%	60%	-£6,053,606	-£5,385,141	-£5,999,201	-£5,342,438	-£5,948,779	-£5,906,076
40%	60%	-£7,648,006	-£6,881,817	-£7,583,600	-£6,833,014	-£7,525,975	-£7,477,171
45%	60%	-£9,242,406	-£8,378,493	-£9,170,673	-£8,323,589	-£9,104,530	-£9,046,253
50%	60%	-£10,836,806	-£9,875,169	-£10,765,601	-£9,814,165	-£10,692,553	-£10,630,893

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£5,705,770	£5,839,803	£5,720,294	£5,854,328	£5,724,776	£5,739,300
10%	71%	£7,105,441	£7,306,492	£7,122,229	£7,328,278	£7,133,949	£7,155,737
15%	71%	£5,505,113	£5,773,180	£5,534,163	£5,802,230	£5,543,123	£5,572,173
20%	71%	£3,904,785	£4,239,869	£3,941,095	£4,276,180	£3,952,297	£3,988,610
25%	71%	£2,304,457	£2,706,558	£2,348,031	£2,750,131	£2,361,471	£2,405,046
30%	71%	£704,127	£1,173,244	£754,964	£1,224,082	£770,646	£821,483
35%	71%	-£895,201	£260,668	-£858,102	£301,869	-£820,180	£262,061
40%	71%	-£2,501,225	-£1,993,379	-£2,434,941	-£1,828,018	-£2,414,096	-£2,346,213
45%	71%	-£4,112,306	-£3,432,691	-£4,038,659	-£3,359,042	-£4,015,941	-£3,942,293
100%	71%	-£20,357,135	-£18,995,615	-£20,217,429	-£18,835,688	-£20,174,252	-£20,024,546
10%	75%	£5,696,646	£5,830,679	£5,714,256	£5,870,286	£5,716,256	£5,731,607
15%	75%	£7,096,227	£7,272,145	£7,110,104	£7,295,022	£7,121,171	£7,144,048
20%	75%	£5,492,827	£5,727,385	£5,523,329	£5,757,887	£5,526,085	£5,556,588
25%	75%	£3,888,426	£4,162,624	£3,927,594	£4,220,752	£3,931,000	£3,968,128
30%	75%	£2,284,026	£2,617,849	£2,331,778	£2,683,915	£2,335,915	£2,372,042
35%	75%	£682,626	£1,093,103	£736,005	£1,146,482	£740,829	£794,209
40%	75%	-£920,774	£451,857	-£859,770	£390,653	-£854,258	£793,251
45%	75%	-£2,520,260	-£1,998,417	-£2,459,662	-£1,827,788	-£2,443,371	-£2,383,773
50%	75%	-£4,124,656	-£3,548,792	-£4,066,125	-£3,471,461	-£4,059,136	-£3,981,806
10%	60%	£6,725,428	£8,913,075	£6,737,629	£8,925,276	£6,752,036	£8,784,236
15%	60%	£7,134,929	£7,416,289	£7,153,231	£7,434,706	£7,174,840	£7,195,141
20%	60%	£5,544,423	£5,839,803	£5,563,919	£5,844,125	£5,583,415	£5,622,046
25%	60%	£3,953,930	£4,423,047	£3,984,433	£4,453,549	£4,020,448	£4,050,950
30%	60%	£2,363,431	£2,926,371	£2,400,033	£2,962,074	£2,443,252	£2,479,855
35%	60%	£772,931	£1,429,695	£815,634	£1,472,398	£866,057	£908,780
40%	60%	-£817,568	£466,982	-£768,765	£18,178	-£771,139	£662,336
45%	60%	-£2,411,515	-£1,563,657	-£2,355,838	-£1,508,753	-£2,290,095	-£2,234,417
50%	60%	-£4,016,930	-£3,061,168	-£3,950,766	-£2,999,329	-£3,877,718	-£3,815,853

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£18,846,669	£18,846,669	£18,846,669	£18,846,669	£18,846,669	£18,846,669
10%	71%	£18,846,011	£18,780,045	£18,860,536	£18,794,570	£18,865,017	£18,679,542
15%	71%	£14,046,683	£14,246,734	£14,067,471	£14,268,521	£14,074,190	£14,095,978
20%	71%	£12,446,355	£12,713,621	£12,474,404	£12,742,471	£12,483,365	£12,512,415
25%	71%	£10,846,026	£11,180,110	£10,881,338	£11,216,421	£10,892,539	£10,928,818
30%	71%	£9,245,698	£9,646,797	£9,288,273	£9,690,372	£9,301,713	£9,345,288
35%	71%	£7,645,370	£8,113,486	£7,688,206	£8,164,323	£7,710,887	£7,751,724
40%	71%	£6,045,042	£6,580,174	£6,102,140	£6,638,273	£6,120,061	£6,178,161
45%	71%	£4,439,017	£5,046,862	£4,505,300	£5,112,224	£4,525,745	£4,592,029
50%	71%	£2,832,925	£3,597,551	£2,901,583	£3,661,199	£2,924,321	£2,997,148
100%	71%	-£18,426,669	-£12,046,432	-£18,077,182	-£12,667,286	-£18,024,011	-£12,691,904
10%	75%	£18,830,888	£18,757,148	£18,855,120	£18,772,309	£18,856,498	£18,671,740
15%	75%	£14,036,469	£14,212,387	£14,059,345	£14,235,263	£14,061,413	£14,084,290
20%	75%	£12,433,088	£12,617,626	£12,463,571	£12,698,129	£12,468,327	£12,496,830
25%	75%	£10,829,688	£11,122,986	£10,867,795	£11,160,995	£10,871,242	£10,909,389
30%	75%	£9,226,288	£9,578,105	£9,272,021	£9,623,859	£9,276,157	£9,321,909
35%	75%	£7,622,888	£8,033,345	£7,676,246	£8,086,724	£7,681,071	£7,734,450
40%	75%	£6,019,488	£6,463,585	£6,080,172	£6,546,580	£6,085,986	£6,145,690
45%	75%	£4,416,088	£4,943,824	£4,480,580	£5,012,454	£4,486,871	£4,546,468
50%	75%	£2,812,688	£3,391,450	£2,874,116	£3,468,780	£2,881,105	£2,938,436
10%	60%	£16,665,670	£15,853,317	£16,677,871	£15,865,518	£16,682,277	£15,704,478
15%	60%	£14,075,171	£13,356,941	£14,083,472	£13,374,942	£14,115,081	£13,133,363
20%	60%	£12,484,671	£12,859,964	£12,509,073	£12,884,367	£12,537,885	£12,562,287
25%	60%	£10,894,172	£11,363,289	£10,924,674	£11,393,790	£10,960,690	£10,981,192
30%	60%	£9,303,672	£9,866,612	£9,340,175	£9,903,215	£9,381,494	£9,420,907
35%	60%	£7,713,173	£8,369,937	£7,755,676	£8,412,639	£7,806,299	£7,849,011
40%	60%	£6,122,673	£6,873,260	£6,171,477	£6,922,063	£6,229,102	£6,277,006
45%	60%	£4,532,174	£5,376,584	£4,584,494	£5,431,488	£4,650,147	£4,705,824
50%	60%	£2,941,674	£3,879,907	£2,996,476	£3,940,912	£3,065,244	£3,124,588

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,881,041	£4,881,041	£4,881,041	£4,881,041	£4,881,041	£4,881,041
10%	71%	£1,680,384	£1,814,417	£1,680,384	£1,628,942	£1,680,384	£1,713,014
15%	71%	£30,055	£29,106	£101,843	£302,803	£108,263	£135,351
20%	71%	£1,520,272	£1,252,206	£1,491,223	£1,223,156	£1,482,263	£1,453,213
25%	71%	£3,120,601	£2,785,518	£3,084,290	£2,749,206	£3,073,089	£3,036,776
30%	71%	£4,720,930	£4,318,630	£4,677,355	£4,275,255	£4,663,915	£4,620,343
35%	71%	£6,321,259	£5,852,141	£6,270,421	£5,801,304	£6,254,740	£6,203,903
40%	71%	£7,921,587	£7,385,454	£7,863,488	£7,327,354	£7,845,566	£7,787,467
45%	71%	£9,521,915	£8,918,765	£9,460,327	£8,853,403	£9,439,882	£9,373,598
50%	71%	£11,122,243	£10,452,076	£11,054,166	£10,384,426	£11,034,304	£10,967,673
100%	71%	£27,382,521	£26,011,059	£27,242,815	£25,861,354	£27,186,638	£27,046,932
10%	75%	£1,674,240	£1,791,520	£1,688,492	£1,806,771	£1,690,870	£1,706,121
15%	75%	£70,241	£246,759	£83,319	£289,636	£95,785	£119,862
20%	75%	£1,532,559	£1,298,001	£1,502,057	£1,267,499	£1,490,301	£1,468,798
25%	75%	£3,135,960	£2,842,762	£3,097,832	£2,804,634	£3,094,386	£3,056,258
30%	75%	£4,739,359	£4,387,522	£4,693,607	£4,341,769	£4,689,471	£4,643,719
35%	75%	£6,342,760	£5,992,292	£6,299,381	£5,878,004	£6,294,557	£6,251,177
40%	75%	£7,946,160	£7,477,043	£7,885,156	£7,416,038	£7,879,642	£7,838,637
45%	75%	£9,549,561	£8,921,803	£9,485,048	£8,953,174	£9,478,757	£9,439,159
50%	75%	£11,152,961	£10,374,565	£11,091,934	£10,486,847	£11,084,925	£11,047,169
10%	60%	£1,700,042	£1,857,689	£1,712,244	£1,893,890	£1,726,659	£1,738,850
15%	60%	£109,543	£391,013	£127,845	£409,314	£149,454	£167,755
20%	60%	£1,480,956	£1,105,963	£1,456,554	£1,081,261	£1,427,742	£1,403,340
25%	60%	£3,074,461	£2,611,639	£3,040,307	£2,571,537	£3,034,938	£3,014,435
30%	60%	£4,668,965	£4,099,015	£4,625,353	£4,062,412	£4,582,134	£4,545,531
35%	60%	£6,263,469	£5,595,691	£6,209,752	£5,552,988	£6,159,329	£6,116,626
40%	60%	£7,857,973	£7,092,368	£7,794,151	£7,043,584	£7,736,525	£7,687,722
45%	60%	£9,452,477	£8,589,043	£9,381,224	£8,534,139	£9,325,481	£9,276,803
50%	60%	£11,046,981	£10,085,544	£10,976,151	£10,024,715	£10,903,104	£10,841,239

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£11,230,394	£11,230,394	£11,230,394	£11,230,394	£11,230,394	£11,230,394
10%	71%	£11,230,394	£11,384,428	£11,244,919	£11,378,952	£11,249,400	£11,283,924
15%	71%	£9,630,065	£9,831,116	£9,651,853	£9,852,903	£9,658,573	£9,680,361
20%	71%	£8,029,736	£8,297,804	£8,058,781	£8,326,854	£8,067,747	£8,096,797
25%	71%	£6,429,407	£6,764,492	£6,465,804	£6,793,221	£6,476,921	£6,513,234
30%	71%	£4,829,078	£5,231,180	£4,872,655	£5,274,755	£4,886,096	£4,926,670
35%	71%	£3,228,752	£3,697,869	£3,279,589	£3,748,706	£3,295,270	£3,346,107
40%	71%	£1,628,426	£2,164,556	£1,686,522	£2,235,656	£1,704,444	£1,752,844
45%	71%	£23,399	£831,245	£89,683	£696,607	£110,128	£176,412
50%	71%	£1,587,682	£908,067	£1,514,034	£834,418	£1,491,317	£1,417,689
100%	71%	£17,892,511	£16,461,049	£17,892,805	£16,911,844	£17,896,628	£17,406,922
10%	75%	£1,122,451	£1,341,631	£1,129,356	£1,348,781	£1,124,860	£1,140,651
15%	75%	£9,620,851	£9,796,769	£9,643,728	£9,810,648	£9,645,795	£9,688,672
20%	75%	£8,017,451	£8,252,009	£8,047,954	£8,282,512	£8,050,709	£8,081,212
25%	75%	£6,414,050	£6,707,478	£6,452,178	£6,748,735	£6,458,624	£6,493,732
30%	75%	£4,810,651	£5,102,498	£4,856,404	£5,208,215	£4,860,539	£4,906,349
35%	75%	£3,207,251	£3,617,728	£3,260,629	£3,671,106	£3,265,453	£3,318,633
40%	75%	£1,603,850	£2,027,067	£1,664,855	£2,133,972	£1,670,368	£1,721,373
45%	75%	£24,635	£595,297	£84,962	£596,836	£71,263	£140,661
50%	75%	£1,618,832	£1,024,168	£1,541,501	£946,837	£1,534,512	£1,457,181
10%	60%	£11,250,053	£11,437,699	£11,262,254	£11,449,900	£11,276,660	£11,288,860
15%	60%	£9,650,553	£9,941,024	£9,671,855	£9,959,324	£9,689,464	£9,717,780
20%	60%	£8,050,054	£8,344,347	£8,072,756	£8,356,749	£8,082,957	£8,116,670
25%	60%	£6,448,554	£6,947,671	£6,509,057	£6,978,173	£6,545,073	£6,575,574
30%	60%	£4,848,055	£5,450,995	£4,924,657	£5,487,598	£4,967,976	£5,004,480
35%	60%	£3,242,556	£3,954,319	£3,340,258	£4,307,022	£3,390,651	£3,433,384
40%	60%	£1,707,056	£2,457,643	£1,755,939	£2,506,448	£1,813,485	£1,862,288
45%	60%	£113,109	£960,967	£168,758	£1,015,871	£234,530	£250,207
50%	60%	£1,488,006	£536,544	£1,426,141	£474,705	£1,353,093	£1,291,229

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£18,846,669	£18,846,669	£18,846,669	£18,846,669	£18,846,669	£18,846,669
10%	71%	£16,646,011	£16,780,045	£16,660,536	£16,794,570	£16,665,017	£16,679,542
15%	71%	£14,046,683	£14,246,734	£14,067,471	£14,269,521	£14,074,190	£14,089,978
20%	71%	£12,446,355	£12,713,421	£12,474,404	£12,742,471	£12,483,365	£12,512,415
25%	71%	£10,846,026	£11,180,110	£10,881,338	£11,216,421	£10,892,539	£10,928,851
30%	71%	£9,245,698	£9,646,797	£9,286,273	£9,690,372	£9,301,713	£9,345,288
35%	71%	£7,645,369	£8,113,486	£7,695,206	£8,164,225	£7,710,867	£7,755,724
40%	71%	£6,045,040	£6,580,174	£6,102,140	£6,638,273	£6,120,061	£6,178,161
45%	71%	£4,439,017	£5,046,862	£4,505,300	£5,112,224	£4,525,745	£4,592,029
50%	71%	£2,832,935	£3,507,651	£2,901,853	£3,581,199	£2,921,391	£2,997,949
100%	71%	£18,406,894	£17,046,432	£18,277,182	£17,895,706	£18,231,011	£18,081,394
10%	75%	£16,639,868	£16,757,148	£16,655,120	£16,772,399	£16,656,498	£16,671,749
15%	75%	£14,036,469	£14,212,287	£14,059,245	£14,235,263	£14,061,413	£14,084,290
20%	75%	£12,433,069	£12,617,629	£12,463,571	£12,698,129	£12,466,627	£12,496,830
25%	75%	£10,829,668	£11,122,866	£10,867,795	£11,160,993	£10,871,242	£10,909,369
30%	75%	£9,226,268	£9,578,105	£9,272,021	£9,623,859	£9,276,157	£9,321,909
35%	75%	£7,622,868	£8,033,345	£7,676,249	£8,086,224	£7,681,071	£7,734,450
40%	75%	£6,019,468	£6,488,285	£6,080,472	£6,546,959	£6,085,596	£6,146,990
45%	75%	£4,410,982	£4,943,824	£4,480,580	£5,012,454	£4,486,871	£4,556,468
50%	75%	£2,796,785	£3,391,450	£2,874,116	£3,468,780	£2,881,105	£2,958,436
10%	60%	£16,663,670	£16,853,317	£16,677,871	£16,865,518	£16,682,277	£16,704,476
15%	60%	£14,064,671	£14,259,964	£14,090,073	£14,284,367	£14,093,885	£14,126,287
20%	60%	£12,464,172	£12,663,289	£12,484,674	£12,688,780	£12,489,890	£12,521,192
25%	60%	£10,863,672	£10,966,612	£10,884,175	£11,091,215	£10,890,395	£10,922,097
30%	60%	£9,263,173	£9,369,937	£9,282,676	£9,412,639	£9,291,299	£9,344,001
35%	60%	£7,662,673	£7,769,260	£7,682,177	£7,822,063	£7,691,102	£7,744,906
40%	60%	£6,062,173	£6,166,584	£6,081,676	£6,224,404	£6,090,147	£6,145,804
45%	60%	£4,461,673	£4,566,000	£4,481,176	£4,586,840	£4,490,689	£4,546,592
50%	60%	£2,861,173	£2,965,500	£2,880,676	£2,981,280	£2,889,189	£2,945,092

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

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

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£16,356,294	£16,356,294	£16,356,294	£16,356,294	£16,356,294	£16,356,294
10%	71%	£13,843,250	£13,977,283	£13,866,965	£14,000,999	£13,862,255	£13,885,971
15%	71%	£12,586,728	£12,787,778	£12,622,302	£12,823,352	£12,615,235	£12,650,889
20%	71%	£11,330,206	£11,588,272	£11,377,637	£11,645,703	£11,369,216	£11,415,647
25%	71%	£10,068,941	£10,408,749	£10,129,066	£10,468,056	£10,117,124	£10,177,249
30%	71%	£8,804,450	£9,212,220	£8,876,600	£9,284,370	£8,862,270	£9,334,420
35%	71%	£7,539,959	£8,016,690	£7,624,134	£8,099,865	£7,617,415	£7,691,589
40%	71%	£6,275,468	£6,819,161	£6,371,667	£6,915,360	£6,352,560	£6,443,760
45%	71%	£5,010,977	£5,622,631	£5,119,201	£5,730,856	£5,097,705	£5,205,930
50%	71%	£3,746,485	£4,426,102	£3,866,736	£4,546,351	£3,842,851	£3,963,101
100%	71%	£3,043,860	£1,862,499	£3,789,527	£7,419,066	£3,948,077	£5,633,644
10%	75%	£13,836,647	£13,953,926	£13,861,548	£13,978,828	£13,853,277	£13,878,178
15%	75%	£12,576,824	£12,752,742	£12,614,175	£12,790,094	£12,601,768	£12,639,120
20%	75%	£11,317,000	£11,551,958	£11,360,802	£11,601,362	£11,350,269	£11,400,062
25%	75%	£10,052,202	£10,349,534	£10,115,332	£10,412,628	£10,094,362	£10,157,492
30%	75%	£8,784,363	£9,141,160	£8,860,119	£9,216,918	£8,834,955	£9,310,711
35%	75%	£7,516,523	£7,932,788	£7,604,307	£8,021,171	£7,575,548	£7,663,931
40%	75%	£6,248,684	£6,724,415	£6,349,695	£6,855,426	£6,316,141	£6,417,155
45%	75%	£4,980,846	£5,516,043	£5,094,482	£5,629,679	£5,056,734	£5,170,370
50%	75%	£3,713,007	£4,307,670	£3,839,269	£4,433,932	£3,797,327	£3,923,589
10%	60%	£13,864,379	£14,052,999	£13,844,299	£13,711,948	£13,891,986	£13,919,007
15%	60%	£12,618,421	£12,899,891	£12,648,302	£12,929,773	£12,658,332	£12,688,214
20%	60%	£11,372,463	£11,747,757	£11,412,306	£11,787,599	£11,425,678	£11,465,520
25%	60%	£10,122,508	£10,595,622	£10,173,013	£10,645,425	£10,189,963	£10,240,468
30%	60%	£8,868,190	£9,439,607	£8,920,335	£9,500,213	£8,949,677	£9,010,292
35%	60%	£7,614,953	£8,280,976	£7,685,659	£8,351,683	£7,709,390	£7,780,097
40%	60%	£6,361,175	£7,122,344	£6,441,982	£7,203,152	£6,469,104	£6,549,911
45%	60%	£5,107,397	£5,963,712	£5,198,305	£6,054,622	£5,228,817	£5,319,726
50%	60%	£3,853,619	£4,805,081	£3,954,629	£4,906,091	£3,988,530	£4,089,541

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£43,046,631	£43,046,631	£43,046,631	£43,046,631	£43,046,631	£43,046,631
10%	71%	£46,559,675	£46,445,841	£46,540,928	£46,540,928	£46,540,928	£46,516,062
15%	71%	£46,816,197	£46,615,147	£46,780,623	£46,578,573	£46,787,689	£46,732,115
20%	71%	£48,072,718	£47,804,652	£48,025,288	£47,757,221	£48,034,769	£47,987,277
25%	71%	£49,333,954	£48,994,176	£49,273,889	£48,834,869	£49,285,800	£49,225,676
30%	71%	£50,596,175	£50,183,705	£50,526,325	£50,118,555	£50,546,658	£50,486,534
35%	71%	£51,858,396	£51,373,235	£51,778,760	£51,303,060	£51,795,509	£51,711,335
40%	71%	£53,120,617	£52,562,764	£53,031,257	£52,487,564	£53,050,365	£52,954,164
45%	71%	£54,382,838	£53,752,294	£54,283,723	£53,672,069	£54,305,219	£54,196,994
50%	71%	£55,645,059	£54,941,823	£55,536,189	£54,856,574	£55,560,074	£55,493,820
100%	71%	£68,448,884	£67,065,423	£68,202,451	£66,820,990	£68,251,001	£68,006,568
10%	75%	£45,599,277	£45,448,398	£45,541,376	£45,424,098	£45,549,648	£45,524,748
15%	75%	£46,856,190	£46,605,192	£46,788,749	£46,617,830	£46,891,656	£46,866,756
20%	75%	£48,113,103	£47,851,366	£48,036,122	£47,801,563	£48,052,666	£48,027,862
25%	75%	£49,370,016	£49,003,391	£49,287,592	£49,090,297	£49,308,563	£49,245,432
30%	75%	£50,626,929	£50,155,416	£50,542,805	£50,186,006	£50,607,970	£50,492,213
35%	75%	£51,883,842	£51,307,441	£51,798,017	£51,381,753	£51,827,377	£51,743,102
40%	75%	£53,140,755	£52,459,509	£53,053,230	£52,577,499	£53,086,784	£52,985,774
45%	75%	£54,397,668	£53,611,578	£54,308,443	£53,773,246	£54,346,191	£54,232,555
50%	75%	£55,654,581	£54,763,647	£55,563,656	£54,969,992	£55,605,988	£55,479,336
10%	60%	£45,538,546	£45,350,899	£45,518,625	£45,330,978	£45,511,938	£45,492,018
15%	60%	£46,794,503	£46,503,034	£46,754,622	£46,473,152	£46,744,592	£46,714,711
20%	60%	£48,050,460	£47,655,167	£48,010,619	£47,615,325	£48,071,247	£48,047,405
25%	60%	£49,306,417	£48,807,302	£49,266,819	£48,767,500	£49,272,961	£49,162,466
30%	60%	£50,562,374	£49,959,437	£50,523,017	£49,923,712	£50,453,248	£50,392,642
35%	60%	£51,818,331	£51,111,572	£51,779,215	£51,169,924	£51,893,534	£51,822,828
40%	60%	£53,074,288	£52,263,707	£53,035,413	£52,322,076	£53,113,820	£53,043,122
45%	60%	£54,330,245	£53,415,838	£54,291,608	£53,478,228	£54,334,107	£54,264,416
50%	60%	£55,586,202	£54,567,969	£55,547,803	£54,630,380	£55,584,394	£55,515,384

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£31,330,595	£31,330,595	£31,330,595	£31,330,595	£31,330,595	£31,330,595
10%	71%	£33,893,601	£33,759,567	£33,869,885	£33,735,851	£33,874,505	£33,850,879
15%	71%	£35,150,122	£34,949,072	£35,114,548	£34,911,499	£35,121,615	£35,098,041
20%	71%	£36,406,643	£36,138,577	£36,369,163	£36,103,014	£36,382,613	£36,358,603
25%	71%	£37,663,164	£37,328,102	£37,623,778	£37,268,795	£37,619,726	£37,559,601
30%	71%	£38,919,685	£38,517,627	£38,878,393	£38,463,481	£38,874,590	£38,802,431
35%	71%	£40,176,206	£39,707,152	£40,132,908	£39,658,085	£40,129,435	£40,045,261
40%	71%	£41,432,727	£40,896,677	£41,388,523	£40,852,689	£41,384,280	£41,298,596
45%	71%	£42,689,248	£42,086,202	£42,644,138	£42,050,984	£42,639,145	£42,530,920
50%	71%	£43,945,769	£43,275,727	£43,899,753	£43,195,499	£43,893,999	£43,773,749
100%	71%	£56,750,594	£55,369,340	£56,558,377	£55,154,919	£56,584,937	£56,440,894
10%	75%	£33,900,203	£33,782,924	£33,975,302	£33,758,022	£33,983,673	£33,958,672
15%	75%	£35,156,724	£34,972,449	£35,150,817	£34,955,532	£35,163,179	£35,138,178
20%	75%	£36,413,245	£36,161,974	£36,370,448	£36,150,049	£36,388,591	£36,363,588
25%	75%	£37,669,766	£37,351,499	£37,626,063	£37,344,564	£37,644,003	£37,619,000
30%	75%	£38,926,287	£38,541,024	£38,881,678	£38,527,079	£38,900,415	£38,875,412
35%	75%	£40,182,808	£39,730,549	£40,137,293	£39,712,594	£40,155,827	£40,130,819
40%	75%	£41,439,329	£40,920,074	£41,392,908	£40,905,109	£41,411,240	£41,386,222
45%	75%	£42,695,850	£42,109,600	£42,648,523	£42,107,171	£42,666,652	£42,586,641
50%	75%	£43,952,371	£43,299,125	£43,904,138	£43,292,686	£43,922,104	£43,842,630
10%	60%	£33,972,471	£33,854,825	£33,950,501	£33,834,004	£33,945,864	£33,829,943
15%	60%	£35,228,992	£35,110,350	£35,306,026	£35,090,529	£35,312,076	£35,296,576
20%	60%	£36,485,513	£36,299,875	£36,561,551	£36,375,054	£36,527,591	£36,511,101
25%	60%	£37,742,034	£37,489,400	£37,817,076	£37,659,579	£37,793,106	£37,776,611
30%	60%	£39,000,555	£38,678,925	£39,072,601	£38,844,104	£39,048,621	£39,032,126
35%	60%	£40,258,076	£39,868,450	£40,328,126	£39,028,629	£40,304,136	£40,287,641
40%	60%	£41,515,597	£41,057,975	£41,583,651	£41,213,154	£41,560,151	£41,544,156
45%	60%	£42,773,118	£42,247,500	£42,839,176	£42,402,679	£42,816,166	£42,799,171
50%	60%	£44,030,639	£43,437,025	£44,094,701	£43,592,204	£44,072,181	£44,055,186

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£11,069,376	£11,069,376	£11,069,376	£11,069,376	£11,069,376	£11,069,376
10%	71%	£13,593,421	£13,448,387	£13,558,352	£13,424,671	£13,563,415	£13,539,699
15%	71%	£14,838,942	£14,637,892	£14,803,369	£14,602,319	£14,810,435	£14,774,861
20%	71%	£16,084,463	£15,827,398	£16,048,884	£15,797,967	£16,057,454	£16,010,223
25%	71%	£17,329,984	£17,016,904	£17,294,405	£17,005,515	£17,308,546	£17,248,421
30%	71%	£18,575,505	£18,206,410	£18,549,926	£18,191,065	£18,560,638	£18,491,251
35%	71%	£19,821,026	£19,395,916	£19,805,447	£19,376,615	£19,811,730	£19,762,081
40%	71%	£21,066,547	£20,585,422	£21,060,968	£20,562,164	£21,062,822	£21,012,911
45%	71%	£22,312,068	£21,774,928	£22,316,489	£21,747,713	£22,313,914	£22,263,741
50%	71%	£23,557,589	£22,964,434	£23,572,010	£22,933,262	£23,565,006	£23,514,571
100%	71%	£36,469,630	£35,088,				

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,876,444	-£1,876,444	-£1,876,444	-£1,876,444	-£1,876,444	-£1,876,444
10%	71%	-£4,385,480	-£4,255,454	-£4,385,472	-£4,231,739	-£4,370,483	-£4,346,756
15%	71%	-£5,645,010	-£5,444,960	-£5,610,436	-£5,405,388	-£5,617,502	-£5,581,526
20%	71%	-£6,902,531	-£6,634,465	-£6,865,101	-£6,687,035	-£6,864,522	-£6,817,090
25%	71%	-£8,163,797	-£7,823,989	-£8,103,872	-£7,764,682	-£8,115,613	-£8,055,489
30%	71%	-£9,428,286	-£9,020,518	-£9,368,138	-£9,045,368	-£9,370,468	-£9,285,216
35%	71%	-£10,692,779	-£10,217,046	-£10,608,694	-£10,132,873	-£10,625,322	-£10,541,146
40%	71%	-£11,957,270	-£11,413,577	-£11,881,070	-£11,317,377	-£11,880,178	-£11,783,977
45%	71%	-£13,221,761	-£12,610,107	-£13,153,536	-£12,501,882	-£13,135,032	-£13,026,807
50%	71%	-£14,486,252	-£13,806,638	-£14,266,002	-£13,686,387	-£14,359,897	-£14,239,636
100%	71%	-£27,276,687	-£25,895,236	-£27,032,265	-£25,650,803	-£27,080,814	-£26,836,382
10%	75%	-£4,396,091	-£4,278,812	-£4,371,189	-£4,253,909	-£4,379,461	-£4,354,590
15%	75%	-£5,655,914	-£5,473,995	-£5,618,882	-£5,442,843	-£5,639,989	-£5,605,618
20%	75%	-£6,915,737	-£6,681,179	-£6,865,935	-£6,631,376	-£6,882,479	-£6,832,676
25%	75%	-£8,180,538	-£7,883,204	-£8,117,405	-£7,820,110	-£8,138,378	-£8,075,246
30%	75%	-£9,445,375	-£9,091,577	-£9,372,618	-£9,015,820	-£9,397,783	-£9,322,026
35%	75%	-£10,710,214	-£10,299,849	-£10,637,831	-£10,211,368	-£10,657,190	-£10,568,807
40%	75%	-£11,984,053	-£11,508,322	-£11,883,043	-£11,407,312	-£11,916,597	-£11,815,587
45%	75%	-£13,257,892	-£12,716,895	-£13,138,256	-£12,603,059	-£13,176,004	-£13,062,368
50%	75%	-£14,531,731	-£13,925,368	-£14,393,469	-£13,798,835	-£14,436,411	-£14,328,149
10%	60%	-£4,368,359	-£4,180,712	-£4,348,438	-£4,160,792	-£4,341,751	-£4,321,831
15%	60%	-£5,614,316	-£5,332,847	-£5,584,435	-£5,302,965	-£5,574,406	-£5,544,524
20%	60%	-£6,860,275	-£6,484,981	-£6,820,432	-£6,445,138	-£6,807,060	-£6,767,218
25%	60%	-£8,110,230	-£7,637,115	-£8,050,426	-£7,587,313	-£8,042,774	-£7,992,289
30%	60%	-£9,364,008	-£8,793,131	-£9,303,402	-£8,732,525	-£9,283,061	-£9,222,455
35%	60%	-£10,617,798	-£9,951,762	-£10,547,078	-£9,881,055	-£10,523,347	-£10,452,841
40%	60%	-£11,871,583	-£11,110,393	-£11,806,598	-£11,029,586	-£11,783,334	-£11,682,806
45%	60%	-£13,125,341	-£12,269,025	-£13,034,433	-£12,178,118	-£13,003,921	-£12,913,012
50%	60%	-£14,379,118	-£13,427,656	-£14,278,109	-£13,326,647	-£14,244,207	-£14,143,107

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2,425,347	-£2,559,381	-£2,449,063	-£2,583,097	-£2,444,353	-£2,468,069
10%	71%	-£1,188,826	-£1,369,876	-£1,204,400	-£1,405,448	-£1,197,333	-£1,232,907
20%	71%	-£2,677,696	-£1,800,370	-£2,402,265	-£2,771,801	-£2,499,886	-£2,295,295
25%	71%	-£1,348,911	-£1,008,154	-£1,288,837	-£1,489,847	-£1,330,778	-£1,240,653
30%	71%	-£2,613,452	-£2,205,682	-£2,541,302	-£2,133,533	-£2,555,632	-£2,483,483
35%	71%	-£3,877,943	-£3,402,212	-£3,793,768	-£3,318,037	-£3,810,487	-£3,726,313
40%	71%	-£5,142,434	-£4,598,741	-£5,086,235	-£4,502,542	-£5,065,342	-£4,969,192
45%	71%	-£6,406,925	-£5,795,271	-£6,288,701	-£5,687,046	-£6,320,197	-£6,219,132
50%	71%	-£7,671,417	-£6,991,800	-£7,561,166	-£6,871,551	-£7,575,051	-£7,454,801
100%	71%	-£20,461,892	-£19,080,491	-£20,217,429	-£18,835,968	-£20,265,879	-£20,021,546
10%	75%	-£2,418,745	-£2,536,034	-£2,443,645	-£2,567,828	-£2,440,276	-£2,464,276
15%	75%	-£3,678,922	-£1,334,840	-£1,196,273	-£1,372,192	-£1,183,866	-£1,221,217
20%	75%	-£1,100,902	-£1,133,658	-£51,100	-£183,459	-£67,843	-£17,840
25%	75%	-£1,365,700	-£1,068,369	-£1,302,370	-£1,005,274	-£1,323,540	-£1,260,410
30%	75%	-£2,630,532	-£2,217,142	-£2,507,162	-£2,000,984	-£2,527,944	-£2,507,194
35%	75%	-£3,901,379	-£3,485,114	-£3,812,995	-£3,396,731	-£3,842,354	-£3,753,971
40%	75%	-£5,169,218	-£4,693,487	-£5,068,207	-£4,592,476	-£5,101,761	-£5,000,752
45%	75%	-£6,437,056	-£5,901,859	-£6,323,420	-£5,788,223	-£6,361,168	-£6,247,533
50%	75%	-£7,704,895	-£7,110,232	-£7,578,633	-£6,983,970	-£7,620,576	-£7,494,313
10%	60%	-£2,446,477	-£2,843,123	-£2,466,397	-£2,654,044	-£2,473,084	-£2,493,005
15%	60%	-£1,200,519	-£1,481,389	-£1,226,490	-£1,511,870	-£1,240,430	-£1,276,312
20%	60%	-£4,454,930	-£4,539,697	-£4,443,645	-£4,509,697	-£4,447,816	-£4,476,816
25%	60%	-£1,295,394	-£2,282,280	-£1,244,890	-£2,772,477	-£1,227,939	-£1,177,434
30%	60%	-£2,549,172	-£1,978,295	-£2,488,567	-£1,917,689	-£2,468,225	-£2,407,620
35%	60%	-£3,802,948	-£3,138,026	-£3,732,243	-£3,066,219	-£3,709,512	-£3,633,895
40%	60%	-£5,056,728	-£4,295,558	-£4,975,920	-£4,214,750	-£4,948,798	-£4,867,991
45%	60%	-£6,310,508	-£5,454,190	-£6,219,597	-£5,363,280	-£6,189,085	-£6,098,177
50%	60%	-£7,564,283	-£6,612,821	-£7,463,273	-£6,511,811	-£7,428,372	-£7,328,361

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,876,833	-£1,876,833	-£1,876,833	-£1,876,833	-£1,876,833	-£1,876,833
10%	71%	-£9,365,589	-£9,499,633	-£9,389,305	-£9,523,339	-£9,384,596	-£9,408,311
15%	71%	-£9,109,067	-£9,310,117	-£9,144,841	-£9,345,691	-£9,137,578	-£9,173,189
20%	71%	-£9,852,946	-£7,120,612	-£9,869,876	-£7,188,043	-£9,860,555	-£8,937,987
25%	71%	-£5,891,280	-£5,931,088	-£5,851,405	-£5,980,395	-£5,839,464	-£5,899,588
30%	71%	-£4,328,780	-£4,734,559	-£4,398,939	-£4,806,709	-£4,384,609	-£4,456,759
35%	71%	-£3,682,288	-£3,538,029	-£3,148,474	-£3,622,204	-£3,128,755	-£3,213,929
40%	71%	-£1,797,807	-£2,341,500	-£1,894,007	-£2,457,700	-£1,874,859	-£1,971,100
45%	71%	-£533,316	-£1,144,970	-£841,541	-£1,263,195	-£620,045	-£728,270
50%	71%	-£731,175	-£51,550	-£910,925	-£68,691	-£634,809	-£514,559
100%	71%	-£14,850,490	-£14,000,469	-£13,977,867	-£14,868,728	-£13,936,787	-£13,061,804
10%	75%	-£9,958,987	-£9,476,266	-£9,383,888	-£9,501,168	-£9,375,616	-£9,400,518
15%	75%	-£8,099,164	-£8,275,082	-£8,136,515	-£8,312,434	-£8,124,108	-£8,161,459
20%	75%	-£9,839,340	-£7,073,898	-£8,889,142	-£7,123,701	-£8,372,588	-£8,022,492
25%	75%	-£5,574,542	-£5,971,873	-£5,637,672	-£5,954,967	-£5,616,701	-£5,679,832
30%	75%	-£4,308,702	-£4,663,500	-£4,382,459	-£4,739,258	-£4,357,294	-£4,433,051
35%	75%	-£3,038,863	-£3,455,128	-£3,127,247	-£3,543,511	-£3,097,887	-£3,186,270
40%	75%	-£1,771,024	-£2,240,755	-£1,927,034	-£2,347,765	-£1,938,489	-£1,939,480
45%	75%	-£503,185	-£1,038,383	-£916,821	-£1,162,018	-£579,073	-£692,709
50%	75%	-£764,654	-£169,991	-£838,391	-£43,728	-£680,334	-£554,072
10%	60%	-£9,388,716	-£9,574,386	-£9,466,869	-£9,646,288	-£9,413,326	-£9,433,246
15%	60%	-£9,140,761	-£9,422,230	-£9,170,942	-£9,452,112	-£9,180,872	-£9,210,553
20%	60%	-£6,894,802	-£7,270,097	-£6,934,645	-£7,309,939	-£6,948,017	-£6,987,899
25%	60%	-£5,644,847	-£6,117,962	-£5,695,352	-£6,167,764	-£5,712,303	-£5,762,808
30%	60%	-£4,391,060	-£4,961,946	-£4,451,676	-£5,022,452	-£4,472,016	-£4,533,632
35%	60%	-£3,137,292	-£3,803,316	-£3,207,989	-£3,874,022	-£3,231,730	-£3,302,436
40%	60%	-£1,883,514	-£2,844,684	-£1,964,322	-£2,725,491	-£1,991,443	-£2,072,251
45%	60%	-£629,736	-£1,496,052	-£726,825	-£1,676,961	-£781,157	-£882,065
50%	60%	-£624,041	-£327,421	-£526,825	-£428,430	-£488,157	-£588,120

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2,086,994	-£2,086,994	-£2,086,994	-£2,086,994	-£2,086,994	-£2,086,994
10%	71%	-£4,600,038	-£4,466,005	-£4,576,323	-£4,442,289	-£4,581,033	-£4,557,317
15%	71%	-£5,856,560	-£5,655,510	-£5,820,869	-£5,619,936	-£5,829,052	-£5,752,479
20%	71%	-£7,113,082	-£6,845,016	-£7,065,651	-£6,797,585	-£7,075,072	-£7,027,641
25%	71%	-£8,374,347	-£8,034,539	-£8,314,222	-£7,975,232	-£8,326,164	-£8,266,039
30%	71%	-£9,639,839	-£9,231,068	-£9,568,693	-£9,169,918	-£9,591,019	-£9,508,968
35%	71%	-£10,903,329	-£10,427,598	-£10,819,154	-£10,343,423	-£10,835,813	-£10,751,898
40%	71%	-£12,167,820	-£11,624,127	-£12,071,621	-£11,527,928	-£12,090,728	-£11,994,528
45%	71%	-£13,432,311	-£12,820,657	-£13,324,087	-£12,712,432	-£13,345,583	-£13,237,358
50%	71%	-£14,696,802	-£14,017,186	-£14,576,552	-£13,896,937	-£14,600,437	-£14,480,187
100%	71%	-£27,467,248	-£26,105,787	-£27,242,815	-£25,861,354	-£27,261,365	-£27,046,632
15%	75%	-£5,806,464	-£5,690,596	-£5,829,113	-£5,653,194	-£5,841,520	-£5,804,138
20%	75%	-£7,126,288	-£6,891,730	-£7,076,485	-£6,841,926	-£7,093,029	-£7,043,226
25%	75%	-£8,391,086	-£8,093,754	-£8,327,956	-£8,030,660	-£8,348,926	-£8,285,796
30%	75%	-£9,656,925	-£9,302,128	-£9,583,169	-£9,226,370	-£9,608,333	-£9,532,577
35%	75%	-£10,922,765	-£10,500,500	-£10,838,393	-£10,422,117	-£10,867,740	-£10,793,367
40%	75%	-£12,188,604	-£11,718,873	-£12,093,593	-£11,617,862	-£12,127,147	-£12,026,138
45%	75%	-£13,454,442	-£12,927,245	-£13,348,806	-£12,813,609	-£13,389,554	-£13,272,918
50%	75%	-£14,720,281	-£14,135,618	-£14,604,019	-£14,309,356	-£14,645,961	-£14,519,699
10%	60%	-£4,578,900	-£4,391,262	-£4,558,989	-£4,371,342	-£4,552,302	-£4,532,381
15%	60%	-£5,824,867	-£5,543,397	-£5,794,966	-£5,513,515	-£5,784,956	-£5,755,074
20%	60%	-£7,070,825	-£6,695,531	-£7,030,982	-£6,655,689	-£7,017,610	-£6,977,768
25%	60%	-£8,320,786	-£7,847,665	-£8,270,775	-£7,807,853	-£8,259,326	-£8,202,830
30%	60%	-£9,574,558	-£9,003,681	-£9,513,953	-£8,943,075	-£9,493,611	-£9,433,005
35%	60%	-£10,828,335	-£10,162,312	-£10,757,629	-£10,091,605	-£10,733,898	-£10,663,191
40%	60%	-£12,082,113	-£11,320,944	-£12,001,306	-£11,240,136	-£11,974,184	-£11,892,377
45%	60%	-£13,335,891	-£12,479,576	-£13,244,983	-£12,388,666	-£13,224,410	-£13,123,262
50%	60%	-£14,589,669	-£13,638,207	-£14,488,659	-£13,537,197	-£14,454,758	-£14,353,747

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,949,972	£5,084,005	£4,973,888	£5,107,721	£4,989,917	£4,983,016
10%	71%	£3,893,450	£3,894,500	£3,729,024	£3,930,074	£3,721,958	£3,757,531
15%	71%	£2,436,928	£2,704,994	£2,464,359	£2,752,425	£2,474,938	£2,522,370
20%	71%	£1,176,963	£1,515,471	£1,295,388	£1,674,778	£1,293,846	£1,283,971
30%	71%	-£88,828	£18,942	-£16,678	£391,092	-£31,092	£141,142
35%	71%	-£1,353,319	-£877,588	-£1,289,144	-£793,413	-£1,285,883	-£1,201,688
40%	71%	-£2,817,810	-£3,071,117	-£2,521,611	-£3,177,918	-£2,540,718	-£2,444,517
45%	71%	-£3,882,301	-£3,270,647	-£3,774,076	-£3,162,422	-£3,795,572	-£3,687,348
50%	71%	-£5,146,792	-£4,467,176	-£5,026,542	-£4,346,927	-£5,050,427	-£4,930,177
100%	71%	-£17,937,258	-£16,955,276	-£17,692,905	-£16,511,344	-£17,741,355	-£17,496,922
10%	75%	£4,943,368	£5,090,648	£4,968,270	£5,085,650	£4,984,959	£4,984,016
15%	75%	£3,883,548	£3,859,464	£3,720,888	£3,896,817	£3,708,400	£3,745,842
20%	75%	£2,423,722	£2,656,280	£2,473,525	£2,708,084	£2,456,981	£2,506,784
25%	75%	£1,168,256	£1,496,296	£1,222,650	£1,511,550	£1,201,064	£1,264,214
30%	75%	-£1,108,915	£247,883	-£33,158	£353,640	-£58,323	£17,434
35%	75%	-£1,376,754	-£960,490	-£1,288,370	-£872,106	-£1,317,730	-£1,229,347
40%	75%	-£2,644,594	-£1,189,853	-£2,543,383	-£2,067,852	-£2,577,137	-£2,476,128
45%	75%	-£3,912,432	-£3,377,235	-£3,737,706	-£3,263,599	-£3,836,544	-£3,722,968
50%	75%	-£5,180,271	-£4,585,608	-£5,054,009	-£4,450,346	-£5,095,951	-£4,969,689
10%	60%	£4,971,101	£5,158,748	£4,991,022	£5,178,668	£4,997,709	£5,017,629
15%	60%	£3,728,144	£4,006,913	£3,755,024	£4,036,498	£3,765,054	£3,794,936
20%	60%	£2,479,185	£2,854,028	£2,494,321	£2,884,321	£2,492,400	£2,522,282
25%	60%	£1,229,230	£1,702,345	£1,279,735	£1,752,147	£1,296,686	£1,347,190
30%	60%	-£24,548	£546,929	£36,052	£366,335	£36,399	£117,005
35%	60%	-£1,278,326	-£812,302	-£1,207,618	-£541,595	-£1,183,898	-£1,115,181
40%	60%	-£2,532,103	-£1,770,534	-£2,451,296	-£1,690,126	-£2,424,174	-£2,343,357
45%	60%	-£3,785,881	-£2,929,566	-£3,694,973	-£2,836,656	-£3,664,461	-£3,573,552
50%	60%	-£5,039,658	-£4,088,196	-£4,938,649	-£3,887,187	-£4,904,747	-£4,803,737

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£11,878,633	£11,878,633	£11,878,633	£11,878,633	£11,878,633	£11,878,633
10%	71%	£9,365,589	£9,499,623	£9,399,305	£9,523,339	£9,384,595	£9,408,311
15%	71%	£8,109,067	£8,210,117	£8,144,841	£8,245,991	£8,137,575	£8,172,149
20%	71%	£6,852,546	£7,120,612	£6,899,976	£7,168,043	£6,890,555	£6,937,987
25%	71%	£5,591,280	£5,931,088	£5,651,405	£5,990,395	£5,639,464	£5,699,588
30%	71%	£4,326,789	£4,734,559	£4,398,939	£4,806,709	£4,384,609	£4,456,759
35%	71%	£3,062,298	£3,535,029	£3,146,474	£3,622,034	£3,129,755	£3,215,909
40%	71%	£1,797,807	£2,341,500	£1,894,007	£2,437,700	£1,874,899	£1,971,100
45%	71%	£533,316	£1,144,970	£641,541	£1,253,195	£620,045	£728,270
50%	71%	-£731,176	-£51,559	-£810,925	-£68,891	-£834,809	-£814,559
100%	71%	-£13,921,620	-£12,140,159	-£13,277,187	-£11,895,726	-£13,326,737	-£13,081,304
10%	75%	£9,358,987	£9,476,266	£9,383,888	£9,501,168	£9,375,616	£9,400,518
15%	75%	£8,090,164	£8,275,082	£8,136,515	£8,212,434	£8,124,108	£8,161,459
20%	75%	£6,839,340	£7,073,989	£6,889,142	£7,153,701	£6,872,596	£6,922,462
25%	75%	£5,574,542	£5,871,873	£5,637,672	£5,934,967	£5,616,701	£5,679,832
30%	75%	£4,308,702	£4,661,500	£4,382,459	£4,739,258	£4,357,294	£4,433,051
35%	75%	£3,038,863	£3,453,128	£3,127,247	£3,543,511	£3,097,887	£3,186,270
40%	75%	£1,771,024	£2,246,726	£1,872,034	£2,347,765	£1,838,460	£1,935,490
45%	75%	£503,185	£1,038,383	£616,821	£1,152,018	£579,073	£692,709
50%	75%	-£764,654	-£169,991	-£938,391	-£43,728	-£980,334	-£854,072
10%	60%	£8,086,781	£8,574,365	£8,468,639	£8,994,896	£8,413,336	£8,633,246
15%	60%	£6,140,761	£6,422,230	£6,170,642	£6,452,112	£6,180,672	£6,210,553
20%	60%	£4,894,807	£5,270,097	£4,934,645	£5,309,939	£4,948,017	£5,087,859
25%	60%	£3,644,847	£4,117,962	£3,695,352	£4,167,764	£3,712,303	£3,763,898
30%	60%	£2,391,969	£4,961,946	£2,451,676	£5,022,652	£2,475,012	£2,532,692
35%	60%	£1,137,292	£3,803,316	£1,207,999	£3,874,022	£1,231,730	£1,302,436
40%	60%	£1,885,514	£2,644,684	£1,964,322	£2,725,491	£1,991,443	£2,072,251
45%	60%	£629,795	£1,480,052	£720,645	£1,576,961	£751,157	£842,065
50%	60%	-£624,041	£327,421	-£523,032	£428,430	-£489,130	-£388,120

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 3		CIL Zone	2
		Value Area	High
No Units	65	Sales value inflation	0%
Site Area	0.66 Ha	Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£17,887,477	£17,887,477	£17,887,477	£17,887,477	£17,887,477	£17,887,477
10%	71%	£15,222,234	£15,358,847	£15,245,031	£15,381,644	£15,202,839	£15,225,636
15%	71%	£13,889,523	£14,094,533	£13,923,907	£14,126,728	£13,860,520	£13,884,715
20%	71%	£12,556,991	£12,830,218	£12,602,583	£12,875,811	£12,518,201	£12,563,794
25%	71%	£11,224,369	£11,565,903	£11,281,369	£11,622,895	£11,175,882	£11,232,873
30%	71%	£9,891,747	£10,301,588	£9,960,137	£10,389,978	£9,833,563	£9,901,952
35%	71%	£8,559,125	£9,037,273	£8,628,516	£9,126,063	£8,491,241	£8,559,330
40%	71%	£7,226,503	£7,772,958	£7,300,895	£7,858,144	£7,130,840	£7,223,311
45%	71%	£5,893,881	£6,508,643	£5,973,274	£6,595,422	£5,779,454	£5,883,485
50%	71%	£4,561,259	£5,244,328	£4,647,653	£5,332,700	£4,448,069	£4,543,656
100%	71%	£3,228,637	£3,979,013	£3,302,032	£3,979,013	£3,234,387	£3,258,029
10%	75%	£15,215,677	£15,335,215	£15,239,614	£15,359,150	£15,198,706	£15,222,643
15%	75%	£13,879,777	£14,059,083	£13,915,682	£14,094,987	£13,854,322	£13,880,226
20%	75%	£12,543,977	£12,783,951	£12,581,750	£12,828,323	£12,509,958	£12,535,809
25%	75%	£11,208,177	£11,506,820	£11,267,818	£11,586,691	£11,165,551	£11,225,392
30%	75%	£9,872,377	£10,230,688	£9,943,885	£10,302,497	£9,821,039	£9,892,974
35%	75%	£8,536,577	£8,954,557	£8,607,091	£9,037,029	£8,487,558	£8,552,517
40%	75%	£7,200,777	£7,678,426	£7,280,011	£7,764,901	£7,114,077	£7,211,172
45%	75%	£5,864,977	£6,402,295	£5,947,272	£6,492,773	£5,760,956	£5,869,828
50%	75%	£4,529,177	£5,126,164	£4,614,532	£5,220,645	£4,407,115	£4,528,485
60%	75%	£3,193,377	£3,850,033	£3,275,302	£3,853,824	£3,126,063	£3,152,212
15%	60%	£13,921,085	£14,207,974	£13,949,809	£14,236,697	£13,880,556	£13,909,079
20%	60%	£12,585,285	£12,981,473	£12,637,252	£13,019,771	£12,544,648	£12,582,947
25%	60%	£11,249,485	£11,754,971	£11,324,696	£11,802,844	£11,208,941	£11,256,814
30%	60%	£9,913,685	£10,529,470	£10,012,140	£10,585,917	£9,873,234	£9,930,981
35%	60%	£8,577,885	£9,303,969	£8,663,502	£9,388,991	£8,529,162	£8,597,128
40%	60%	£7,242,085	£8,078,467	£7,372,299	£8,148,123	£7,184,481	£7,262,157
45%	60%	£5,906,285	£6,852,966	£6,036,196	£6,923,898	£5,839,800	£5,927,186
50%	60%	£4,570,485	£5,627,465	£4,729,893	£5,699,673	£4,495,120	£4,592,216

Residual Land values compared to benchmark land values  
Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£41,515,447	£41,515,447	£41,515,447	£41,515,447	£41,515,447	£41,515,447
10%	71%	£34,084,681	£34,084,681	£34,084,681	£34,084,681	£34,084,681	£34,084,681
15%	71%	£26,653,915	£26,653,915	£26,653,915	£26,653,915	£26,653,915	£26,653,915
20%	71%	£19,223,149	£19,223,149	£19,223,149	£19,223,149	£19,223,149	£19,223,149
25%	71%	£11,792,383	£11,792,383	£11,792,383	£11,792,383	£11,792,383	£11,792,383
30%	71%	£4,361,617	£4,361,617	£4,361,617	£4,361,617	£4,361,617	£4,361,617
35%	71%	£1,930,851	£1,930,851	£1,930,851	£1,930,851	£1,930,851	£1,930,851
40%	71%	£1,930,851	£1,930,851	£1,930,851	£1,930,851	£1,930,851	£1,930,851
45%	71%	£1,930,851	£1,930,851	£1,930,851	£1,930,851	£1,930,851	£1,930,851
50%	71%	£1,930,851	£1,930,851	£1,930,851	£1,930,851	£1,930,851	£1,930,851
100%	71%	£1,930,851	£1,930,851	£1,930,851	£1,930,851	£1,930,851	£1,930,851
10%	75%	£41,515,447	£41,515,447	£41,515,447	£41,515,447	£41,515,447	£41,515,447
15%	75%	£34,084,681	£34,084,681	£34,084,681	£34,084,681	£34,084,681	£34,084,681
20%	75%	£26,653,915	£26,653,915	£26,653,915	£26,653,915	£26,653,915	£26,653,915
25%	75%	£19,223,149	£19,223,149	£19,223,149	£19,223,149	£19,223,149	£19,223,149
30%	75%	£11,792,383	£11,792,383	£11,792,383	£11,792,383	£11,792,383	£11,792,383
35%	75%	£4,361,617	£4,361,617	£4,361,617	£4,361,617	£4,361,617	£4,361,617
40%	75%	£1,930,851	£1,930,851	£1,930,851	£1,930,851	£1,930,851	£1,930,851
45%	75%	£1,930,851	£1,930,851	£1,930,851	£1,930,851	£1,930,851	£1,930,851
50%	75%	£1,930,851	£1,930,851	£1,930,851	£1,930,851	£1,930,851	£1,930,851
100%	75%	£1,930,851	£1,930,851	£1,930,851	£1,930,851	£1,930,851	£1,930,851
10%	60%	£41,515,447	£41,515,447	£41,515,447	£41,515,447	£41,515,447	£41,515,447
15%	60%	£34,084,681	£34,084,681	£34,084,681	£34,084,681	£34,084,681	£34,084,681
20%	60%	£26,653,915	£26,653,915	£26,653,915	£26,653,915	£26,653,915	£26,653,915
25%	60%	£19,223,149	£19,223,149	£19,223,149	£19,223,149	£19,223,149	£19,223,149
30%	60%	£11,792,383	£11,792,383	£11,792,383	£11,792,383	£11,792,383	£11,792,383
35%	60%	£4,361,617	£4,361,617	£4,361,617	£4,361,617	£4,361,617	£4,361,617
40%	60%	£1,930,851	£1,930,851	£1,930,851	£1,930,851	£1,930,851	£1,930,851
45%	60%	£1,930,851	£1,930,851	£1,930,851	£1,930,851	£1,930,851	£1,930,851
50%	60%	£1,930,851	£1,930,851	£1,930,851	£1,930,851	£1,930,851	£1,930,851
100%	60%	£1,930,851	£1,930,851	£1,930,851	£1,930,851	£1,930,851	£1,930,851

Residual Land values compared to benchmark land values  
Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£28,845,172	£28,845,172	£28,845,172	£28,845,172	£28,845,172	£28,845,172
10%	71%	£23,514,616	£23,514,616	£23,514,616	£23,514,616	£23,514,616	£23,514,616
15%	71%	£18,184,060	£18,184,060	£18,184,060	£18,184,060	£18,184,060	£18,184,060
20%	71%	£12,853,504	£12,853,504	£12,853,504	£12,853,504	£12,853,504	£12,853,504
25%	71%	£7,522,948	£7,522,948	£7,522,948	£7,522,948	£7,522,948	£7,522,948
30%	71%	£2,192,392	£2,192,392	£2,192,392	£2,192,392	£2,192,392	£2,192,392
35%	71%	£2,192,392	£2,192,392	£2,192,392	£2,192,392	£2,192,392	£2,192,392
40%	71%	£2,192,392	£2,192,392	£2,192,392	£2,192,392	£2,192,392	£2,192,392
45%	71%	£2,192,392	£2,192,392	£2,192,392	£2,192,392	£2,192,392	£2,192,392
50%	71%	£2,192,392	£2,192,392	£2,192,392	£2,192,392	£2,192,392	£2,192,392
100%	71%	£2,192,392	£2,192,392	£2,192,392	£2,192,392	£2,192,392	£2,192,392
10%	75%	£28,845,172	£28,845,172	£28,845,172	£28,845,172	£28,845,172	£28,845,172
15%	75%	£23,514,616	£23,514,616	£23,514,616	£23,514,616	£23,514,616	£23,514,616
20%	75%	£18,184,060	£18,184,060	£18,184,060	£18,184,060	£18,184,060	£18,184,060
25%	75%	£12,853,504	£12,853,504	£12,853,504	£12,853,504	£12,853,504	£12,853,504
30%	75%	£7,522,948	£7,522,948	£7,522,948	£7,522,948	£7,522,948	£7,522,948
35%	75%	£2,192,392	£2,192,392	£2,192,392	£2,192,392	£2,192,392	£2,192,392
40%	75%	£2,192,392	£2,192,392	£2,192,392	£2,192,392	£2,192,392	£2,192,392
45%	75%	£2,192,392	£2,192,392	£2,192,392	£2,192,392	£2,192,392	£2,192,392
50%	75%	£2,192,392	£2,192,392	£2,192,392	£2,192,392	£2,192,392	£2,192,392
100%	75%	£2,192,392	£2,192,392	£2,192,392	£2,192,392	£2,192,392	£2,192,392
10%	60%	£28,845,172	£28,845,172	£28,845,172	£28,845,172	£28,845,172	£28,845,172
15%	60%	£23,514,616	£23,514,616	£23,514,616	£23,514,616	£23,514,616	£23,514,616
20%	60%	£18,184,060	£18,184,060	£18,184,060	£18,184,060	£18,184,060	£18,184,060
25%	60%	£12,853,504	£12,853,504	£12,853,504	£12,853,504	£12,853,504	£12,853,504
30%	60%	£7,522,948	£7,522,948	£7,522,948	£7,522,948	£7,522,948	£7,522,948
35%	60%	£2,192,392	£2,192,392	£2,192,392	£2,192,392	£2,192,392	£2,192,392
40%	60%	£2,192,392	£2,192,392	£2,192,392	£2,192,392	£2,192,392	£2,192,392
45%	60%	£2,192,392	£2,192,392	£2,192,392	£2,192,392	£2,192,392	£2,192,392
50%	60%	£2,192,392	£2,192,392	£2,192,392	£2,192,392	£2,192,392	£2,192,392
100%	60%	£2,192,392	£2,192,392	£2,192,392	£2,192,392	£2,192,392	£2,192,392

Residual Land values compared to benchmark land values  
Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£9,538,193	£9,538,193	£9,538,193	£9,538,193	£9,538,193	£9,538,193
10%	71%	£7,950,159	£7,950,159	£7,950,159	£7,950,159	£7,950,159	£7,950,159
15%	71%	£6,362,125	£6,362,125	£6,362,125	£6,362,125	£6,362,125	£6,362,125
20%	71%	£4,774,091	£4,774,091	£4,774,091	£4,774,091	£4,774,091	£4,774,091
25%	71%	£3,186,057	£3,186,057	£3,186,057	£3,186,057	£3,186,057	£3,186,057
30%	71%	£1,598,023	£1,598,023	£1,598,023	£1,598,023	£1,598,023	£1,598,023
35%	71%	£1,598,023	£1,598,023	£1,598,023	£1,598,023	£1,598,023	£1,598,023
40%	71%	£1,598,023	£1,598,023	£1,598,023	£1,598,023	£1,598,023	£1,598,023
45%	71%	£1,598,023	£1,598,023	£1,598,023	£1,598,023	£1,598,023	£1,598,023
50%	71%	£1,598,023	£1,598,023	£1,598,023</			

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£345,260	-£345,260	-£345,260	-£345,260	-£345,260	-£345,260
10%	71%	-£3,010,504	-£2,873,890	-£2,981,787	-£2,851,983	-£3,029,866	-£3,007,103
15%	71%	-£4,943,125	-£4,138,204	-£4,308,531	-£4,104,010	-£4,972,218	-£4,338,022
20%	71%	-£5,075,747	-£5,402,519	-£5,630,154	-£5,366,927	-£5,714,536	-£5,668,944
25%	71%	-£7,008,368	-£6,666,834	-£6,951,378	-£6,609,943	-£7,056,856	-£6,999,865
30%	71%	-£8,940,989	-£7,931,149	-£8,272,601	-£7,882,160	-£8,999,175	-£8,335,785
35%	71%	-£9,681,673	-£9,196,784	-£9,600,781	-£9,115,871	-£9,750,512	-£9,669,599
40%	71%	-£11,023,225	-£10,469,065	-£10,930,754	-£10,376,593	-£11,101,898	-£11,009,428
45%	71%	-£12,364,777	-£11,741,347	-£12,260,746	-£11,637,316	-£12,453,283	-£12,349,253
50%	71%	-£13,706,329	-£13,013,627	-£13,590,738	-£12,898,038	-£13,904,659	-£13,689,080
100%	71%	-£27,267,228	-£26,859,166	-£27,032,265	-£26,624,206	-£27,467,124	-£27,232,184
10%	75%	-£4,352,961	-£4,173,655	-£4,311,056	-£4,137,151	-£4,376,416	-£4,349,512
15%	75%	-£5,688,960	-£5,448,787	-£5,640,988	-£5,401,914	-£5,722,801	-£5,674,929
20%	75%	-£7,024,760	-£6,728,918	-£6,964,920	-£6,666,077	-£7,067,187	-£7,007,348
25%	75%	-£8,360,661	-£8,002,050	-£8,288,853	-£7,930,240	-£8,411,698	-£8,336,763
30%	75%	-£9,704,945	-£9,289,867	-£9,618,987	-£9,195,709	-£9,755,180	-£9,680,221
35%	75%	-£11,049,821	-£10,564,932	-£10,952,727	-£10,467,837	-£11,118,661	-£11,021,565
40%	75%	-£12,394,698	-£11,849,197	-£12,285,466	-£11,739,965	-£12,472,141	-£12,362,910
45%	75%	-£13,739,574	-£13,133,461	-£13,618,205	-£13,013,093	-£13,826,622	-£13,706,283
50%	75%	-£15,084,450	-£14,417,725	-£14,902,949	-£14,287,114	-£15,081,103	-£14,960,764
10%	60%	-£4,311,652	-£4,024,764	-£4,282,029	-£3,996,040	-£4,352,382	-£4,323,659
20%	60%	-£5,533,784	-£5,251,265	-£5,595,485	-£5,212,967	-£5,666,089	-£5,646,791
25%	60%	-£6,755,916	-£6,477,782	-£6,817,682	-£6,439,894	-£6,887,231	-£6,875,924
30%	60%	-£8,278,048	-£7,704,268	-£8,220,598	-£7,646,820	-£8,350,504	-£8,302,056
35%	60%	-£9,607,202	-£8,930,768	-£9,533,236	-£8,863,747	-£9,703,576	-£9,635,609
40%	60%	-£10,936,316	-£10,162,268	-£10,860,890	-£10,086,874	-£11,048,257	-£10,970,581
45%	60%	-£12,265,027	-£11,396,225	-£12,181,642	-£11,308,840	-£12,392,937	-£12,305,552
50%	60%	-£13,593,940	-£12,630,180	-£13,502,844	-£12,533,065	-£13,737,617	-£13,640,552

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£345,260	-£345,260	-£345,260	-£345,260	-£345,260	-£345,260
10%	71%	£3,804,332	£3,940,945	£3,827,129	£3,963,742	£3,784,937	£3,807,734
15%	71%	£2,471,710	£2,676,831	£2,505,905	£2,710,826	£2,442,818	£2,476,813
20%	71%	£1,139,089	£1,412,316	£1,164,691	£1,457,609	£1,100,299	£1,145,892
25%	71%	-£193,333	-£138,543	-£198,543	-£204,693	-£242,021	-£185,029
30%	71%	-£1,526,155	-£1,116,314	-£1,457,765	-£1,047,524	-£1,584,339	-£1,515,950
35%	71%	-£2,866,838	-£2,381,948	-£2,785,025	-£2,301,035	-£2,935,677	-£2,854,764
40%	71%	-£4,206,289	-£3,654,229	-£4,118,918	-£3,561,758	-£4,267,062	-£4,194,591
45%	71%	-£5,545,941	-£4,925,511	-£5,445,611	-£4,832,480	-£5,638,445	-£5,534,417
50%	71%	-£6,881,492	-£6,198,792	-£6,775,903	-£6,082,203	-£6,989,833	-£6,874,244
100%	71%	-£20,452,389	-£19,044,831	-£20,217,429	-£18,806,371	-£20,652,269	-£20,417,259
10%	75%	£3,071,312	£3,181,312	£3,021,712	£3,041,248	£3,180,804	£3,180,804
15%	75%	£2,461,875	£2,641,181	£2,497,780	£2,677,085	£2,436,420	£2,472,324
20%	75%	£1,125,975	£1,365,049	£1,173,848	£1,412,921	£1,062,034	£1,139,907
25%	75%	-£209,625	-£169,618	-£169,084	-£145,750	-£252,351	-£192,511
30%	75%	-£1,545,245	-£1,187,214	-£1,474,017	-£1,115,005	-£1,606,615	-£1,524,028
35%	75%	-£2,890,110	-£2,465,831	-£2,805,152	-£2,380,873	-£2,950,344	-£2,865,386
40%	75%	-£4,234,985	-£3,750,097	-£4,137,892	-£3,653,001	-£4,303,825	-£4,206,730
45%	75%	-£5,579,860	-£5,034,261	-£5,470,630	-£4,925,130	-£5,657,306	-£5,546,074
50%	75%	-£6,924,735	-£6,318,626	-£6,803,370	-£6,197,257	-£7,010,787	-£6,889,417
10%	60%	£3,825,314	£4,016,573	£3,844,463	£4,035,722	£3,798,161	£3,817,310
15%	60%	£2,603,183	£2,790,072	£2,531,906	£2,818,795	£2,462,454	£2,491,177
20%	60%	£1,181,054	£1,363,571	£1,210,389	£1,392,906	£1,126,746	£1,165,945
25%	60%	-£141,079	-£37,069	-£93,206	-£34,942	-£208,961	-£161,088
30%	60%	-£1,463,210	-£989,432	-£1,405,762	-£931,985	-£1,544,668	-£1,487,221
35%	60%	-£2,792,367	-£2,115,933	-£2,724,600	-£2,048,911	-£2,885,740	-£2,820,774
40%	60%	-£4,123,280	-£3,347,455	-£4,045,603	-£3,269,779	-£4,233,422	-£4,155,745
45%	60%	-£5,454,191	-£4,581,390	-£5,366,806	-£4,494,004	-£5,576,102	-£5,490,718
50%	60%	-£6,785,104	-£5,815,325	-£6,688,009	-£5,718,230	-£6,922,782	-£6,825,687

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£13,409,817	£13,409,817	£13,409,817	£13,409,817	£13,409,817	£13,409,817
10%	71%	£10,744,574	£10,881,187	£10,767,370	£10,903,984	£10,725,179	£10,747,976
15%	71%	£9,411,952	£9,616,873	£9,446,147	£9,651,068	£9,262,859	£9,417,055
20%	71%	£8,079,330	£8,352,556	£8,124,923	£8,369,150	£8,040,541	£8,086,133
25%	71%	£6,746,709	£7,088,243	£6,803,699	£7,145,234	£6,688,221	£6,755,212
30%	71%	£5,414,087	£5,823,928	£5,482,476	£5,892,317	£5,355,903	£5,424,292
35%	71%	£4,079,404	£4,598,293	£4,154,316	£4,639,296	£4,030,965	£4,085,478
40%	71%	£2,751,852	£3,286,012	£2,824,324	£3,378,484	£2,653,179	£2,745,951
45%	71%	£1,390,300	£2,013,731	£1,484,331	£2,117,761	£1,301,794	£1,405,825
50%	71%	£43,749	£41,450	£184,338	£867,030	-£40,592	£35,997
100%	71%	£13,619,327	£13,619,327	£13,227,187	£12,889,429	£13,619,327	£13,619,327
10%	75%	£10,738,016	£10,857,554	£10,761,953	£10,881,490	£10,721,046	£10,744,983
15%	75%	£9,402,116	£9,581,422	£9,438,021	£9,617,326	£9,376,861	£9,412,955
20%	75%	£8,069,217	£8,308,290	£8,114,089	£8,353,163	£8,032,716	£8,080,148
25%	75%	£6,730,317	£7,029,159	£6,790,158	£7,089,000	£6,687,890	£6,747,731
30%	75%	£5,394,416	£5,753,027	£5,466,225	£5,824,837	£5,343,379	£5,415,314
35%	75%	£4,050,132	£4,474,410	£4,135,090	£4,559,268	£3,989,897	£4,074,856
40%	75%	£2,705,256	£3,190,145	£2,802,350	£3,297,240	£2,638,416	£2,733,312
45%	75%	£1,360,380	£1,905,880	£1,469,611	£2,015,112	£1,282,936	£1,392,167
50%	75%	£15,504	£621,616	£136,872	£742,965	-£70,545	£50,824
10%	60%	£10,769,565	£10,905,815	£10,784,704	£10,915,963	£10,738,402	£10,757,553
15%	60%	£9,443,425	£9,750,314	£9,472,146	£9,759,037	£9,402,695	£9,431,476
20%	60%	£8,121,293	£8,503,812	£8,159,592	£8,542,111	£8,066,988	£8,105,286
25%	60%	£6,799,163	£7,277,311	£6,847,036	£7,325,183	£6,731,281	£6,779,153
30%	60%	£5,477,032	£6,050,809	£5,534,479	£6,108,257	£5,395,173	£5,453,021
35%	60%	£4,147,975	£4,824,309	£4,215,842	£4,891,331	£4,051,501	£4,119,468
40%	60%	£2,816,962	£3,592,786	£2,894,639	£3,670,463	£2,706,820	£2,784,497
45%	60%	£1,486,050	£2,368,662	£1,573,436	£2,446,237	£1,362,140	£1,448,525
50%	60%	£165,137	£1,124,917	£625,235	£1,222,012	£17,460	£114,555

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£555,811	-£555,811	-£555,811	-£555,811	-£555,811	-£555,811
10%	71%	-£3,221,054	-£3,084,441	-£3,198,257	-£3,061,644	-£3,240,448	-£3,217,652
15%	71%	-£4,653,674	-£4,348,758	-£4,514,481	-£4,314,460	-£4,582,768	-£4,546,573
20%	71%	-£5,886,297	-£5,613,070	-£5,840,705	-£5,567,477	-£5,925,087	-£5,879,494
25%	71%	-£7,218,919	-£6,877,385	-£7,161,929	-£6,830,393	-£7,267,406	-£7,210,415
30%	71%	-£8,351,541	-£8,141,700	-£8,483,151	-£8,073,310	-£8,509,725	-£8,541,336
35%	71%	-£9,892,223	-£9,407,334	-£9,811,311	-£9,326,421	-£9,961,063	-£9,880,150
40%	71%	-£11,233,778	-£10,678,615	-£11,141,304	-£10,587,144	-£11,312,448	-£11,219,977
45%	71%	-£12,575,327	-£11,951,897	-£12,471,286	-£11,847,868	-£12,663,834	-£12,559,803
50%	71%	-£13,916,876	-£13,224,178	-£13,801,269	-£13,108,369	-£14,015,219	-£13,899,630
100%	71%	-£27,477,778	-£26,069,717	-£27,242,815	-£25,834,757	-£27,677,678	-£27,442,715
15%	75%	-£3,583,511	-£4,394,206	-£4,527,096	-£4,346,301	-£4,388,866	-£4,553,062
20%	75%	-£5,899,411	-£5,660,337	-£5,851,538	-£5,612,465	-£5,933,352	-£5,885,479
25%	75%	-£7,235,311	-£6,936,468	-£7,175,470	-£6,876,627	-£7,277,737	-£7,217,896
30%	75%	-£8,571,211	-£8,212,600	-£8,499,403	-£8,140,791	-£8,522,249	-£8,550,314
35%	75%	-£9,907,111	-£9,491,217	-£9,830,538	-£9,406,259	-£9,975,736	-£9,900,771
40%	75%	-£11,260,372	-£10,775,483	-£11,163,277	-£10,678,387	-£11,329,211	-£11,232,116
45%	75%	-£12,905,248	-£12,059,747	-£12,496,016	-£11,950,515	-£12,682,692	-£12,573,480
50%	75%	-£14,249,624	-£13,344,012	-£14,068,786	-£13,222,648	-£14,338,173	-£14,074,983
10%	60%	-£3,200,072	-£3,008,812	-£3,180,523	-£2,989,694	-£3,227,225	-£3,208,076
15%	60%	-£4,522,203	-£4,235,314	-£4,493,479	-£4,206,591	-£4,562,932	-£4,534,209
20%	60%	-£5,844,334	-£5,481,815	-£5,806,036	-£5,423,517	-£5,986,640	-£5,860,341
25%	60%	-£7,166,465	-£6,703,917	-£7,116,560	-£6,644,444	-£7,234,347	-£7,186,474
30%	60%	-£8,488,596	-£7,914,818	-£8,431,148	-£7,857,371	-£8,570,504	-£8,512,607
35%	60%	-£9,817,753	-£9,141,319	-£9,749,786	-£9,074,297	-£9,914,128	-£9,846,160
40%	60%	-£11,148,695	-£10,373,844	-£11,070,389	-£10,295,165	-£11,258,807	-£11,161,134
45%	60%	-£12,479,577	-£11,606,776	-£12,392,192	-£11,419,201	-£12,603,488	-£12,416,102
50%	60%	-£13,810,460	-£12,840,711	-£13,713,395	-£12,743,615	-£13,948,168	-£13,851,072

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,322,399	£3,322,399	£3,322,399	£3,322,399	£3,322,399	£3,322,399
10%	71%	£8,328,956	£6,485,570	£6,351,793	£6,488,366	£8,309,561	£6,332,358
15%	71%	£4,966,335	£5,201,256	£5,030,509	£5,235,450	£4,967,242	£5,001,437
20%	71%	£5,663,713	£3,936,941	£3,708,305	£3,962,533	£5,624,923	£3,670,516
25%	71%	£2,531,091	£2,872,626	£2,366,067	£2,729,617	£2,262,604	£2,338,995
30%	71%	£998,470	£1,408,311	£1,066,859	£1,476,700	£940,285	£1,008,674
35%	71%	-£342,213	£142,678	-£261,301	£223,569	-£411,053	£330,139
40%	71%	-£1,983,765	£1,129,606	-£1,591,294	£1,007,134	-£1,162,438	£1,069,967
45%	71%	-£3,025,317	-£2,401,887	-£2,921,286	-£2,297,856	-£3,113,624	-£3,009,793
50%	71%	-£4,366,868	-£3,674,168	-£4,251,279	-£3,568,579	-£4,465,209	-£4,349,620
100%	71%	-£17,937,765	-£16,919,707	-£17,692,806	-£16,296,747	-£18,107,669	-£17,862,704
10%	75%	£3,322,399	£6,441,933	£6,346,336	£6,465,872	£3,322,399	£6,329,364
15%	75%	£4,986,490	£5,165,805	£5,022,404	£5,201,709	£4,961,044	£4,996,948
20%	75%	£3,650,600	£3,889,673	£3,696,472	£3,937,545	£3,616,658	£3,664,531
25%	75%	£2,314,690	£2,913,542	£2,374,540	£2,617,363	£2,272,213	£2,332,114
30%	75%	£978,798	£1,537,410	£1,050,607	£1,409,219	£907,162	£999,607
35%	75%	-£365,486	£58,793	-£280,528	£143,751	-£425,720	£340,761
40%	75%	-£1,710,362	-£1,225,472	-£1,613,267	-£1,128,377	-£1,779,201	-£1,692,106
45%	75%	-£3,055,238	-£2,509,737	-£2,940,006	-£2,400,905	-£3,132,662	-£3,023,450
50%	75%	-£4,400,114	-£3,794,002	-£4,278,746	-£3,672,632	-£4,486,162	-£4,364,793
10%	60%	£6,349,938	£6,541,198	£6,369,087	£6,560,346	£6,322,785	£6,341,934
15%	60%	£5,027,807	£5,314,696	£5,096,331	£5,363,420	£4,987,978	£5,015,801
20%	60%	£3,676,976	£4,086,195	£3,743,974	£4,163,463	£3,657,371	£3,689,959
25%	60%	£2,383,546	£2,861,693	£2,431,418	£2,909,566	£2,315,663	£2,363,536
30%	60%	£1,081,214	£1,635,192	£1,118,892	£1,692,639	£979,366	£1,037,404
35%	60%	-£267,742	£408,691	-£199,776	£476,713	-£264,116	£296,150
40%	60%	-£1,598,655	-£822,831	-£1,520,979	-£745,155	-£1,708,797	-£1,631,121
45%	60%	-£2,929,567	-£2,056,765	-£2,842,182	-£1,969,380	-£3,053,477	-£2,966,092
50%	60%	-£4,260,480	-£3,290,701	-£4,163,385	-£3,193,605	-£4,366,158	-£4,301,062

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£13,409,817	£13,409,817	£13,409,817	£13,409,817	£13,409,817	£13,409,817
10%	71%	£10,744,574	£10,861,187	£10,767,370	£10,963,984	£10,725,179	£10,747,976
15%	71%	£9,411,952	£9,916,973	£9,446,147	£9,651,088	£9,392,959	£9,417,055
20%	71%	£8,079,330	£8,352,558	£8,124,923	£8,398,150	£8,040,541	£8,086,133
25%	71%	£6,746,709	£7,088,243	£6,803,699	£7,145,234	£6,698,221	£6,756,212
30%	71%	£5,414,087	£5,823,928	£5,482,476	£5,892,317	£5,350,993	£5,424,292
35%	71%	£4,073,494	£4,538,293	£4,154,331	£4,609,276	£4,004,955	£4,086,476
40%	71%	£2,731,852	£3,286,012	£2,824,304	£3,378,484	£2,653,179	£2,745,651
45%	71%	£1,390,300	£2,013,731	£1,494,331	£2,117,761	£1,301,794	£1,405,825
50%	71%	£45,749	£711,450	£104,338	£267,039	£49,892	£35,997
100%	71%	-£13,512,142	-£12,104,059	-£13,277,167	-£11,669,129	-£13,712,047	-£13,477,057
10%	75%	£10,738,016	£10,857,554	£10,761,953	£10,881,490	£10,721,046	£10,744,983
15%	75%	£9,402,116	£9,581,422	£9,438,021	£9,617,326	£9,276,661	£9,412,665
20%	75%	£8,066,217	£8,305,290	£8,114,089	£8,353,163	£8,032,776	£8,080,146
25%	75%	£6,730,317	£7,029,159	£6,790,158	£7,089,000	£6,687,890	£6,747,731
30%	75%	£5,394,416	£5,753,027	£5,466,225	£5,824,837	£5,343,379	£5,415,314
35%	75%	£4,050,132	£4,474,410	£4,130,090	£4,559,368	£3,989,897	£4,074,696
40%	75%	£2,705,236	£3,190,145	£2,802,330	£3,287,240	£2,636,416	£2,733,512
45%	75%	£1,360,380	£1,905,880	£1,469,611	£2,015,112	£1,282,936	£1,392,167
50%	75%	£15,504	£621,616	£136,872	£742,985	£-70,545	£50,824
10%	60%	£10,766,555	£10,956,815	£10,784,704	£10,975,963	£10,738,492	£10,767,552
15%	60%	£9,443,425	£9,730,314	£9,472,148	£9,759,037	£9,402,695	£9,431,418
20%	60%	£8,121,293	£8,503,812	£8,159,592	£8,544,111	£8,066,988	£8,105,286
25%	60%	£6,799,163	£7,217,311	£6,847,036	£7,325,183	£6,731,281	£6,779,153
30%	60%	£5,477,032	£6,000,809	£5,534,479	£6,198,257	£5,395,713	£5,453,074
35%	60%	£4,147,875	£4,824,309	£4,215,842	£4,891,331	£4,051,601	£4,119,468
40%	60%	£2,816,962	£3,592,786	£2,894,639	£3,670,463	£2,736,820	£2,794,497
45%	60%	£1,486,050	£2,368,352	£1,573,436	£2,448,237	£1,392,140	£1,448,525
50%	60%	£185,137	£1,124,917	£282,233	£1,222,012	£17,460	£114,555

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 3

CIL Zone 2  
Value Area Med

No Units	65	Site Area	0.66 Ha	Value Area	Med	Value Area	Med
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Residual land values:

Value Area	Med						
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% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£8,809,403	£8,809,403	£8,809,403	£8,809,403	£8,809,403	£8,809,403
10%	71%	£7,012,081	£7,116,602	£7,062,670	£7,167,191	£6,980,895	£7,031,484
15%	71%	£6,114,919	£6,270,202	£6,169,304	£6,273,825	£6,086,542	£6,142,525
20%	71%	£5,214,959	£5,423,801	£5,219,337	£5,323,424	£5,129,386	£5,253,566
25%	71%	£4,316,098	£4,577,401	£4,442,571	£4,703,873	£4,238,134	£4,364,606
30%	71%	£3,417,437	£3,730,999	£3,569,204	£3,882,767	£3,323,880	£3,475,647
35%	71%	£2,518,776	£2,884,599	£2,695,838	£3,051,661	£2,499,625	£2,596,888
40%	71%	£1,620,115	£2,038,198	£1,822,471	£2,240,555	£1,495,372	£1,697,728
45%	71%	£721,454	£1,191,798	£949,105	£1,419,449	£581,118	£808,769
50%	71%	£-180,105	£345,397	£75,739	£-998,343	£-338,584	£-81,502
100%	71%	£-9,313,892	£-9,251,389	£-9,789,527	£-9,737,225	£-9,330,651	£-9,116,466
10%	75%	£7,004,058	£7,095,514	£7,057,177	£7,148,632	£6,976,770	£7,029,889
15%	75%	£6,101,386	£6,236,599	£6,181,063	£6,318,247	£6,060,454	£6,140,133
20%	75%	£5,198,714	£5,328,197	£5,204,959	£5,357,862	£5,143,139	£5,250,375
25%	75%	£4,296,041	£4,524,680	£4,428,837	£4,657,477	£4,227,822	£4,360,618
30%	75%	£3,393,368	£3,687,736	£3,552,724	£3,827,091	£3,311,506	£3,470,861
35%	75%	£2,490,696	£2,810,792	£2,676,611	£2,986,706	£2,395,190	£2,581,105
40%	75%	£1,588,024	£1,933,847	£1,803,468	£2,168,321	£1,478,873	£1,691,348
45%	75%	£685,362	£1,096,902	£924,385	£1,335,936	£562,568	£801,591
50%	75%	£-220,876	£239,958	£48,272	£-505,550	£-359,544	£-89,608
60%	75%	£-1,737,754	£-1,841,083	£-1,089,248	£-1,228,878	£-1,394,093	£-1,336,589
15%	80%	£6,151,929	£6,371,423	£6,215,671	£6,435,165	£6,086,439	£6,150,181
20%	80%	£5,266,105	£5,585,763	£5,351,095	£5,643,753	£5,178,785	£5,263,775
25%	80%	£4,380,281	£4,746,104	£4,486,518	£4,852,341	£4,271,130	£4,377,367
30%	80%	£3,494,456	£3,653,444	£3,621,940	£3,800,928	£3,363,475	£3,490,960
35%	80%	£2,608,632	£3,120,783	£2,757,363	£3,269,516	£2,455,821	£2,604,553
40%	80%	£1,722,807	£2,308,124	£1,892,786	£2,478,103	£1,548,167	£1,718,146
45%	80%	£836,983	£1,495,464	£1,028,202	£1,688,691	£640,112	£831,739
50%	80%	£-949,641	£682,804	£163,632	£-895,278	£-271,512	£-55,592

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£50,593,521	£50,593,521	£50,593,521	£50,593,521	£50,593,521	£50,593,521
10%	71%	£50,280,284	£50,280,284	£50,280,284	£50,280,284	£50,280,284	£50,280,284
15%	71%	£53,288,605	£53,132,723	£53,213,621	£53,057,739	£53,258,283	£53,203,389
20%	71%	£54,188,166	£53,977,124	£54,086,987	£53,877,946	£54,250,537	£54,149,358
25%	71%	£55,088,626	£54,825,524	£54,980,354	£54,689,052	£55,164,791	£55,038,318
30%	71%	£55,989,086	£53,673,924	£55,883,724	£55,593,158	£56,069,045	£55,927,727
35%	71%	£56,889,446	£52,522,324	£56,788,094	£56,497,264	£56,973,299	£56,816,236
40%	71%	£57,789,806	£51,370,724	£57,692,464	£57,401,370	£57,877,553	£57,705,196
45%	71%	£58,690,166	£50,219,124	£58,596,834	£57,305,476	£58,781,807	£58,584,155
50%	71%	£59,590,526	£49,067,524	£59,501,204	£57,209,582	£59,686,061	£59,463,113
100%	71%	£68,716,617	£67,654,313	£68,202,451	£67,140,149	£69,033,578	£68,519,410
10%	75%	£52,398,887	£52,307,410	£52,345,748	£52,254,271	£52,426,154	£52,373,035
15%	75%	£53,300,000	£51,155,810	£53,204,148	£53,084,677	£53,376,038	£53,284,561
20%	75%	£54,201,213	£50,004,210	£54,097,574	£52,973,101	£54,228,921	£54,152,549
25%	75%	£55,102,426	£48,852,610	£54,974,087	£52,861,524	£55,175,103	£55,042,306
30%	75%	£56,003,639	£47,701,010	£55,850,600	£52,750,047	£56,121,418	£55,934,063
35%	75%	£56,904,852	£46,549,410	£56,727,113	£52,638,570	£57,067,724	£56,825,820
40%	75%	£57,806,065	£45,397,810	£57,603,626	£52,527,093	£58,014,030	£57,717,576
45%	75%	£58,707,278	£44,246,210	£58,480,139	£52,415,616	£58,960,336	£58,601,333
50%	75%	£59,608,491	£43,094,610	£59,356,652	£52,304,139	£59,906,642	£59,493,090
10%	80%	£52,366,170	£52,218,842	£52,322,676	£52,176,347	£52,408,631	£52,366,336
15%	80%	£53,267,383	£51,067,242	£53,199,189	£52,064,860	£53,354,937	£53,252,743
20%	80%	£54,168,596	£49,915,642	£54,075,692	£51,953,283	£54,301,243	£54,139,150
25%	80%	£55,069,809	£48,764,042	£54,951,195	£51,841,706	£55,247,549	£55,030,557
30%	80%	£55,971,022	£47,612,442	£55,827,698	£51,730,129	£56,193,855	£55,921,964
35%	80%	£56,872,235	£46,460,842	£56,704,201	£51,618,552	£57,140,161	£56,813,371
40%	80%	£57,773,448	£45,309,242	£57,580,704	£51,507,075	£58,086,467	£57,704,778
45%	80%	£58,674,661	£44,157,642	£58,457,207	£51,395,498	£59,032,773	£58,606,185
50%	80%	£59,575,874	£43,006,042	£59,333,710	£51,283,921	£60,000,000	£59,506,892

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£58,827,417	£58,827,417	£58,827,417	£58,827,417	£58,827,417	£58,827,417
10%	71%	£40,724,769	£40,620,248	£40,674,180	£40,569,659	£40,755,955	£40,705,366
15%	71%	£41,624,121	£41,468,648	£41,547,546	£41,390,795	£41,670,208	£41,619,325
20%	71%	£42,523,473	£42,313,069	£42,426,913	£42,269,142	£42,541,421	£42,490,538
25%	71%	£43,422,825	£43,157,490	£43,250,278	£43,092,477	£43,498,717	£43,447,834
30%	71%	£44,322,177	£44,001,911	£44,174,644	£43,984,883	£44,412,917	£44,361,203
35%	71%	£45,221,529	£44,846,332	£45,049,010	£44,877,289	£45,327,225	£45,190,162
40%	71%	£46,120,881	£45,690,753	£45,923,376	£45,769,695	£46,241,478	£46,035,121
45%	71%	£47,020,233	£46,535,174	£46,797,742	£46,662,101	£47,155,732	£46,928,081
50%	71%	£47,919,585	£47,379,595	£47,672,108	£47,554,507	£48,070,434	£47,819,352
100%	71%	£57,045,547	£56,989,238	£57,530,377	£57,474,075	£57,965,501	£57,910,000
10%	75%	£40,732,792	£40,641,336	£40,679,673	£40,588,216	£40,760,080	£40,708,961
15%	75%	£41,633,464	£41,498,281	£41,555,787	£41,418,603	£41,676,396	£41,596,717
20%	75%	£42,534,336	£42,342,698	£42,431,999	£42,284,988	£42,592,711	£42,498,475
25%	75%	£43,435,208	£43,187,119	£43,276,313	£43,129,613	£43,438,026	£43,378,272
30%	75%	£44,336,080	£44,031,540	£44,184,126	£43,982,236	£44,425,344	£44,365,589
35%	75%	£45,236,952	£44,875,961	£45,038,549	£44,740,144	£45,341,660	£45,195,745
40%	75%	£46,137,824	£45,720,382	£45,892,962	£45,597,058	£46,257,976	£46,040,604
45%	75%	£47,038,696	£46,564,803	£46,745,375	£46,453,471	£47,174,292	£46,935,259
50%	75%	£47,939,568	£47,409,224	£47,597,788	£47,309,884	£48,090,608	£47,828,458
10%	80%	£40,699,086	£40,552,788	£40,656,602	£40,510,272	£40,742,757	£40,709,261
15%	80%	£41,599,958	£41,452,609	£41,564,423	£41,417,093	£41,649,411	£41,616,066
20%	80%	£42,499,830	£42,352,030	£42,386,237	£42,238,402	£42,556,069	£42,473,076
25%	80%	£43,399,702	£43,141,451	£43,280,044	£43,089,813	£43,462,727	£43,359,483
30%	80%	£44,299,574	£43,933,872	£44,178,856	£43,882,224	£44,370,375	£44,246,890
35%	80%	£45,199,446	£44,726,293	£45,077,668	£44,674,635	£45,278,023	£45,132,297
40%	80%	£46,099,318	£45,518,714	£45,976,480	£45,467,046	£46,185,671	£46,018,704
45%	80%	£46,999,190	£46,311,135	£46,875,292	£46,259,457	£47,093,319	£46,905,111
50%	80%	£47,899,062	£47,103,556	£47,774,104	£47,051,868	£48,000,967	£47,792,412

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£18,816,267	£18,816,267	£18,816,267	£18,816,267	£18,816,267	£18,816,267
10%	71%	£20,413,589	£20,309,068	£20,363,000	£20,258,478	£20,444,775	£20,394,186
15%	71%	£21,312,251	£21,155,468	£21,236,367	£21,079,585	£21,350,028	£21,283,145
20%	71%	£22,210,913	£22,000,870	£22,109,733	£21,900,691	£22,273,283	£22,172,104
25%	71%	£23,109,575	£22,846,272	£22,983,099	£22,721,797	£23,197,537	£23,091,064
30%	71%	£24,008,237	£23,691,674	£23,856,466	£23,542,903	£24,121,791	£24,050,023
35%	71%	£24,906,899	£24,541,076	£24,729,832	£24,364,009	£25,046,045	£24,838,982
40%	71%	£25,805,561	£25,386,478	£25,603,199	£25,185,115	£25,970,299	£25,727,942
45%	71%	£26,704,223	£26,231,880	£26,476,566	£26,006,221	£26,904,553	£26,616,901
50%	71%	£27,602,885	£27,077,282	£27,349,932	£26,827,327	£27,838,807	£27,507,112
100%	71%	£36,739,362	£36,622,1				

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£9,423,335	-£9,423,335	-£9,423,335	-£9,423,335	-£9,423,335	-£9,423,335
10%	71%	-£11,220,857	-£11,116,138	-£11,110,888	-£11,085,547	-£11,251,243	-£11,201,284
15%	71%	-£12,119,315	-£12,008,236	-£12,043,434	-£11,986,853	-£12,168,050	-£12,090,213
20%	71%	-£13,017,979	-£12,808,937	-£12,916,800	-£12,707,759	-£13,080,350	-£12,979,172
25%	71%	-£13,916,639	-£13,655,337	-£13,790,167	-£13,528,965	-£13,994,604	-£13,869,132
30%	71%	-£14,815,299	-£14,503,738	-£14,663,533	-£14,349,971	-£14,908,858	-£14,751,091
35%	71%	-£15,713,961	-£15,348,138	-£15,536,900	-£15,171,077	-£15,823,112	-£15,640,050
40%	71%	-£16,612,623	-£16,194,539	-£16,410,268	-£15,992,183	-£16,737,365	-£16,535,010
45%	71%	-£17,511,285	-£17,040,939	-£17,283,633	-£16,813,289	-£17,651,619	-£17,423,969
50%	71%	-£18,410,947	-£17,887,341	-£18,156,999	-£17,634,395	-£18,571,321	-£18,314,240
100%	71%	-£27,546,430	-£26,484,126	-£27,032,265	-£25,969,962	-£27,863,388	-£27,349,223
10%	75%	-£11,228,680	-£11,137,223	-£11,137,223	-£11,084,105	-£11,255,967	-£11,202,848
15%	75%	-£12,131,351	-£12,039,169	-£12,081,874	-£11,914,939	-£12,172,283	-£12,092,695
20%	75%	-£13,034,024	-£12,951,113	-£12,927,787	-£12,744,876	-£13,088,599	-£12,962,363
25%	75%	-£13,936,697	-£13,708,057	-£13,803,300	-£13,575,261	-£14,004,916	-£13,872,119
30%	75%	-£14,839,369	-£14,565,002	-£14,660,014	-£14,495,646	-£14,921,232	-£14,761,876
35%	75%	-£15,742,042	-£15,422,946	-£15,566,126	-£15,298,013	-£15,837,547	-£15,651,633
40%	75%	-£16,644,713	-£16,278,890	-£16,432,240	-£16,066,417	-£16,753,864	-£16,541,390
45%	75%	-£17,547,386	-£17,135,836	-£17,308,352	-£16,896,802	-£17,670,180	-£17,431,148
50%	75%	-£18,450,059	-£17,992,780	-£18,184,665	-£17,727,157	-£18,586,495	-£18,322,345
10%	60%	-£11,194,984	-£11,048,655	-£11,152,489	-£11,006,160	-£11,238,644	-£11,196,149
15%	60%	-£12,080,809	-£11,861,315	-£12,017,066	-£11,797,873	-£12,146,208	-£12,082,556
20%	60%	-£12,968,633	-£12,673,974	-£12,891,843	-£12,588,985	-£13,053,053	-£12,968,963
25%	60%	-£13,856,457	-£13,486,220	-£13,746,220	-£13,580,307	-£13,961,659	-£13,855,311
30%	60%	-£14,738,282	-£14,299,294	-£14,610,798	-£14,171,810	-£14,869,262	-£14,741,777
35%	60%	-£15,624,106	-£15,111,954	-£15,475,374	-£14,993,222	-£15,778,816	-£15,629,185
40%	60%	-£16,509,931	-£15,924,414	-£16,339,951	-£15,754,635	-£16,684,571	-£16,514,991
45%	60%	-£17,395,755	-£16,737,274	-£17,204,529	-£16,546,047	-£17,592,325	-£17,400,999
50%	60%	-£18,282,379	-£17,549,933	-£18,059,105	-£17,337,460	-£18,504,249	-£18,288,330

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£4,405,821	-£4,301,300	-£4,355,232	-£4,250,711	-£4,437,007	-£4,386,418
10%	71%	-£5,304,483	-£5,147,700	-£5,228,598	-£5,071,817	-£5,351,260	-£5,275,377
20%	71%	-£6,203,143	-£5,994,102	-£6,101,965	-£5,892,923	-£6,265,514	-£6,164,336
25%	71%	-£7,101,803	-£6,840,502	-£6,975,331	-£6,714,029	-£7,179,768	-£7,053,298
30%	71%	-£8,000,465	-£7,686,903	-£7,848,698	-£7,535,135	-£8,094,023	-£7,942,255
35%	71%	-£8,899,126	-£8,533,303	-£8,722,064	-£8,356,241	-£9,008,277	-£8,831,214
40%	71%	-£9,797,787	-£9,379,704	-£9,595,431	-£9,177,347	-£9,922,530	-£9,720,174
45%	71%	-£10,696,448	-£10,226,104	-£10,469,797	-£9,998,453	-£10,836,784	-£10,605,133
50%	71%	-£11,595,109	-£11,072,505	-£11,342,164	-£10,819,559	-£11,750,888	-£11,493,044
100%	71%	-£20,731,694	-£19,669,201	-£20,217,429	-£19,156,327	-£21,048,553	-£20,534,388
10%	75%	-£4,401,844	-£4,322,389	-£4,360,725	-£4,299,270	-£4,441,152	-£4,389,013
15%	75%	-£5,316,516	-£5,179,333	-£5,236,839	-£5,099,655	-£5,357,448	-£5,277,769
20%	75%	-£6,219,189	-£6,036,278	-£6,112,951	-£5,930,040	-£6,273,733	-£6,167,527
25%	75%	-£7,121,861	-£6,893,222	-£6,989,065	-£6,760,425	-£7,190,080	-£7,057,294
30%	75%	-£8,024,534	-£7,750,166	-£7,855,118	-£7,590,811	-£8,106,368	-£7,947,041
35%	75%	-£8,927,206	-£8,607,111	-£8,741,291	-£8,421,196	-£9,022,712	-£8,836,797
40%	75%	-£9,829,878	-£9,464,055	-£9,617,404	-£9,251,581	-£9,939,029	-£9,726,554
45%	75%	-£10,732,551	-£10,321,000	-£10,602,517	-£10,081,968	-£10,855,345	-£10,616,811
50%	75%	-£11,635,223	-£11,177,945	-£11,389,530	-£10,912,352	-£11,777,448	-£11,507,610
10%	60%	-£4,380,148	-£4,233,820	-£4,337,654	-£4,191,324	-£4,423,809	-£4,381,313
15%	60%	-£5,265,973	-£5,046,479	-£5,202,231	-£4,982,737	-£5,331,463	-£5,287,721
20%	60%	-£6,151,797	-£5,931,879	-£6,065,137	-£5,774,149	-£6,239,117	-£6,154,126
25%	60%	-£7,037,622	-£6,817,799	-£6,931,384	-£6,565,561	-£7,146,772	-£7,040,535
30%	60%	-£7,923,446	-£7,484,458	-£7,795,962	-£7,356,974	-£8,054,427	-£7,926,942
35%	60%	-£8,809,271	-£8,297,119	-£8,660,539	-£8,148,386	-£8,962,261	-£8,813,349
40%	60%	-£9,695,095	-£9,109,779	-£9,525,116	-£8,939,799	-£9,899,735	-£9,699,756
45%	60%	-£10,580,920	-£9,922,438	-£10,389,694	-£9,731,211	-£10,777,390	-£10,586,163
50%	60%	-£11,467,543	-£10,735,098	-£11,254,270	-£10,522,624	-£11,689,418	-£11,473,464

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,331,743	£4,331,743	£4,331,743	£4,331,743	£4,331,743	£4,331,743
10%	71%	£2,534,420	£2,638,941	£2,588,010	£2,689,530	£2,503,234	£2,553,824
15%	71%	£1,635,759	£1,792,541	£1,711,643	£1,868,424	£1,588,361	£1,664,865
20%	71%	£747,098	£946,140	£838,277	£1,041,318	£674,727	£775,906
25%	71%	-£181,562	£99,740	£-35,090	£226,212	£-239,527	£-113,054
30%	71%	-£1,060,224	£746,661	£-908,456	£594,894	£-1,153,781	£-1,002,013
35%	71%	-£1,959,884	£1,593,061	£-1,781,893	£1,416,090	£-2,090,335	£-1,899,972
40%	71%	-£2,857,546	£2,439,462	£-2,655,189	£2,237,106	£-2,982,288	£-2,779,932
45%	71%	-£3,756,206	£3,285,862	£-3,528,555	£3,058,212	£-3,896,542	£-3,668,891
50%	71%	-£4,657,765	£4,132,263	£-4,401,922	£3,879,318	£-4,816,244	£-4,559,163
100%	71%	-£18,701,355	£12,269,049	£-18,274,667	£12,214,665	£-19,168,311	£-18,564,146
10%	75%	£2,526,397	£2,617,854	£2,579,516	£2,670,972	£2,499,110	£2,552,229
15%	75%	£1,623,726	£1,760,905	£1,703,403	£1,840,587	£1,582,794	£1,662,472
20%	75%	£713,053	£933,364	£827,295	£1,010,201	£696,478	£772,715
25%	75%	£-181,619	£47,020	£-48,823	£179,816	£-249,839	£-117,042
30%	75%	£-1,084,292	£-809,925	£-924,937	£-650,569	£-1,166,154	£-1,006,799
35%	75%	£-1,988,965	£-1,666,869	£-1,801,049	£-1,480,954	£-2,082,470	£-1,896,556
40%	75%	£-2,890,638	£-2,523,813	£-2,671,163	£-2,311,540	£-2,998,787	£-2,786,312
45%	75%	£-3,792,309	£-3,380,759	£-3,553,275	£-3,141,725	£-3,915,103	£-3,676,069
50%	75%	£-4,696,536	£-4,237,703	£-4,429,389	£-3,972,110	£-4,837,205	£-4,567,268
10%	60%	£2,560,094	£2,706,422	£2,602,588	£2,748,917	£2,516,433	£2,559,926
15%	60%	£1,674,269	£1,893,762	£1,735,011	£1,957,594	£1,588,778	£1,674,521
20%	60%	£788,445	£1,081,103	£873,434	£1,166,092	£701,124	£788,114
25%	60%	£-37,380	£268,443	£8,857	£374,680	£-206,531	£-100,293
30%	60%	£-363,204	£-544,217	£-655,723	£-416,733	£-411,145	£-386,700
35%	60%	£-1,069,029	£-1,356,877	£-1,220,297	£-1,208,145	£-1,221,839	£-1,173,108
40%	60%	£-2,754,853	£-2,169,537	£-2,584,874	£-1,999,558	£-2,929,494	£-2,759,514
45%	60%	£-3,640,678	£-2,982,197	£-3,449,452	£-2,780,070	£-3,837,149	£-3,645,922
50%	60%	£-4,527,301	£-3,748,856	£-4,314,029	£-3,582,363	£-4,748,172	£-4,533,223

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£9,633,885	-£9,633,885	-£9,633,885	-£9,633,885	-£9,633,885	-£9,633,885
10%	71%	-£11,431,207	-£11,226,686	-£11,380,618	-£11,276,987	-£11,462,393	-£11,411,804
15%	71%	-£12,924,669	-£12,710,864	-£12,833,664	-£12,697,033	-£12,974,646	-£12,920,763
20%	71%	-£13,228,529	-£13,019,487	-£13,127,351	-£12,918,309	-£13,290,900	-£13,189,722
25%	71%	-£14,127,190	-£13,855,887	-£14,000,717	-£13,739,415	-£14,205,154	-£14,078,682
30%	71%	-£15,025,851	-£14,712,289	-£14,874,084	-£14,560,521	-£15,119,408	-£14,967,841
35%	71%	-£15,924,512	-£15,558,689	-£15,747,450	-£15,381,627	-£16,033,663	-£15,856,600
40%	71%	-£16,823,173	-£16,405,090	-£16,620,817	-£16,202,733	-£16,947,916	-£16,745,560
45%	71%	-£17,721,834	-£17,251,490	-£17,494,183	-£17,023,839	-£17,862,170	-£17,654,519
50%	71%	-£18,620,495	-£18,097,891	-£18,367,549	-£17,844,945	-£18,776,424	-£18,563,280
100%	71%	-£27,756,980	-£26,684,677	-£27,242,815	-£26,180,513	-£28,073,939	-£27,559,774
10%	75%	-£11,439,230	-£11,347,774	-£11,386,111	-£11,294,650	-£11,468,518	-£11,413,399
15%	75%	-£12,341,909	-£12,204,719	-£12,282,295	-£12,125,941	-£12,389,333	-£12,333,155
20%	75%	-£13,244,574	-£13,061,663	-£13,138,337	-£12,955,426	-£13,299,149	-£13,192,913
25%	75%	-£14,147,247	-£13,918,608	-£14,014,451	-£13,785,811	-£14,215,468	-£14,082,670
30%	75%	-£15,049,920	-£14,775,552	-£14,890,584	-£14,616,197	-£15,131,782	-£14,972,426
35%	75%	-£15,952,592	-£15,632,496	-£15,766,617	-£15,446,582	-£16,048,096	-£15,862,183
40%	75%	-£16,855,264	-£16,489,441	-£16,642,790	-£16,276,967	-£16,964,415	-£16,751,940
45%	75%	-£17,757,936	-£17,346,386	-£17,518,903	-£17,107,352	-£17,880,730	-£17,641,697
50%	75%	-£18,660,608	-£18,203,330	-£18,391,016	-£17,937,738	-£18,800,332	-£18,552,886
10%	60%	-£11,405,534	-£11,259,205	-£11,383,040	-£11,216,710	-£11,448,195	-£11,406,699
15%	60%	-£12,291,358	-£12,071,865	-£12,227,616	-£12,008,123	-£12,358,849	-£12,293,107
20%	60%	-£13,177,183	-£12,884,525	-£13,092,193	-£12,799,535	-£13,294,503	-£13,179,513
25%	60%	-£14,063,007	-£13,797,784	-£13,986,101	-£13,590,947	-£14,172,158	-£14,065,301
30%	60%	-£14,948,832	-£14,509,844	-£14,821,348	-£14,382,360	-£15,079,813	-£14,952,328
35%	60%	-£15,834,656	-£15,322,505	-£15,685,925	-£15,173,772	-£15,987,467	-£15,838,735
40%	60%	-£16,720,481	-£16,136,164	-£16,590,502	-£15,965,185	-£16,895,121	-£16,725,142
45%	60%	-£17,606,305	-£16,949,824	-£17,415,079	-£16,756,597	-£17,802,776	-£17,611,546
50%	60%	-£18,492,029	-£17,763,484	-£18,279,656	-£17,548,010	-£18,714,800	-£18,498,850

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£8,838,811	-£8,838,811	-£8,838,811	-£8,838,811	-£8,838,811	-£8,838,811
10%	71%	-£1,381,197	-£1,776,676	-£1,830,608	-£1,726,087	-£1,912,383	-£1,861,794
15%	71%	-£2,779,858	-£2,623,076	-£2,703,974	-£2,547,193	-£2,826,636	-£2,750,753
20%	71%	-£3,678,519	-£3,486,477	-£3,577,341	-£3,366,299	-£3,740,890	-£3,636,712
25%	71%	-£4,577,179	-£4,315,877	-£4,450,707	-£4,189,405	-£4,529,672	-£4,426,672
30%	71%	-£5,475,841	-£5,162,278	-£5,324,074	-£5,015,511	-£5,569,388	-£5,417,631
35%	71%	-£6,374,502	-£6,008,678	-£6,197,440	-£5,831,617	-£6,483,652	-£6,306,590
40%	71%	-£7,273,163	-£6,855,079	-£7,071,806	-£6,652,723	-£7,397,916	-£7,195,550
45%	71%	-£8,171,824	-£7,701,480	-£7,944,173	-£7,473,829	-£8,312,160	-£8,084,500
50%	71%	-£9,070,485	-£8,547,881	-£8,817,539	-£8,294,935	-£9,231,862	-£8,974,780
100%	71%	-£18,208,970	-£17,104,698	-£17,892,895	-£16,699,502	-£18,529,029	-£18,009,763
10%	75%	-£1,889,220	-£1,797,764	-£1,836,101	-£1,744,645	-£1,916,358	-£1,863,388
15%	75%	-£2,791,882	-£2,654,709	-£2,712,214	-£2,575,031	-£2,832,823	-£2,753,145
20%	75%	-£3,694,544	-£3,511,653	-£3,589,327	-£3,405,416	-£3,749,139	-£3,642,903
25%	75%	-£4,597,205	-£4,388,598	-£4,464,401	-£4,245,801	-£4,665,464	-£4,539,666
30%	75%	-£5,499,866	-£5,225,542	-£5,340,554	-£5,066,186	-£5,581,772	-£5,425,416
35%	75%	-£6,402,527	-£6,062,486	-£6,216,666	-£5,896,572	-£6,498,088	-£6,312,173
40%	75%	-£7,305,188	-£6,939,431	-£7,092,780	-£6,726,957	-£7,414,404	-£7,201,930
45%	75%	-£8,207,849	-£7,796,376	-£7,968,892	-£7,557,342	-£8,330,720	-£8,091,687
50%	75%	-£9,110,510	-£8,653,320	-£8,845,006	-£8,387,727	-£9,252,822	-£8,982,885
10%	60%	-£1,855,524	-£1,709,195	-£1,813,030	-£1,666,700	-£1,899,184	-£1,856,689
15%	60%	-£2,741,348	-£2,521,855	-£2,677,696	-£2,458,113	-£2,806,839	-£2,743,097
20%	60%	-£3,627,172	-£3,367,915	-£3,543,183	-£3,349,526	-£3,714,493	-£3,629,503
25%	60%	-£4,512,997	-£4,147,174	-£4,406,760	-£4,040,937	-£4,622,148	-£4,515,911
30%	60%	-£5,398,822	-£4,959,834	-£5,271,338	-£4,832,350	-£5,529,802	-£5,402,317
35%	60%	-£6,284,646	-£5,772,495	-£6,135,915	-£5,623,762	-£6,437,457	-£6,288,726
40%	60%	-£7,170,471	-£6,585,154	-£7,000,491	-£6,415,175	-£7,345,111	-£7,175,132
45%	60%	-£8,056,295	-£7,397,814	-£7,865,069	-£7,206,587	-£8,252,766	-£8,061,339
50%	60%	-£8,942,019	-£8,210,474	-£8,729,646	-£7,998,000	-£9,164,789	-£8,948,840

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,331,743	£4,331,743	£4,331,743	£4,331,743	£4,331,743	£4,331,743
10%	71%	£2,534,420	£2,638,941	£2,585,010	£2,699,530	£2,603,234	£2,553,824
15%	71%	£1,635,759	£1,792,541	£1,711,843	£1,854,424	£1,589,961	£1,594,865
20%	71%	£737,098	£946,140	£838,277	£1,047,318	£674,727	£775,996
25%	71%	£181,562	£390,740	£350,090	£226,212	£230,527	£113,054
30%	71%	-£1,080,224	-£746,661	-£908,456	-£594,884	-£1,153,781	-£1,002,013
35%	71%	-£1,989,884	-£1,593,395	-£1,761,593	-£1,145,000	-£2,068,035	-£1,890,972
40%	71%	-£2,857,546	-£2,430,462	-£2,655,189	-£2,237,106	-£2,982,288	-£2,779,932
45%	71%	-£3,756,208	-£3,285,862	-£3,528,555	-£3,058,212	-£3,896,542	-£3,668,891
50%	71%	-£4,654,869	-£4,132,263	-£4,401,922	-£3,879,318	-£4,810,244	-£4,559,163
100%	71%	-£18,791,363	-£12,729,049	-£13,277,167	-£12,214,885	-£14,108,311	-£13,594,146
10%	75%	£2,526,397	£2,617,854	£2,579,516	£2,670,972	£2,499,110	£2,552,229
15%	75%	£1,628,726	£1,760,908	£1,703,403	£1,840,587	£1,582,794	£1,662,472
20%	75%	£721,065	£953,894	£837,295	£1,010,201	£696,478	£772,715
25%	75%	-£181,619	£47,020	£48,823	£179,816	-£249,839	-£117,042
30%	75%	-£1,084,292	-£809,925	-£924,937	-£650,569	-£1,166,154	-£1,006,799
35%	75%	-£1,989,968	-£1,666,869	-£1,801,089	-£1,140,954	-£2,082,470	-£1,896,556
40%	75%	-£2,896,636	-£2,543,813	-£2,677,163	-£2,311,340	-£2,998,787	-£2,786,312
45%	75%	-£3,792,309	-£3,380,759	-£3,553,275	-£3,141,725	-£3,915,103	-£3,678,069
50%	75%	-£4,698,936	-£4,237,703	-£4,429,389	-£3,972,110	-£4,837,205	-£4,567,268
10%	60%	£2,660,094	£2,706,423	£2,605,588	£2,748,917	£2,616,433	£2,558,396
15%	60%	£1,674,260	£1,893,762	£1,738,011	£1,957,504	£1,608,779	£1,672,521
20%	60%	£788,445	£1,081,103	£973,434	£1,166,092	£701,124	£788,114
25%	60%	-£97,360	£289,449	£3,857	£374,660	-£206,531	-£100,293
30%	60%	-£393,204	-£544,217	-£655,720	-£416,733	-£1,114,185	-£986,700
35%	60%	-£1,369,029	-£1,356,877	-£1,720,297	-£1,208,145	-£2,021,839	-£1,873,108
40%	60%	-£2,254,853	-£2,189,537	-£2,894,874	-£1,999,558	-£2,929,494	-£2,759,514
45%	60%	-£3,140,678	-£2,951,197	-£3,443,432	-£2,730,970	-£3,837,149	-£3,545,922
50%	60%	-£4,027,301	-£3,794,856	-£4,314,029	-£3,582,383	-£4,749,172	-£4,533,223

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 3		CIL Zone	2
		Value Area	Low
No Units	65	Sales value inflation	0%
Site Area	0.66 Ha	Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,875,394	£4,875,394	£4,875,394	£4,875,394	£4,875,394	£4,875,394
10%	71%	£3,443,077	£3,526,140	£2,922,062	£3,605,124	£3,393,554	£3,472,538
15%	71%	£2,726,919	£2,851,514	£2,845,396	£2,969,989	£2,652,833	£2,771,110
20%	71%	£2,010,762	£2,176,887	£2,168,730	£2,334,855	£1,911,714	£2,029,681
25%	71%	£1,294,604	£1,502,260	£1,492,064	£1,699,720	£1,170,793	£1,368,253
30%	71%	£578,446	£827,634	£815,397	£1,064,585	£429,874	£666,825
35%	71%	£9,985	£153,007	£138,732	£420,452	£216,133	£35,168
40%	71%	£-887,836	£-930,150	£-546,732	£-209,048	£-1,069,172	£-748,068
45%	71%	£-1,495,706	£-1,215,811	£-1,234,465	£-854,569	£-1,822,209	£-1,460,968
50%	71%	£-2,263,577	£-1,901,471	£-1,922,198	£-1,500,092	£-2,575,247	£-2,173,869
100%	71%	£-9,002,285	£-9,789,074	£-9,789,527	£-9,565,915	£-10,108,826	£-9,309,868
0%	75%	£3,433,635	£3,506,314	£3,516,568	£3,589,249	£3,300,302	£3,473,235
10%	75%	£2,712,796	£2,821,775	£2,837,155	£2,946,175	£2,647,755	£2,772,156
15%	75%	£1,991,277	£2,157,236	£2,157,743	£2,303,102	£1,805,208	£2,071,075
20%	75%	£1,270,997	£1,452,697	£1,478,330	£1,660,030	£1,162,683	£1,369,996
30%	75%	£550,118	£768,918	£798,918	£1,016,957	£420,118	£668,917
35%	75%	£-173,554	£63,618	£119,505	£373,885	£-327,702	£-32,688
40%	75%	£-306,224	£-910,749	£-960,065	£-273,690	£-1,082,392	£-745,234
45%	75%	£-1,036,892	£-1,306,484	£-1,259,590	£-927,181	£-1,837,083	£-1,457,779
50%	75%	£-2,371,562	£-2,002,219	£-1,950,114	£-1,580,772	£-2,917,774	£-2,170,325
100%	75%	£-9,783,727	£-9,569,381	£-9,569,381	£-9,365,628	£-10,000,000	£-9,470,307
0%	60%	£2,772,244	£2,946,676	£2,871,764	£3,046,195	£2,668,243	£2,767,763
10%	60%	£2,071,194	£2,303,770	£2,203,887	£2,436,462	£1,932,526	£2,065,220
15%	60%	£1,370,144	£1,660,863	£1,536,011	£1,826,729	£1,196,810	£1,362,676
20%	60%	£660,004	£1,017,957	£988,134	£1,219,907	£461,093	£690,133
35%	60%	£-32,478	£375,052	£200,257	£607,264	£-279,115	£-43,104
40%	60%	£-744,994	£-727,235	£-475,268	£-2,509	£-1,026,865	£-757,138
45%	60%	£-1,457,810	£-925,857	£-1,184,088	£-822,213	£-1,774,615	£-1,471,171
50%	60%	£-2,170,026	£-1,579,077	£-1,832,867	£-1,241,919	£-2,522,364	£-2,185,205

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£54,527,530	£54,527,530	£54,527,530	£54,527,530	£54,527,530	£54,527,530
10%	71%	£55,969,641	£55,876,784	£55,880,862	£56,787,800	£56,090,371	£56,090,387
15%	71%	£56,676,005	£57,142,110	£56,557,582	£56,557,582	£56,750,201	£56,831,815
20%	71%	£57,382,163	£57,226,038	£57,234,194	£57,068,069	£57,491,211	£57,333,243
25%	71%	£58,108,321	£57,909,664	£57,910,381	£57,703,304	£58,232,131	£58,034,671
30%	71%	£58,834,479	£58,576,290	£58,576,290	£58,358,339	£59,073,051	£58,876,000
35%	71%	£59,560,637	£59,242,916	£59,242,916	£59,025,379	£59,859,963	£59,602,031
40%	71%	£60,286,795	£59,909,542	£59,909,542	£59,692,419	£60,592,875	£60,345,100
45%	71%	£61,012,953	£60,576,168	£60,576,168	£60,359,459	£61,325,787	£61,078,169
50%	71%	£61,739,111	£61,242,794	£61,242,794	£61,026,500	£62,060,700	£61,830,231
100%	71%	£61,739,111	£61,242,794	£61,242,794	£61,026,500	£62,060,700	£61,830,231
0%	75%	£55,969,290	£55,896,610	£55,896,356	£56,913,676	£56,012,623	£55,929,692
10%	75%	£56,695,448	£56,591,169	£56,585,749	£57,696,098	£56,755,169	£56,639,600
15%	75%	£57,421,606	£57,263,688	£57,245,182	£57,999,522	£57,497,715	£57,331,849
20%	75%	£58,147,764	£57,950,228	£57,924,584	£58,742,894	£58,240,261	£58,022,928
25%	75%	£58,873,922	£58,636,768	£58,601,207	£59,485,968	£58,982,807	£58,754,001
30%	75%	£59,600,080	£59,323,308	£59,287,643	£60,229,040	£59,729,626	£59,495,617
35%	75%	£60,326,238	£60,019,848	£60,019,848	£60,972,112	£60,477,499	£60,242,608
40%	75%	£61,052,396	£60,716,388	£60,716,388	£61,715,184	£61,172,571	£60,937,679
45%	75%	£61,778,554	£61,412,928	£61,412,928	£62,457,256	£61,877,644	£61,602,750
50%	75%	£62,504,712	£62,109,468	£62,109,468	£63,197,330	£62,572,718	£62,307,821
100%	75%	£62,504,712	£62,109,468	£62,109,468	£63,197,330	£62,572,718	£62,307,821
0%	60%	£55,929,630	£55,813,343	£55,863,284	£56,746,997	£56,099,965	£56,099,965
10%	60%	£56,655,788	£56,549,501	£56,599,442	£57,491,681	£56,754,681	£56,639,600
15%	60%	£57,381,946	£57,286,215	£57,336,156	£58,033,304	£57,409,304	£57,294,323
20%	60%	£58,108,104	£58,022,755	£58,072,606	£58,575,928	£58,054,928	£57,949,342
25%	60%	£58,834,262	£58,758,296	£58,808,147	£59,118,552	£58,595,952	£58,490,761
30%	60%	£59,560,420	£59,492,836	£59,542,687	£59,663,176	£59,136,976	£59,031,585
35%	60%	£60,286,578	£60,225,376	£60,275,227	£60,203,100	£60,140,007	£60,080,704
40%	60%	£61,012,736	£61,012,736	£61,012,736	£61,012,736	£61,012,736	£61,012,736
45%	60%	£61,738,894	£61,738,894	£61,738,894	£61,738,894	£61,738,894	£61,738,894
50%	60%	£62,465,052	£62,465,052	£62,465,052	£62,465,052	£62,465,052	£62,465,052
100%	60%	£62,465,052	£62,465,052	£62,465,052	£62,465,052	£62,465,052	£62,465,052

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£44,293,773	£44,210,710	£44,210,710	£44,131,726	£44,342,298	£44,264,312
10%	71%	£45,009,931	£44,885,336	£44,891,454	£44,768,861	£45,084,217	£44,955,741
15%	71%	£45,726,089	£45,560,961	£45,567,079	£45,451,995	£45,625,136	£45,506,169
20%	71%	£46,442,247	£46,234,586	£46,240,704	£46,037,130	£46,566,057	£46,358,597
25%	71%	£47,158,405	£46,909,211	£46,921,453	£46,872,265	£47,306,978	£47,070,025
30%	71%	£47,874,563	£47,583,836	£47,596,118	£47,407,399	£48,047,899	£47,822,018
35%	71%	£48,590,721	£48,258,461	£48,270,703	£48,092,529	£48,788,820	£48,553,149
40%	71%	£49,306,879	£48,933,086	£48,945,328	£48,777,660	£49,529,741	£49,298,270
45%	71%	£50,023,037	£49,607,711	£49,619,953	£49,462,791	£50,270,662	£50,043,321
50%	71%	£50,739,195	£50,282,336	£50,294,578	£50,147,922	£51,011,583	£50,788,372
100%	71%	£50,739,195	£50,282,336	£50,294,578	£50,147,922	£51,011,583	£50,788,372
0%	75%	£44,934,918	£44,876,180	£44,876,180	£44,809,695	£44,929,798	£44,860,082
10%	75%	£45,651,076	£45,592,601	£45,592,601	£45,526,216	£45,646,321	£45,576,605
15%	75%	£46,367,234	£46,308,759	£46,308,759	£46,242,274	£46,357,846	£46,288,130
20%	75%	£47,083,392	£47,024,817	£47,024,817	£46,956,329	£47,068,367	£47,008,651
25%	75%	£47,799,550	£47,740,975	£47,740,975	£47,680,852	£47,791,888	£47,732,172
30%	75%	£48,515,708	£48,457,133	£48,457,133	£48,391,325	£48,502,409	£48,442,693
35%	75%	£49,231,866	£49,173,291	£49,173,291	£49,103,790	£49,213,930	£49,154,174
40%	75%	£49,948,024	£49,889,446	£49,889,446	£49,814,255	£49,924,451	£49,864,735
45%	75%	£50,664,182	£50,605,608	£50,605,608	£50,529,720	£50,634,966	£50,575,250
50%	75%	£51,380,340	£51,321,774	£51,321,774	£51,247,185	£51,357,481	£51,297,765
100%	75%	£51,380,340	£51,321,774	£51,321,774	£51,247,185	£51,357,481	£51,297,765
0%	60%	£44,934,918	£44,876,180	£44,876,180	£44,809,695	£44,929,798	£44,860,082
10%	60%	£45,651,076	£45,592,601	£45,592,601	£45,526,216	£45,646,321	£45,576,605
15%	60%	£46,367,234	£46,308,759	£46,308,759	£46,242,274	£46,357,846	£46,288,130
20%	60%	£47,083,392	£47,024,817	£47,024,817	£46,956,329	£47,068,367	£47,008,651
25%	60%	£47,799,550	£47,740,975	£47,740,975	£47,680,852	£47,791,888	£47,732,172
30%	60%	£48,515,708	£48,457,133	£48,457,133	£48,391,325	£48,502,409	£48,442,693
35%	60%	£49,231,866	£49,173,291	£49,173,291	£49,103,790	£49,213,930	£49,154,174
40%	60%	£49,948,024	£49,889,446	£49,889,446	£49,814,255	£49,924,451	£49,864,735
45%	60%	£50,664,182	£50,605,608	£50,605,608	£50,529,720	£50,634,966	£50,575,250
50%	60%	£51,380,340	£51,321,774	£51,321,774	£51,247,185	£51,357,481	£51,297,765
100%	60%	£51,380,340	£51,321,774	£51,321,774	£51,247,185	£51,357,481	£51,297,765

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£22,550,276	£22,550,276	£22,550,276	£22,550,276	£22,550,276	£22,550,276
10%	71%	£23,300,590	£23,300,590	£23,300,590	£23,300,590	£23,300,590	£23,300,590
15%	71%	£24,050,904	£24,050,904	£24,050,904	£24,050,904	£24,050,904	£24,050,904
20%	71%	£24,801,218	£24,801,21				

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£13,357,344	-£13,357,344	-£13,357,344	-£13,357,344	-£13,357,344	-£13,357,344
10%	71%	-£14,799,650	-£14,799,650	-£14,799,650	-£14,827,813	-£14,839,194	-£14,786,230
15%	71%	-£15,505,810	-£15,381,224	-£15,387,342	-£15,262,748	-£15,589,104	-£15,461,628
20%	71%	-£16,221,078	-£16,055,851	-£16,064,007	-£15,897,882	-£16,321,024	-£16,163,056
25%	71%	-£16,938,138	-£16,730,477	-£16,740,674	-£16,533,017	-£17,061,944	-£16,894,484
30%	71%	-£17,655,298	-£17,405,104	-£17,417,340	-£17,168,152	-£17,807,864	-£17,593,013
35%	71%	-£18,372,702	-£18,079,731	-£18,094,006	-£17,803,286	-£18,548,971	-£18,297,006
40%	71%	-£19,100,573	-£18,762,888	-£18,779,470	-£18,441,785	-£19,301,909	-£19,090,806
45%	71%	-£19,828,444	-£19,448,549	-£19,467,263	-£19,087,307	-£20,054,947	-£19,883,706
50%	71%	-£20,556,315	-£20,134,209	-£20,154,536	-£18,732,830	-£20,807,984	-£20,406,606
100%	71%	-£27,624,023	-£26,990,811	-£27,032,285	-£26,188,053	-£28,338,364	-£27,535,605
10%	75%	-£14,799,103	-£14,726,423	-£14,716,170	-£14,843,489	-£14,842,436	-£14,799,503
15%	75%	-£15,518,991	-£15,410,992	-£15,395,592	-£15,296,362	-£15,594,992	-£15,490,592
20%	75%	-£16,240,861	-£16,095,502	-£16,074,995	-£15,929,635	-£16,327,628	-£16,161,662
25%	75%	-£16,961,741	-£16,780,041	-£16,754,407	-£16,572,708	-£17,070,075	-£16,862,741
30%	75%	-£17,682,619	-£17,464,580	-£17,439,820	-£17,215,781	-£17,812,620	-£17,563,820
35%	75%	-£18,403,500	-£18,140,119	-£18,113,232	-£17,859,853	-£18,566,439	-£18,295,426
40%	75%	-£19,124,381	-£18,843,487	-£18,801,802	-£18,506,328	-£19,315,139	-£19,077,972
45%	75%	-£19,845,262	-£19,539,222	-£19,493,227	-£19,159,910	-£20,069,821	-£19,890,517
50%	75%	-£20,566,143	-£20,234,967	-£20,182,852	-£19,813,508	-£20,824,511	-£20,403,083
10%	60%	-£14,759,444	-£14,643,156	-£14,633,007	-£14,576,810	-£14,828,778	-£14,762,431
15%	60%	-£15,480,494	-£15,288,062	-£15,360,974	-£15,186,543	-£15,584,495	-£15,464,975
20%	60%	-£16,181,544	-£15,928,968	-£16,028,851	-£15,796,275	-£16,300,211	-£16,187,518
25%	60%	-£16,882,594	-£16,571,874	-£16,698,727	-£15,406,008	-£17,015,929	-£16,870,067
30%	60%	-£17,583,644	-£17,214,781	-£17,364,604	-£15,015,741	-£17,731,645	-£17,572,605
35%	60%	-£18,284,694	-£17,857,688	-£18,032,480	-£14,625,474	-£18,447,362	-£18,275,842
40%	60%	-£18,985,744	-£18,500,595	-£18,738,395	-£14,235,207	-£19,163,079	-£18,983,355
45%	60%	-£19,686,794	-£19,143,502	-£19,586,805	-£13,844,940	-£19,878,796	-£19,703,909
50%	60%	-£20,387,844	-£19,786,409	-£20,585,604	-£13,454,673	-£20,594,513	-£20,417,943

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£7,074,825	-£7,074,825	-£7,074,825	-£7,074,825	-£7,074,825	-£7,074,825
10%	71%	-£8,024,348	-£7,891,762	-£7,895,840	-£7,812,778	-£8,024,348	-£7,945,364
15%	71%	-£8,973,871	-£8,566,388	-£8,572,506	-£8,447,913	-£8,765,289	-£8,646,793
20%	71%	-£9,923,394	-£9,241,015	-£9,249,172	-£9,083,047	-£9,506,185	-£9,348,221
25%	71%	-£10,872,917	-£9,915,642	-£9,925,800	-£9,718,182	-£10,247,061	-£10,090,646
30%	71%	-£11,822,440	-£10,590,269	-£10,602,505	-£9,353,317	-£10,988,028	-£10,751,077
35%	71%	-£12,771,963	-£11,264,896	-£11,279,170	-£9,988,451	-£11,734,095	-£11,453,070
40%	71%	-£13,721,486	-£11,939,523	-£11,966,895	-£10,623,585	-£12,480,162	-£12,168,063
45%	71%	-£14,671,009	-£12,614,150	-£12,652,367	-£12,258,712	-£13,226,229	-£12,878,871
50%	71%	-£15,620,532	-£13,288,777	-£13,340,100	-£12,917,844	-£13,972,296	-£13,591,771
100%	71%	-£27,624,023	-£26,990,811	-£27,032,285	-£26,188,053	-£28,338,364	-£27,535,605
10%	75%	-£7,074,825	-£7,011,586	-£7,011,586	-£7,011,586	-£7,074,825	-£7,044,667
15%	75%	-£8,105,145	-£7,596,127	-£7,596,127	-£7,596,127	-£8,105,145	-£7,945,747
20%	75%	-£9,135,465	-£8,180,668	-£8,180,668	-£8,180,668	-£9,135,465	-£8,946,827
25%	75%	-£10,165,785	-£8,765,209	-£8,765,209	-£8,765,209	-£10,165,785	-£9,947,907
30%	75%	-£11,196,105	-£9,349,750	-£9,349,750	-£9,349,750	-£11,196,105	-£10,749,087
35%	75%	-£12,226,425	-£9,934,291	-£9,934,291	-£9,934,291	-£12,226,425	-£11,550,167
40%	75%	-£13,256,745	-£10,518,832	-£10,518,832	-£10,518,832	-£13,256,745	-£12,351,247
45%	75%	-£14,287,065	-£11,103,373	-£11,103,373	-£11,103,373	-£14,287,065	-£13,152,327
50%	75%	-£15,317,385	-£11,687,914	-£11,687,914	-£11,687,914	-£15,317,385	-£13,953,407
10%	60%	-£7,074,825	-£7,074,825	-£7,074,825	-£7,074,825	-£7,074,825	-£7,074,825
15%	60%	-£8,024,348	-£7,891,762	-£7,891,762	-£7,891,762	-£8,024,348	-£7,945,364
20%	60%	-£8,973,871	-£8,566,388	-£8,566,388	-£8,566,388	-£8,973,871	-£8,826,907
25%	60%	-£9,923,394	-£9,241,015	-£9,241,015	-£9,241,015	-£9,923,394	-£9,704,450
30%	60%	-£10,872,917	-£9,915,642	-£9,915,642	-£9,915,642	-£10,872,917	-£10,585,993
35%	60%	-£11,822,440	-£10,590,269	-£10,590,269	-£10,590,269	-£11,822,440	-£11,367,536
40%	60%	-£12,771,963	-£11,264,896	-£11,264,896	-£11,264,896	-£12,771,963	-£12,149,079
45%	60%	-£13,721,486	-£11,939,523	-£11,939,523	-£11,939,523	-£13,721,486	-£12,930,622
50%	60%	-£14,671,009	-£12,614,150	-£12,614,150	-£12,614,150	-£14,671,009	-£13,712,165
10%	60%	-£7,074,825	-£7,074,825	-£7,074,825	-£7,074,825	-£7,074,825	-£7,074,825
15%	60%	-£8,024,348	-£7,891,762	-£7,891,762	-£7,891,762	-£8,024,348	-£7,945,364
20%	60%	-£8,973,871	-£8,566,388	-£8,566,388	-£8,566,388	-£8,973,871	-£8,826,907
25%	60%	-£9,923,394	-£9,241,015	-£9,241,015	-£9,241,015	-£9,923,394	-£9,704,450
30%	60%	-£10,872,917	-£9,915,642	-£9,915,642	-£9,915,642	-£10,872,917	-£10,585,993
35%	60%	-£11,822,440	-£10,590,269	-£10,590,269	-£10,590,269	-£11,822,440	-£11,367,536
40%	60%	-£12,771,963	-£11,264,896	-£11,264,896	-£11,264,896	-£12,771,963	-£12,149,079
45%	60%	-£13,721,486	-£11,939,523	-£11,939,523	-£11,939,523	-£13,721,486	-£12,930,622
50%	60%	-£14,671,009	-£12,614,150	-£12,614,150	-£12,614,150	-£14,671,009	-£13,712,165

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£397,734	£397,734	£397,734	£397,734	£397,734	£397,734
10%	71%	-£1,034,583	-£951,520	-£955,598	-£872,536	-£1,084,107	-£1,005,123
15%	71%	-£1,750,741	-£1,626,146	-£1,632,265	-£1,507,671	-£1,825,027	-£1,706,551
20%	71%	-£2,466,899	-£2,300,774	-£2,306,930	-£2,142,805	-£2,665,947	-£2,407,979
25%	71%	-£3,183,057	-£2,975,400	-£2,981,557	-£2,777,940	-£3,306,867	-£3,109,407
30%	71%	-£3,899,215	-£3,650,026	-£3,656,283	-£3,413,075	-£4,047,787	-£3,810,835
35%	71%	-£4,615,373	-£4,324,652	-£4,330,809	-£4,048,209	-£4,788,707	-£4,512,829
40%	71%	-£5,331,531	-£5,000,278	-£5,006,435	-£4,683,344	-£5,529,627	-£5,227,853
45%	71%	-£6,047,689	-£5,674,904	-£5,681,061	-£5,318,479	-£6,270,547	-£5,928,829
50%	71%	-£6,763,847	-£6,349,530	-£6,355,718	-£5,953,614	-£7,011,467	-£6,629,805
100%	71%	-£27,624,023	-£26,990,811	-£27,032,285	-£26,188,053	-£28,338,364	-£27,535,605
10%	75%	-£1,044,026	-£971,346	-£966,412	-£888,412	-£1,087,350	-£1,004,426
15%	75%	-£1,760,184	-£1,655,885	-£1,660,505	-£1,531,485	-£1,829,905	-£1,709,505
20%	75%	-£2,476,342	-£2,340,424	-£2,345,044	-£2,174,558	-£2,572,451	-£2,406,585
25%	75%	-£3,192,500	-£3,024,964	-£3,029,584	-£2,817,630	-£3,314,997	-£3,107,664
30%	75%	-£3,908,658	-£3,700,504	-£3,705,124	-£3,460,704	-£4,057,543	-£3,808,743
35%	75%	-£4,624,816	-£4,376,044	-£4,380,664	-£4,103,776	-£4,800,089	-£4,510,349
40%	75%	-£5,340,974	-£5,051,584	-£5,056,204	-£4,748,850	-£5,542,635	-£5,225,895
45%	75%	-£6,057,132	-£5,727,124	-£5,731,744	-£5,393,924	-£6,285,181	-£5,930,441
50%	75%	-£6,773,290	-£6,402,664	-£6,407,284	-£6,039,004	-£7,026,727	-£6,631,521
10%	60%	-£1,044,026	-£1,044,026	-£1,044,026	-£1,044,026	-£1,044,026	-£1,044,026
15%	60%	-£1,760,184	-£1,760,184	-£1,760,184	-£1,760,184	-£1,760,184	-£1,760,184
20%	60%	-£2,476,342	-£2,476,342	-£2,476,342	-£2,476,342	-£2,476,342	-£2,476,342
25%	60%	-£3,192,500	-£3,192,500	-£3,192,500	-£3,192,500	-£3,192,500	-£3,192,500
30%	60%	-£3,908,658	-£3,908,658	-£3,908,658	-£3,908,658	-£3,908,658	-£3,908,658
35%	60%	-£4,624,816	-£4,624,816	-£4,624,816	-£4,624,816	-£4,624,816	-£4,624,816
40%	60%	-£5,340,974	-£5,340,974	-£5,340,974	-£5,340,974	-£5,340,974	-£5,340,974
45%	60%	-£6,057,132	-£6,057,132	-£6,057,132	-£6,057,132	-£6,057,132	-£6,057,132
50%	60%	-£6,773,290	-£6,773,290	-£6,773,290	-£6,773,290	-£6,773,290	-£6,773,290

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£13,567,894	-£13,567,894	-£13,567,894	-£13,567,894	-£13,567,894	-£13,567,894
10%	71%	-£15,600,211	-£14,917,148	-£14,521,226	-£14,538,164	-£15,049,734	-£14,970,750
15%	71%	-£16,716,369	-£15,351,774	-£15,207,592	-£15,472,299	-£16,169,658	-£15,872,178
20%	71%	-£16,432,528	-£16,268,401	-£16,274,558	-£16,108,433	-£16,531,574	-£16,373,607
25%	71%	-£17,148,694	-£16,941,028	-£16,951,224	-£16,743,568	-£17,272,495	-£17,075,035
30%	71%	-£17,864,860	-£17,613,654	-£17,627,891	-£17,578,703	-£18,013,414	-£17,776,463
35%	71%	-£18,583,253	-£18,290,281	-£18,304,556	-£18,413,836	-£18,755,427	-£18,478,456
40%	71%	-£19,311,124	-£18,973,438	-£18,990,020	-£18,652,336	-£19,512,460	-£19,191,356
45%	71%	-£20,038,994	-£19,659,099	-£19,677,753	-£19,297,867	-£20,265,497	-£19,904,256
50%	71%	-£20,766,865	-£20,346,969	-£20,365,498	-£19,943,369	-£21,018,535	-£20,617,187
100%	71%	-£28,045,573	-£27,201,362	-£27,242,815	-£26,388,603	-£28,548,914	-£27,746,156
10%	75%	-£15,909,653	-£14,939,974	-£14,926,720	-£14,854,039	-£15,952,986	-£14,970,053
15%	75%	-£15,739,539	-£15,621,613	-£15,696,193	-£15,497,113	-£15,795,533	-£15,671,139
20%	75%	-£16,451,411	-£16,305,652	-£16,285,545	-£16,140,186	-£16,538,079	-£16,372,213
25%	75%	-£17,172,297	-£16,990,591	-£16,964,958	-£16,783,258	-£17,280,625	-£17,073,292
30%	75%	-£17,893,189	-£17,675,131	-£17,644,370	-£17,426,331	-£18,023,170	-£17,774,371
35%	75%	-£18,616,842	-£18,359,670	-£18,327,783	-£18,069,403	-£18,770,699	-£18,475,076
40%	75%	-£19,340,512	-£19,054,037	-£19,012,353	-£18,716,878	-£19,525,689	-£19,188,522
45%	75%	-£20,062,180	-£19,749,772	-£19,702,878	-£19,370,469	-£20,280,371	-£19,901,067
50%	75%	-£20,784,258	-£20,445,507	-£20,392,462	-£20,024,960	-£21,035,064	-£20,613,613
10%	60%	-£14,689,994	-£14,853,707	-£14,903,648	-£14,787,903	-£15,037,326	-£14,972,361
15%	60%	-£15,671,044	-£15,496,612	-£15,571,524	-£15,397,093	-£15,775,045	-£15,675,525
20%	60%	-£16,372,094	-£16,139,518	-£16,239,401	-£16,008,826	-£16,510,762	-£16,378,068
25%	60%	-£17,073,144	-£16,782,422	-£16,782,422	-£16,165,658	-£17,246,476	-£17,080,117
30%	60%	-£17,774,194	-£17,425,331	-£17,575,154	-£17,226,291	-£17,982,195	-£17,783,155
35%	60%	-£18,475,768	-£18,068,236	-£18,243,031	-£17,836,024	-£18,722,403	-£18,488,392
40%	60%	-£19,178,262	-£18,715,523	-£18,918,556	-£18,445,797	-£19,470,153	-£19,200,426
45%	60%	-£19,880,756	-£19,364,810	-£19,567,566	-£19,065,301	-£20,217,903	-£19,914,466
50%	60%	-£20,613,314	-£20,022,365	-£20,276,155	-£19,685,207	-£20,965,652	-£20,628,493

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£5,481,884	-£5,481,884	-£5,481,884	-£5,481,884	-£5,481,884	-£5,481,884
10%	71%	-£5,450,201	-£5,367,137	-£5,371,216	-£5,288,154	-£5,499,724	-£5,420,740
15%	71%	-£6,166,358	-£6,041,764	-£6,047,882	-£5,923,289	-£6,240,644	-£6,122,168
20%	71%	-£6,882,516	-£6,716,391	-£6,724,548	-£6,558,423	-£6,981,564	-£6,823,596
25%	71%	-£7,598,674	-£7,391,017	-£7,401,214	-£7,193,657	-£7,722,485	-£7,529,025
30%	71%	-£8,314,832	-£8,065,644	-£8,077,881	-£7,828,692	-£8,463,404	-£8,226,453
35%	71%	-£9,032,242	-£8,740,271	-£8,754,546	-£8,483,826	-£9,209,411	-£8,929,446
40%	71%	-£9,749,652	-£9,414,898	-£9,430,323	-£9,143,458	-£9,954,418	-£9,641,346
45%	71%	-£10,468,064	-£10,109,089	-£10,127,743	-£9,747,847	-£10,715,467	-£10,354,246
50%	71%	-£11,186,859	-£10,794,749	-£10,815,476	-£10,389,370	-£11,468,529	-£11,087,146
100%	71%	-£18,495,993	-£17,651,352	-£17,692,205	-£16,848,693	-£19,598,928	-£19,186,048
10%	75%	-£5,459,144	-£5,389,963	-£5,376,710	-£5,304,029	-£5,600,976	-£5,420,044
15%	75%	-£6,180,522	-£6,071,503	-£6,056,122	-£5,947,102	-£6,245,522	-£6,121,122
20%	75%	-£6,901,401	-£6,756,042	-£6,735,535	-£6,590,176	-£6,988,069	-£6,822,202
25%	75%	-£7,622,281	-£7,440,581	-£7,414,847	-£7,232,948	-£7,730,616	-£7,523,228
30%	75%	-£8,343,160	-£8,125,120	-£8,094,380	-£7,876,521	-£8,473,180	-£8,224,361
35%	75%	-£9,066,832	-£8,809,660	-£8,773,772	-£8,519,393	-£9,220,979	-£8,925,966
40%	75%	-£9,789,501	-£9,504,027	-£9,462,342	-£9,166,868	-£9,975,970	-£9,638,512
45%	75%	-£10,512,170	-£10,199,768	-£10,156,868	-£9,820,459	-£10,720,361	-£10,351,067
50%	75%	-£11,234,840	-£10,895,497	-£10,843,392	-£10,474,049	-£11,465,051	-£11,063,603
10%	60%	-£5,419,984	-£5,303,697	-£5,353,637	-£5,237,350	-£5,498,318	-£5,422,971
15%	60%	-£6,121,034	-£5,946,602	-£6,021,514	-£5,847,693	-£6,225,935	-£6,125,515
20%	60%	-£6,822,506	-£6,622,506	-£6,656,616	-£6,466,616	-£6,960,751	-£6,826,056
25%	60%	-£7,523,134	-£7,232,415	-£7,257,267	-£7,066,548	-£7,696,648	-£7,530,602
30%	60%	-£8,224,184	-£7,875,321	-£7,925,144	-£7,676,281	-£8,432,185	-£8,233,145
35%	60%	-£8,925,734	-£8,516,226	-£8,565,021	-£8,286,014	-£9,172,393	-£8,936,382
40%	60%	-£9,627,284	-£9,165,513	-£9,268,545	-£8,995,787	-£9,920,143	-£9,650,416
45%	60%	-£10,328,784	-£9,818,934	-£9,947,345	-£9,515,491	-£10,667,892	-£10,364,449
50%	60%	-£11,030,309	-£10,472,365	-£10,726,144	-£10,136,187	-£11,415,642	-£11,078,463

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£397,734	£397,734	£397,734	£397,734	£397,734	£397,734
10%	71%	-£1,034,583	-£951,520	-£955,998	-£872,536	-£1,084,107	-£1,005,123
15%	71%	-£1,190,741	-£1,128,146	-£1,133,285	-£1,107,871	-£1,235,027	-£1,106,551
20%	71%	-£2,466,899	-£2,300,774	-£2,308,930	-£2,142,805	-£2,595,947	-£2,407,979
25%	71%	-£3,183,057	-£2,875,400	-£2,885,597	-£2,777,940	-£3,306,867	-£3,109,407
30%	71%	-£3,899,215	-£3,650,026	-£3,662,253	-£3,413,075	-£4,047,787	-£3,810,835
35%	71%	-£4,617,625	-£4,324,654	-£4,338,909	-£4,088,209	-£4,793,794	-£4,512,829
40%	71%	-£5,345,496	-£5,007,811	-£5,024,393	-£4,686,708	-£5,546,832	-£5,225,729
45%	71%	-£6,073,367	-£5,693,472	-£5,712,126	-£5,332,230	-£6,299,870	-£5,939,629
50%	71%	-£6,801,238	-£6,379,132	-£6,399,859	-£5,977,752	-£7,052,907	-£6,651,529
100%	71%	-£14,078,946	-£13,235,734	-£13,277,167	-£12,432,976	-£14,583,267	-£13,760,528
10%	75%	-£1,044,026	-£971,346	-£961,092	-£888,412	-£1,087,359	-£1,004,426
15%	75%	-£1,764,904	-£1,655,885	-£1,640,595	-£1,531,485	-£1,829,905	-£1,705,505
20%	75%	-£2,485,784	-£2,340,424	-£2,319,918	-£2,174,658	-£2,572,451	-£2,406,585
25%	75%	-£3,206,663	-£3,024,964	-£3,009,330	-£2,817,630	-£3,314,997	-£3,107,664
30%	75%	-£3,927,542	-£3,709,503	-£3,678,743	-£3,480,704	-£4,057,543	-£3,808,743
35%	75%	-£4,648,421	-£4,394,042	-£4,358,155	-£4,163,776	-£4,805,362	-£4,510,349
40%	75%	-£5,369,300	-£5,088,410	-£5,046,261	-£4,751,251	-£5,560,989	-£5,222,895
45%	75%	-£6,090,179	-£5,784,145	-£5,737,250	-£5,404,842	-£6,314,743	-£5,935,440
50%	75%	-£6,811,058	-£6,479,879	-£6,427,774	-£6,058,432	-£7,069,434	-£6,647,986
10%	60%	-£1,004,366	-£888,079	-£898,020	-£821,753	-£1,073,701	-£1,007,353
15%	60%	-£1,705,417	-£1,530,985	-£1,505,897	-£1,431,466	-£1,809,417	-£1,709,897
20%	60%	-£2,406,468	-£2,173,891	-£2,173,774	-£2,041,198	-£2,545,134	-£2,412,440
25%	60%	-£3,107,517	-£2,816,797	-£2,816,797	-£2,660,931	-£3,280,851	-£3,114,984
30%	60%	-£3,808,566	-£3,459,704	-£3,459,704	-£3,280,684	-£4,016,567	-£3,811,526
35%	60%	-£4,510,139	-£4,102,609	-£4,102,609	-£3,870,396	-£4,756,775	-£4,520,765
40%	60%	-£5,212,654	-£4,749,896	-£4,749,896	-£4,480,169	-£5,504,526	-£5,234,798
45%	60%	-£5,915,170	-£5,403,317	-£5,403,317	-£5,099,874	-£6,252,275	-£5,949,532
50%	60%	-£6,617,686	-£6,056,737	-£6,056,737	-£5,719,579	-£7,000,024	-£6,662,865

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 3

CIL Zone  
Value Area 3

No Units	65	Sales value inflation	0%
Site Area	0.66 Ha	Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£7,342,802	£7,342,802	£7,342,802	£7,342,802	£7,342,802	£7,342,802
10%	71%	£5,879,076	£5,775,746	£5,742,730	£5,839,400	£5,653,045	£5,716,700
15%	71%	£4,847,922	£4,992,217	£4,942,693	£5,087,699	£4,606,167	£4,903,646
20%	71%	£4,015,346	£4,206,989	£4,142,697	£4,355,998	£3,963,296	£4,090,995
25%	71%	£3,183,485	£3,425,161	£3,342,621	£3,584,296	£3,118,410	£3,277,545
30%	71%	£2,351,621	£2,641,632	£2,542,584	£2,832,595	£2,273,531	£2,464,493
35%	71%	£1,519,757	£1,858,104	£1,742,547	£2,080,894	£1,428,953	£1,641,442
40%	71%	£687,894	£1,074,575	£942,511	£1,329,192	£583,773	£838,390
45%	71%	£-146,324	£291,047	£142,475	£577,491	£-265,376	£25,339
50%	71%	£-981,792	£-930,535	£-968,316	£-177,060	£-1,124,072	£-930,595
100%	71%	£-3,446,480	£-3,463,966	£-3,789,527	£-2,817,014	£-3,711,038	£-3,064,087
10%	75%	£5,670,399	£5,754,986	£5,737,236	£5,821,823	£5,647,623	£5,714,460
15%	75%	£4,834,199	£4,961,078	£4,934,454	£5,061,333	£4,800,033	£4,900,288
20%	75%	£3,997,997	£4,117,170	£4,113,670	£4,300,645	£3,852,434	£4,086,117
25%	75%	£3,161,795	£3,373,261	£3,328,887	£3,540,353	£3,104,854	£3,271,946
30%	75%	£2,325,594	£2,579,353	£2,526,104	£2,779,863	£2,257,264	£2,457,774
35%	75%	£1,489,392	£1,785,445	£1,723,321	£2,019,374	£1,409,674	£1,643,603
40%	75%	£63,100	£901,536	£900,537	£1,258,884	£562,084	£829,432
45%	75%	£-186,005	£197,628	£117,754	£498,304	£-290,174	£15,261
50%	75%	£-1,036,883	£-606,032	£-696,232	£-266,382	£-1,151,627	£-911,977
60%	75%	£-3,065,329	£-3,542,173	£-3,760,308	£-2,885,647	£-3,703,368	£-3,253,888
15%	60%	£4,888,957	£5,091,865	£4,969,061	£5,172,069	£4,834,194	£4,914,398
20%	60%	£4,070,875	£4,341,552	£4,177,814	£4,448,491	£3,997,990	£4,104,930
25%	60%	£3,252,893	£3,591,239	£3,386,567	£3,724,913	£3,161,788	£3,295,462
30%	60%	£2,434,912	£2,840,927	£2,595,300	£3,001,336	£2,325,384	£2,485,994
35%	60%	£1,616,930	£2,090,614	£1,804,073	£2,277,758	£1,489,382	£1,676,525
40%	60%	£798,948	£1,340,302	£1,012,826	£1,554,180	£653,178	£867,056
45%	60%	£-19,346	£589,869	£221,579	£830,602	£-186,152	£37,988
50%	60%	£-850,705	£-162,946	£-578,985	£107,024	£-1,035,897	£-764,177

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£52,060,122	£52,060,122	£52,060,122	£52,060,122	£52,060,122	£52,060,122
10%	71%	£53,723,049	£53,693,178	£53,693,026	£53,693,026	£53,749,879	£53,688,226
15%	71%	£54,655,712	£54,410,107	£54,460,235	£54,315,225	£54,594,757	£54,456,717
20%	71%	£55,387,676	£55,194,236	£55,260,268	£55,066,027	£55,430,637	£55,312,329
25%	71%	£56,219,439	£55,977,783	£56,090,304	£55,818,828	£56,284,515	£56,126,379
30%	71%	£57,051,204	£55,761,292	£55,660,340	£55,576,390	£57,129,394	£56,930,431
35%	71%	£57,883,167	£55,544,801	£55,330,377	£55,322,031	£57,974,272	£57,745,482
40%	71%	£58,715,030	£55,328,349	£55,004,413	£55,073,732	£58,819,151	£58,564,534
45%	71%	£59,546,893	£55,111,877	£54,680,450	£54,825,434	£59,668,300	£59,377,586
50%	71%	£60,378,756	£54,895,406	£54,356,487	£54,576,984	£60,518,984	£60,205,306
100%	71%	£68,840,405	£67,868,890	£68,202,451	£67,219,938	£69,113,964	£68,467,011
10%	75%	£53,732,525	£53,697,939	£53,695,589	£53,691,101	£53,755,301	£53,698,465
15%	75%	£54,568,277	£54,441,847	£54,468,917	£54,313,959	£54,602,894	£54,500,366
20%	75%	£55,404,028	£54,225,755	£54,271,254	£54,102,081	£55,450,481	£55,316,807
25%	75%	£56,241,130	£54,009,664	£54,074,037	£53,852,571	£56,298,070	£56,130,979
30%	75%	£57,077,331	£53,793,572	£53,746,820	£53,623,961	£57,145,660	£56,945,150
35%	75%	£57,913,533	£53,577,481	£53,529,654	£53,403,250	£57,993,250	£57,780,327
40%	75%	£58,749,735	£53,361,389	£53,314,041	£53,184,041	£58,840,840	£58,573,493
45%	75%	£59,585,937	£53,145,297	£53,096,170	£52,968,531	£59,692,039	£59,387,663
50%	75%	£60,422,139	£52,929,205	£52,808,307	£52,750,022	£60,543,232	£60,214,301
10%	60%	£53,696,086	£53,560,747	£53,642,616	£53,507,277	£53,732,528	£53,679,058
15%	60%	£54,531,068	£54,345,656	£54,427,525	£54,290,855	£54,568,731	£54,488,526
20%	60%	£55,365,050	£54,130,565	£54,212,414	£54,076,764	£55,404,624	£55,297,995
25%	60%	£56,199,032	£53,915,474	£53,804,303	£53,869,671	£56,240,513	£56,107,463
30%	60%	£57,033,014	£53,700,383	£53,593,192	£53,654,580	£57,076,402	£56,916,311
35%	60%	£57,867,000	£53,485,292	£53,382,081	£53,440,489	£57,913,291	£57,726,400
40%	60%	£58,701,000	£53,270,201	£53,170,970	£53,228,388	£58,749,180	£58,536,988
45%	60%	£59,535,000	£53,055,110	£52,960,860	£53,017,277	£59,584,070	£59,346,336
50%	60%	£60,369,000	£52,840,019	£52,750,750	£52,806,166	£60,418,960	£60,167,102

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£26,931,015	£26,931,015	£26,931,015	£26,931,015	£26,931,015	£26,931,015
10%	71%	£42,057,775	£41,961,104	£41,994,120	£41,897,451	£42,083,805	£42,020,150
15%	71%	£42,889,638	£42,744,633	£42,794,157	£42,697,151	£42,928,683	£42,853,202
20%	71%	£43,721,501	£42,529,161	£42,581,693	£42,484,853	£43,773,561	£43,646,294
25%	71%	£44,553,365	£42,313,689	£42,330,230	£42,182,554	£44,618,440	£44,459,305
30%	71%	£45,385,229	£42,098,217	£42,116,762	£42,004,255	£45,460,319	£45,272,357
35%	71%	£46,217,093	£41,882,746	£41,904,293	£41,855,967	£46,302,198	£46,086,408
40%	71%	£47,048,957	£41,667,275	£41,786,820	£41,667,658	£47,144,077	£46,896,460
45%	71%	£47,880,821	£41,451,804	£41,667,375	£41,550,350	£47,985,956	£47,711,512
50%	71%	£48,712,685	£41,236,333	£41,542,902	£41,433,042	£48,827,835	£48,537,446
100%	71%	£57,183,330	£50,209,816	£50,338,317	£50,165,804	£57,441,899	£56,839,827
10%	75%	£42,066,451	£41,981,865	£41,999,614	£41,915,027	£42,089,227	£42,022,390
15%	75%	£42,902,653	£41,766,772	£41,802,396	£41,675,517	£42,936,817	£42,836,562
20%	75%	£43,738,854	£41,551,680	£41,685,180	£41,558,007	£43,784,407	£43,690,733
25%	75%	£44,575,056	£41,336,588	£41,467,963	£41,446,697	£44,631,997	£44,548,920
30%	75%	£45,411,258	£41,121,496	£41,252,746	£41,330,388	£45,479,586	£45,279,076
35%	75%	£46,247,460	£40,906,404	£41,038,529	£41,213,080	£46,327,176	£46,093,247
40%	75%	£47,083,662	£40,691,312	£40,824,312	£41,094,772	£47,174,766	£46,907,988
45%	75%	£47,919,864	£40,476,220	£40,610,095	£40,976,464	£48,022,356	£47,721,589
50%	75%	£48,756,066	£40,261,128	£40,396,878	£40,858,157	£48,869,946	£48,548,827
10%	60%	£42,030,012	£41,894,673	£41,976,242	£41,841,203	£42,065,454	£42,012,984
15%	60%	£42,866,214	£41,679,181	£41,767,769	£41,646,731	£42,912,652	£42,820,222
20%	60%	£43,702,416	£41,463,689	£41,554,296	£41,530,220	£43,759,850	£43,631,020
25%	60%	£44,538,618	£41,248,197	£41,340,823	£41,412,707	£44,607,048	£44,441,388
30%	60%	£45,374,820	£41,032,705	£41,126,350	£41,295,195	£45,454,246	£45,250,956
35%	60%	£46,211,022	£40,817,213	£40,910,877	£41,177,682	£46,301,444	£46,060,326
40%	60%	£47,047,224	£40,601,721	£40,705,404	£41,060,170	£47,148,642	£46,869,794
45%	60%	£47,883,426	£40,386,229	£40,490,931	£40,942,658	£47,995,840	£47,679,262
50%	60%	£48,719,628	£40,170,737	£40,275,458	£40,825,146	£48,843,038	£48,501,667

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£20,982,868	£20,982,868	£20,982,868	£20,982,868	£20,982,868	£20,982,868
10%	71%	£21,748,999	£21,640,014	£21,682,940	£21,586,211	£21,772,675	£21,708,911
15%	71%	£22,515,130	£21,425,042	£21,477,866	£21,380,482	£22,618,539	£22,522,022
20%	71%	£23,281,261	£21,210,070	£21,269,790	£21,283,757	£23,464,403	£23,335,074
25%	71%	£24,047,392	£21,000,598	£21,069,714	£21,187,032	£24,310,267	£24,148,125
30%	71%	£24,813,523	£20,791,126	£20,868,638	£21,090,307	£25,156,131	£24,961,177
35%	71%	£25,579,654	£20,581,654	£20,667,562	£21,000,582	£26,002,000	£25,774,228
40%	71%	£26,345,785	£20,372,182	£20,462,486	£20,910,857	£26,847,869	£26,582,280
45%	71%	£27,111,916	£20,162,710	£20,262,410	£20,821,132	£27,693,738	£27,400,332
50%	71%	£27,878,047	£19,953,238	£20,064,334	£20,731,407	£28,539,607	£28,217,384
100%	71%	£36,348,692	£20,929,816	£21,060,317	£20,862,388	£36,185,491	£35,839,827
10%	75%	£22,066,451	£21,981,865</				

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£10,889,935	-£10,889,935	-£10,889,935	-£10,889,935	-£10,889,935	-£10,889,935
10%	71%	-£12,563,662	-£12,456,992	-£12,460,098	-£12,393,338	-£12,370,607	-£12,510,038
15%	71%	-£13,385,925	-£13,240,520	-£13,290,045	-£13,145,038	-£13,124,571	-£13,329,090
20%	71%	-£14,217,389	-£14,024,049	-£14,060,081	-£13,896,740	-£14,269,450	-£14,142,142
25%	71%	-£15,049,252	-£14,807,577	-£14,890,117	-£14,648,441	-£15,114,328	-£14,955,193
30%	71%	-£15,881,115	-£15,591,105	-£15,672,153	-£15,400,143	-£15,959,207	-£15,768,244
35%	71%	-£16,712,980	-£16,374,634	-£16,450,190	-£16,151,844	-£16,804,085	-£16,581,295
40%	71%	-£17,544,844	-£17,158,162	-£17,230,227	-£16,903,545	-£17,648,964	-£17,394,347
45%	71%	-£18,376,707	-£17,941,690	-£18,010,263	-£17,655,247	-£18,493,843	-£18,207,399
50%	71%	-£19,208,570	-£18,725,217	-£18,790,299	-£18,406,947	-£19,338,721	-£19,033,353
100%	71%	-£27,624,218	-£26,698,704	-£27,032,265	-£26,049,751	-£27,943,777	-£27,296,824
10%	75%	-£12,562,338	-£12,477,752	-£12,495,502	-£12,410,915	-£12,585,114	-£12,518,278
15%	75%	-£13,394,201	-£13,271,680	-£13,298,294	-£13,171,405	-£13,422,704	-£13,332,449
20%	75%	-£14,226,064	-£14,065,568	-£14,101,067	-£13,931,894	-£14,280,294	-£14,146,621
25%	75%	-£15,057,927	-£14,850,477	-£14,903,850	-£14,682,384	-£15,127,884	-£14,960,792
30%	75%	-£15,889,790	-£15,635,386	-£15,706,824	-£15,433,874	-£16,075,474	-£15,774,963
35%	75%	-£16,721,653	-£16,420,299	-£16,509,417	-£16,213,364	-£16,923,064	-£16,586,135
40%	75%	-£17,553,516	-£17,205,212	-£17,312,200	-£16,973,854	-£17,870,653	-£17,403,306
45%	75%	-£18,385,379	-£18,035,109	-£18,114,983	-£17,734,344	-£18,822,812	-£18,217,476
50%	75%	-£19,217,242	-£18,865,016	-£18,935,970	-£18,494,120	-£19,770,365	-£19,044,714
10%	60%	-£12,525,899	-£12,390,560	-£12,472,429	-£12,337,090	-£12,562,341	-£12,508,871
15%	60%	-£13,343,887	-£13,140,873	-£13,263,877	-£13,080,668	-£13,398,544	-£13,318,340
20%	60%	-£14,161,875	-£13,991,186	-£14,054,593	-£13,794,247	-£14,234,747	-£14,127,808
25%	60%	-£14,979,863	-£14,841,499	-£14,946,711	-£14,507,829	-£15,070,350	-£14,933,276
30%	60%	-£15,797,851	-£15,691,811	-£15,637,418	-£15,231,403	-£15,907,153	-£15,746,744
35%	60%	-£16,615,839	-£16,542,123	-£16,428,665	-£15,954,980	-£16,743,358	-£16,595,213
40%	60%	-£17,433,827	-£17,392,436	-£17,219,912	-£16,678,568	-£17,579,559	-£17,395,981
45%	60%	-£18,251,815	-£18,242,748	-£18,011,159	-£17,402,136	-£18,415,755	-£18,175,149
50%	60%	-£19,069,803	-£19,093,653	-£18,811,722	-£18,125,714	-£19,258,953	-£18,956,915

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£5,798,827	-£5,642,156	-£5,675,172	-£5,578,503	-£5,764,857	-£5,701,202
10%	71%	-£6,570,690	-£6,425,885	-£6,475,209	-£6,380,203	-£6,609,735	-£6,514,254
15%	71%	-£7,402,553	-£7,209,213	-£7,275,245	-£7,081,904	-£7,454,614	-£7,327,306
20%	71%	-£8,234,416	-£8,002,741	-£8,075,287	-£7,833,606	-£8,299,492	-£8,140,257
25%	71%	-£9,066,279	-£8,776,270	-£8,875,318	-£8,585,307	-£9,144,371	-£8,953,409
30%	71%	-£9,898,142	-£9,559,798	-£9,675,355	-£9,337,009	-£9,989,250	-£9,766,460
35%	71%	-£10,730,005	-£10,343,327	-£10,435,391	-£10,088,710	-£10,834,129	-£10,579,515
40%	71%	-£11,561,868	-£11,126,855	-£11,225,427	-£10,840,411	-£11,683,278	-£11,392,564
45%	71%	-£12,393,731	-£11,910,383	-£12,086,219	-£11,594,962	-£12,514,974	-£12,218,458
50%	71%	-£13,225,594	-£12,693,910	-£12,937,255	-£12,346,463	-£13,346,670	-£13,030,352
100%	71%	-£20,894,382	-£19,891,898	-£20,217,429	-£19,234,916	-£21,128,941	-£20,481,699
10%	75%	-£5,797,965	-£5,662,917	-£5,689,079	-£5,596,079	-£5,770,279	-£5,703,442
15%	75%	-£6,583,705	-£6,456,824	-£6,483,448	-£6,386,569	-£6,617,869	-£6,517,614
20%	75%	-£7,419,496	-£7,205,732	-£7,286,232	-£7,117,059	-£7,465,459	-£7,331,785
25%	75%	-£8,255,107	-£8,044,641	-£8,089,015	-£7,877,549	-£8,313,048	-£8,145,968
30%	75%	-£9,090,908	-£8,883,549	-£8,891,738	-£8,638,039	-£9,160,126	-£8,966,126
35%	75%	-£9,926,709	-£9,632,457	-£9,694,581	-£9,398,528	-£10,008,228	-£9,774,299
40%	75%	-£10,762,512	-£10,426,366	-£10,497,365	-£10,159,018	-£10,855,817	-£10,598,471
45%	75%	-£11,598,313	-£11,292,274	-£11,363,148	-£10,919,509	-£11,708,076	-£11,402,841
50%	75%	-£12,434,114	-£12,023,935	-£12,114,134	-£11,684,284	-£12,569,529	-£12,229,879
10%	60%	-£5,711,064	-£5,575,725	-£5,657,594	-£5,522,255	-£5,747,506	-£5,694,038
15%	60%	-£6,529,045	-£6,326,037	-£6,448,841	-£6,245,833	-£6,583,708	-£6,503,504
20%	60%	-£7,347,026	-£7,076,351	-£7,240,989	-£7,089,411	-£7,419,912	-£7,312,972
25%	60%	-£8,165,009	-£7,826,663	-£8,031,335	-£7,892,989	-£8,256,114	-£8,122,440
30%	60%	-£8,982,990	-£8,576,975	-£8,822,582	-£8,616,567	-£9,092,318	-£8,931,908
35%	60%	-£9,800,972	-£9,327,288	-£9,613,830	-£9,410,144	-£9,928,320	-£9,741,378
40%	60%	-£10,618,954	-£10,077,600	-£10,406,076	-£10,203,722	-£10,764,724	-£10,550,846
45%	60%	-£11,437,248	-£10,827,913	-£11,196,324	-£10,987,300	-£11,603,920	-£11,360,314
50%	60%	-£12,256,807	-£11,580,848	-£11,996,887	-£11,810,878	-£12,453,800	-£12,182,079

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,865,142	£2,865,142	£2,865,142	£2,865,142	£2,865,142	£2,865,142
10%	71%	£1,201,415	£1,298,086	£1,266,070	£1,361,739	£1,175,385	£1,239,039
15%	71%	£386,652	£514,567	£466,022	£610,085	£336,967	£425,897
20%	71%	-£462,912	-£298,972	-£335,034	-£141,663	-£514,573	-£397,965
25%	71%	-£1,294,175	-£1,052,499	-£1,135,040	-£893,364	-£1,359,251	-£1,200,115
30%	71%	-£2,126,040	-£1,836,028	-£1,935,076	-£1,645,066	-£2,204,130	-£2,013,167
35%	71%	-£2,957,905	-£2,619,557	-£2,735,113	-£2,396,167	-£3,049,008	-£2,828,218
40%	71%	-£3,789,768	-£3,403,085	-£3,535,149	-£3,148,468	-£3,993,887	-£3,639,270
45%	71%	-£4,621,633	-£4,186,613	-£4,335,186	-£3,900,170	-£4,743,036	-£4,452,322
50%	71%	-£5,453,498	-£4,970,142	-£5,145,977	-£4,654,720	-£5,601,732	-£5,278,258
100%	71%	-£19,894,382	-£19,894,382	-£19,894,382	-£19,894,382	-£19,894,382	-£19,894,382
10%	75%	£1,192,730	£1,277,325	£1,259,575	£1,344,163	£1,189,963	£1,236,709
15%	75%	£396,637	£483,417	£456,793	£583,672	£322,373	£422,628
20%	75%	-£479,664	-£310,491	-£345,960	-£178,817	-£525,217	-£391,843
25%	75%	-£1,315,866	-£1,104,400	-£1,148,773	-£637,307	-£1,372,806	-£1,205,715
30%	75%	-£2,152,067	-£1,898,308	-£1,951,556	-£1,697,797	-£2,220,396	-£2,019,888
35%	75%	-£2,989,269	-£2,692,215	-£2,754,340	-£2,498,286	-£3,067,986	-£2,834,057
40%	75%	-£3,826,471	-£3,486,124	-£3,559,123	-£3,219,777	-£3,915,376	-£3,648,229
45%	75%	-£4,663,673	-£4,280,032	-£4,359,906	-£3,979,267	-£4,767,835	-£4,462,399
50%	75%	-£5,500,875	-£5,083,693	-£5,173,893	-£4,744,042	-£5,629,288	-£5,289,637
10%	60%	£1,229,178	£1,364,517	£1,282,648	£1,417,987	£1,192,736	£1,246,295
15%	60%	£411,196	£514,265	£481,405	£634,409	£336,533	£436,736
20%	60%	-£406,786	-£136,109	-£299,846	-£29,169	-£479,670	-£372,731
25%	60%	-£1,224,768	-£886,421	-£1,091,094	-£752,747	-£1,315,873	-£1,182,199
30%	60%	-£2,042,146	-£1,636,734	-£1,862,340	-£1,476,326	-£2,152,076	-£1,991,667
35%	60%	-£2,860,730	-£2,387,046	-£2,673,588	-£2,199,903	-£2,988,279	-£2,801,136
40%	60%	-£3,678,712	-£3,137,359	-£3,464,834	-£2,923,481	-£3,824,482	-£3,610,604
45%	60%	-£4,497,006	-£3,897,671	-£4,256,082	-£3,647,059	-£4,663,678	-£4,420,072
50%	60%	-£5,326,388	-£4,640,606	-£5,056,645	-£4,370,637	-£5,613,658	-£5,241,838

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£11,100,488	-£11,100,488	-£11,100,488	-£11,100,488	-£11,100,488	-£11,100,488
10%	71%	-£12,784,212	-£12,687,542	-£12,700,558	-£12,603,888	-£12,790,243	-£12,726,588
15%	71%	-£13,636,076	-£13,451,071	-£13,500,558	-£13,355,369	-£13,635,121	-£13,536,646
20%	71%	-£14,427,939	-£14,234,599	-£14,300,631	-£14,107,290	-£14,480,000	-£14,352,692
25%	71%	-£15,259,803	-£15,018,127	-£15,100,667	-£14,888,992	-£15,324,878	-£15,165,743
30%	71%	-£16,091,667	-£15,801,656	-£15,900,704	-£15,670,833	-£16,169,757	-£15,978,798
35%	71%	-£16,923,531	-£16,585,184	-£16,700,741	-£16,452,668	-£17,014,635	-£16,797,846
40%	71%	-£17,755,394	-£17,368,713	-£17,500,777	-£17,234,503	-£17,859,513	-£17,604,898
45%	71%	-£18,587,258	-£18,152,241	-£18,300,813	-£18,016,338	-£18,704,391	-£18,417,949
50%	71%	-£19,419,121	-£18,935,769	-£19,100,849	-£18,802,173	-£19,549,269	-£19,230,000
100%	71%	-£27,889,768	-£26,907,254	-£27,242,815	-£26,260,302	-£28,154,327	-£27,507,375
15%	75%	-£13,809,090	-£13,482,210	-£13,598,894	-£13,381,955	-£13,943,255	-£13,543,000
10%	75%	-£12,772,888	-£12,689,302	-£12,706,052	-£12,621,465	-£12,795,665	-£12,729,828
20%	75%	-£14,445,291	-£14,276,118	-£14,311,618	-£14,142,444	-£14,490,845	-£14,357,171
25%	75%	-£15,281,493	-£15,070,027	-£15,114,401	-£14,902,935	-£15,338,434	-£15,171,342
30%	75%	-£16,117,694	-£15,853,935	-£15,917,194	-£15,685,425	-£16,186,024	-£15,985,514
35%	75%	-£16,953,896	-£16,637,943	-£16,719,987	-£16,422,914	-£17,033,614	-£16,799,685
40%	75%	-£17,790,098	-£17,451,752	-£17,522,750	-£17,284,404	-£17,881,203	-£17,613,856
45%	75%	-£18,626,299	-£18,245,660	-£18,325,534	-£18,044,894	-£18,733,462	-£18,428,027
50%	75%	-£19,462,501	-£19,039,568	-£19,189,520	-£18,799,870	-£19,584,915	-£19,285,285
10%	60%	-£12,756,449	-£12,601,111	-£12,682,360	-£12,547,641	-£12,772,802	-£12,710,422
15%	60%	-£13,554,437	-£13,351,423	-£13,474,227	-£13,271,219	-£13,609,094	-£13,528,890
20%	60%	-£14,372,413	-£14,101,736	-£14,265,474	-£13,994,797	-£14,445,298	-£14,336,358
25%	60%	-£15,190,389	-£14,859,042	-£15,056,722	-£14,714,375	-£15,281,502	-£15,147,862
30%	60%	-£16,008,364	-£15,602,361	-£15,847,968	-£15,441,953	-£16,117,704	-£15,957,294
35%	60%	-£16,826,338	-£16,352,674	-£16,639,215	-£16,165,530	-£16,953,908	-£16,766,763
40%	60%	-£17,644,313	-£17,102,986	-£17,430,462	-£16,889,108	-£17,790,110	-£17,576,232
45%	60%	-£18,462,287	-£17,853,299	-£18,221,710	-£17,612,686	-£18,626,306	-£18,385,700
50%	60%	-£19,280,261	-£18,603,612	-£19,022,273	-£18,336,264	-£19,470,185	-£19,207,465

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£3,689,476	-£3,689,476	-£3,689,476	-£3,689,476	-£3,689,476	-£3,689,476
10%	71%	-£3,214,202	-£3,117,532	-£3,150,548	-£3,053,878	-£3,240,233	-£3,176,578
15%	71%	-£4,046,066	-£3,901,060	-£3,950,585	-£3,805,579	-£4,085,111	-£3,989,630
20%	71%	-£4,877,929	-£4,684,589	-£4,750,621	-£4,557,280	-£4,920,990	-£4,802,682
25%	71%	-£5,709,793	-£5,468,117	-£5,550,657	-£5,308,981	-£5,774,868	-£5,615,733
30%	71%	-£6,541,657	-£6,251,645	-£6,350,693	-£6,060,683	-£6,619,747	-£6,428,785
35%	71%	-£7,373,520	-£7,035,174	-£7,150,731	-£6,812,384	-£7,464,625	-£7,241,835
40%	71%	-£8,205,384	-£7,818,703	-£7,950,767	-£7,594,086	-£8,309,504	-£8,054,987
45%	71%	-£9,037,247	-£8,602,231	-£8,750,803	-£8,315,787	-£9,154,383	-£8,867,939
50%	71%	-£9,869,111	-£9,385,760	-£9,550,839	-£9,070,338	-£10,017,359	-£9,693,873
100%	71%	-£18,339,758	-£17,267,244	-£17,892,042	-£16,710,292	-£18,904,317	-£17,997,265
10%	75%	-£3,222,876	-£3,136,202	-£3,159,042	-£3,071,455	-£3,245,655	-£3,178,816
15%	75%	-£4,054,739	-£3,932,200	-£3,958,824	-£3,831,945	-£4,093,245	-£3,992,989
20%	75%	-£4,886,602	-£4,728,108	-£4,781,697	-£4,592,434	-£4,940,835	-£4,807,181
25%	75%	-£5,718,465	-£5,602,017	-£5,654,891	-£5,484,224	-£5,788,424	-£5,612,338
30%	75%	-£6,550,328	-£6,413,925	-£6,467,174	-£6,213,415	-£6,536,014	-£6,435,504
35%	75%	-£7,382,191	-£7,277,833	-£7,330,062	-£7,082,606	-£7,423,604	-£7,249,675
40%	75%	-£8,214,054	-£8,071,742	-£8,124,730	-£7,834,394	-£8,311,193	-£8,063,846
45%	75%	-£9,045,917	-£8,858,650	-£8,916,524	-£8,594,884	-£9,153,452	-£8,878,017
50%	75%	-£9,877,780	-£9,645,558	-£9,707,318	-£9,455,374	-£10,004,905	-£9,705,255
10%	60%	-£3,186,439	-£3,051,100	-£3,132,070	-£3,027,631	-£3,222,881	-£3,169,412
15%	60%	-£4,004,421	-£3,801,413	-£3,824,217	-£3,721,209	-£4,059,084	-£3,978,880
20%	60%	-£4,822,403	-£4,622,726	-£4,644,197	-£4,444,197	-£4,885,291	-£4,788,346
25%	60%	-£5,640,385	-£5,302,039	-£5,356,711	-£5,168,365	-£5,731,490	-£5,597,616
30%	60%	-£6,458,367	-£6,052,351	-£6,297,958	-£6,091,943	-£6,587,693	-£6,407,294
35%	60%	-£7,276,349	-£6,802,664	-£7,089,205	-£6,815,920	-£7,403,896	-£7,216,753
40%	60%	-£8,094,330	-£7,552,976	-£7,880,452	-£7,539,098	-£8,249,099	-£8,026,221
45%	60%	-£8,912,312	-£8,303,289	-£8,671,699	-£8,062,676	-£9,079,296	-£8,835,690
50%	60%	-£9,730,294	-£9,053,602	-£9,472,263	-£8,786,254	-£9,929,175	-£9,657,455

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,885,142	£2,885,142	£2,885,142	£2,885,142	£2,885,142	£2,885,142
10%	71%	£1,201,415	£1,298,086	£1,265,070	£1,361,739	£1,175,385	£1,239,039
15%	71%	£389,852	£514,457	£486,039	£610,039	£339,397	£425,967
20%	71%	£482,312	£268,972	£335,004	£141,683	£514,373	£387,065
25%	71%	£1,294,175	£1,052,499	£1,135,040	£893,364	£1,350,251	£1,200,115
30%	71%	£2,126,040	£1,836,028	£1,935,076	£1,645,086	£2,204,130	£2,013,167
35%	71%	£2,957,903	£2,619,557	£2,735,113	£2,398,197	£3,040,008	£2,826,218
40%	71%	£3,789,766	£3,403,085	£3,535,149	£3,148,468	£3,893,887	£3,639,270
45%	71%	£4,621,629	£4,186,613	£4,335,186	£3,900,170	£4,743,036	£4,452,322
50%	71%	£5,453,492	£4,970,142	£5,145,223	£4,654,720	£5,601,732	£5,278,256
100%	71%	£19,924,143	£19,941,626	£19,277,167	£19,294,674	£19,188,700	£19,341,747
10%	75%	£1,192,730	£1,277,325	£1,259,575	£1,344,163	£1,169,963	£1,236,799
15%	75%	£356,417	£463,417	£456,705	£583,672	£322,373	£422,628
20%	75%	£470,894	£310,491	£345,950	£178,817	£525,217	£391,543
25%	75%	£1,315,866	£1,104,400	£1,148,773	£937,307	£1,372,806	£1,205,715
30%	75%	£2,152,067	£1,898,308	£1,951,556	£1,697,797	£2,220,396	£2,019,886
35%	75%	£2,989,269	£2,692,215	£2,754,340	£2,456,286	£3,067,986	£2,834,057
40%	75%	£3,824,471	£3,468,124	£3,557,123	£3,218,777	£3,915,576	£3,648,229
45%	75%	£4,659,673	£4,280,032	£4,359,006	£3,979,267	£4,767,835	£4,462,399
50%	75%	£5,494,875	£5,083,693	£5,173,893	£4,744,042	£5,620,285	£5,289,637
10%	60%	£1,299,178	£1,084,517	£1,282,848	£1,117,667	£1,192,136	£1,066,295
15%	60%	£411,198	£614,205	£491,400	£894,409	£356,533	£436,738
20%	60%	£406,786	£136,109	£299,846	£29,169	£479,670	£372,731
25%	60%	£1,224,768	£886,421	£1,091,094	£752,747	£1,315,873	£1,182,199
30%	60%	£2,042,749	£1,635,724	£1,852,340	£1,476,326	£2,152,078	£1,991,667
35%	60%	£2,860,730	£2,387,046	£2,673,588	£2,199,903	£2,988,279	£2,801,138
40%	60%	£3,678,712	£3,137,359	£3,464,834	£2,923,481	£3,824,482	£3,610,604
45%	60%	£4,496,694	£3,887,671	£4,256,082	£3,647,039	£4,663,978	£4,420,072
50%	60%	£5,328,366	£4,640,606	£5,056,645	£4,370,637	£5,513,558	£5,241,838

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

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

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£5,937,799	£5,937,799	£5,937,799	£5,937,799	£5,937,799	£5,937,799
10%	71%	£4,402,780	£4,488,984	£4,478,226	£4,564,430	£4,364,753	£4,440,199
15%	71%	£3,636,271	£3,764,575	£3,746,441	£3,877,744	£3,678,229	£3,691,398
20%	71%	£2,987,761	£3,040,167	£3,018,654	£3,151,080	£2,791,705	£2,842,565
25%	71%	£2,100,252	£2,315,759	£2,288,868	£2,504,375	£2,005,182	£2,193,798
30%	71%	£1,332,742	£1,591,351	£1,559,081	£1,817,691	£1,218,659	£1,444,998
35%	71%	£565,233	£868,944	£829,295	£1,131,005	£432,135	£896,197
40%	71%	£-205,584	£142,535	£99,590	£444,321	£-380,184	£-53,463
45%	71%	£-985,647	£-591,389	£-640,585	£-246,328	£-1,159,571	£-814,510
50%	71%	£-1,785,708	£-1,327,645	£-1,382,307	£-944,244	£-1,958,958	£-1,575,557
100%	71%	£-3,986,991	£-3,680,203	£-3,789,527	£-3,623,400	£-3,982,928	£-3,186,026
10%	75%	£4,393,514	£4,468,942	£4,472,733	£4,548,161	£4,360,240	£4,439,459
15%	75%	£3,621,373	£3,734,514	£3,740,201	£3,853,342	£3,571,480	£3,690,288
20%	75%	£2,849,230	£3,000,987	£3,007,687	£3,158,623	£2,782,881	£2,949,119
25%	75%	£2,077,088	£2,265,657	£2,275,134	£2,463,704	£1,903,902	£2,191,948
30%	75%	£1,304,945	£1,531,228	£1,542,602	£1,768,884	£1,205,123	£1,442,778
35%	75%	£532,803	£796,799	£810,068	£1,074,065	£416,343	£693,608
40%	75%	£-143,152	£32,171	£77,536	£379,246	£-278,528	£-56,471
45%	75%	£-1,026,024	£-683,049	£-665,710	£-320,735	£-1,180,208	£-817,893
50%	75%	£-1,812,795	£-1,429,490	£-1,410,223	£-1,026,918	£-1,981,888	£-1,579,317
60%	75%	£-4,032,431	£-3,553,115	£-3,495,895	£-3,618,490	£-4,279,179	£-3,442,568
15%	60%	£3,679,746	£3,860,772	£3,774,809	£3,955,835	£3,599,887	£3,694,949
20%	60%	£2,927,062	£3,168,430	£3,053,812	£3,295,179	£2,820,583	£2,947,334
25%	60%	£2,174,377	£2,476,087	£2,332,815	£2,634,524	£2,041,279	£2,199,717
30%	60%	£1,421,693	£1,783,746	£1,611,819	£1,913,870	£1,281,978	£1,456,101
35%	60%	£689,008	£1,091,403	£980,820	£1,313,215	£482,672	£704,484
40%	60%	£-85,044	£399,060	£169,823	£652,560	£-301,484	£-43,839
45%	60%	£-850,039	£-299,079	£-360,189	£-8,227	£-1,083,533	£-833,882
50%	60%	£-1,615,034	£-1,001,744	£-1,292,977	£-679,687	£-1,885,583	£-1,563,526

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£53,485,125	£53,485,125	£53,485,125	£53,485,125	£53,485,125	£53,485,125
10%	71%	£55,900,144	£54,913,941	£54,928,468	£54,938,468	£55,038,172	£55,062,126
15%	71%	£55,707,853	£55,838,390	£55,654,484	£55,525,180	£55,824,895	£55,711,526
20%	71%	£56,535,163	£56,362,757	£56,284,270	£56,211,864	£56,611,219	£56,460,328
25%	71%	£57,302,672	£57,087,185	£57,114,057	£56,898,550	£57,397,743	£57,209,127
30%	71%	£57,812,152	£57,811,573	£57,845,943	£57,585,234	£58,194,296	£58,057,027
35%	71%	£58,887,691	£58,687,691	£58,535,081	£58,273,930	£58,709,789	£58,709,789
40%	71%	£59,808,590	£59,290,390	£59,303,415	£58,958,803	£59,763,108	£59,458,387
45%	71%	£60,988,571	£59,894,313	£60,043,510	£58,649,253	£60,562,498	£60,217,434
50%	71%	£61,168,839	£60,730,589	£60,730,589	£60,347,168	£61,381,853	£60,976,468
100%	71%	£68,969,254	£68,093,122	£68,202,451	£67,326,324	£69,355,684	£68,588,951
10%	75%	£55,009,410	£54,933,982	£54,930,191	£54,854,764	£55,042,684	£54,953,486
15%	75%	£55,781,552	£55,688,414	£55,688,414	£55,640,654	£55,821,654	£55,712,836
20%	75%	£56,553,695	£56,402,839	£56,395,257	£56,244,402	£56,620,223	£56,461,806
25%	75%	£57,325,838	£57,137,287	£57,127,790	£56,939,221	£57,409,023	£57,210,976
30%	75%	£58,097,979	£57,871,887	£57,860,322	£57,634,940	£58,191,802	£57,990,146
35%	75%	£58,870,121	£58,606,125	£58,592,856	£58,398,859	£58,686,352	£58,573,517
40%	75%	£59,646,178	£59,340,554	£59,328,389	£59,023,678	£59,781,452	£59,459,356
45%	75%	£60,430,949	£60,085,973	£60,068,834	£59,723,859	£60,583,132	£60,220,818
50%	75%	£61,216,718	£60,832,414	£60,813,145	£60,420,943	£61,384,813	£60,982,241
10%	60%	£54,970,494	£54,849,810	£54,907,119	£54,786,435	£55,023,733	£54,960,359
15%	60%	£55,723,178	£55,542,152	£55,628,116	£55,447,090	£55,803,037	£55,707,975
20%	60%	£56,475,862	£56,234,485	£56,349,113	£56,107,745	£56,582,241	£56,455,591
25%	60%	£57,248,546	£56,926,917	£57,070,110	£56,788,400	£57,381,845	£57,203,207
30%	60%	£57,981,232	£57,619,179	£57,781,106	£57,429,054	£58,140,949	£57,950,824
35%	60%	£58,733,616	£58,311,522	£58,512,104	£58,089,710	£58,920,293	£58,699,441
40%	60%	£59,487,989	£58,003,884	£58,283,101	£58,190,865	£59,704,498	£59,446,783
45%	60%	£60,252,964	£58,701,003	£58,963,112	£58,411,152	£60,496,458	£60,206,606
50%	60%	£61,017,958	£60,401,659	£60,695,901	£60,082,612	£61,288,507	£60,956,450

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£41,739,151	£41,739,151	£41,739,151	£41,739,151	£41,739,151	£41,739,151
10%	71%	£43,334,070	£43,247,887	£43,268,624	£43,172,421	£43,372,097	£43,266,651
15%	71%	£44,101,579	£43,972,275	£43,988,409	£43,899,105	£44,158,621	£44,045,482
20%	71%	£44,686,063	£44,686,063	£44,718,196	£44,645,790	£44,945,145	£44,791,263
25%	71%	£45,638,598	£45,421,091	£45,447,382	£45,232,475	£45,731,668	£45,543,053
30%	71%	£46,404,108	£46,145,499	£46,177,769	£45,919,180	£46,518,191	£46,291,852
35%	71%	£47,171,617	£46,893,906	£46,907,555	£46,605,845	£47,304,715	£47,040,653
40%	71%	£47,942,434	£47,644,314	£47,657,341	£47,392,529	£48,091,239	£47,786,513
45%	71%	£48,722,497	£48,328,239	£48,317,435	£47,983,178	£48,896,421	£48,551,360
50%	71%	£49,502,559	£49,004,495	£49,119,158	£48,681,994	£49,695,809	£49,312,407
100%	71%	£57,208,183	£56,423,283	£56,538,317	£56,080,250	£57,889,659	£57,022,877
10%	75%	£43,343,336	£43,267,908	£43,264,117	£43,188,689	£43,376,610	£43,297,391
15%	75%	£44,115,477	£44,002,336	£43,996,650	£43,883,508	£44,185,390	£44,046,562
20%	75%	£44,987,620	£44,736,785	£44,729,183	£44,578,327	£44,854,199	£44,795,732
25%	75%	£45,678,762	£45,471,193	£45,461,718	£45,275,147	£45,544,949	£45,446,902
30%	75%	£46,431,905	£46,205,622	£46,194,248	£45,967,966	£46,531,728	£46,294,072
35%	75%	£47,204,047	£46,940,051	£46,926,782	£46,682,785	£47,320,507	£47,043,242
40%	75%	£47,980,189	£47,674,474	£47,661,314	£47,393,804	£48,107,287	£47,816,585
45%	75%	£48,764,874	£48,419,899	£48,402,560	£48,057,585	£48,891,058	£48,554,743
50%	75%	£49,549,645	£49,168,340	£49,147,073	£48,783,768	£49,719,739	£49,316,187
10%	60%	£43,304,420	£43,183,735	£43,241,045	£43,120,380	£43,367,659	£43,294,284
15%	60%	£44,104,104	£43,962,042	£43,962,042	£43,841,016	£44,153,963	£44,041,917
20%	60%	£44,809,768	£44,568,420	£44,683,038	£44,441,671	£44,916,267	£44,789,516
25%	60%	£45,562,473	£45,269,783	£45,404,935	£45,102,328	£45,895,571	£45,537,133
30%	60%	£46,315,159	£45,953,105	£46,120,092	£45,782,880	£46,878,874	£46,284,790
35%	60%	£47,067,842	£46,645,447	£46,840,030	£46,423,835	£47,854,176	£47,032,366
40%	60%	£47,821,895	£47,337,790	£47,567,027	£47,084,290	£48,838,334	£47,780,689
45%	60%	£48,586,889	£48,034,929	£48,297,038	£47,745,078	£48,830,383	£48,540,532
50%	60%	£49,351,884	£48,738,594	£48,929,627	£48,416,857	£49,822,433	£49,203,376

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£21,487,871	£21,487,871	£21,487,871	£21,487,871	£21,487,871	£21,487,871
10%	71%	£23,022,890	£22,936,681	£22,947,444	£22,861,241	£23,260,918	£23,085,472
15%	71%	£23,790,399	£23,661,095	£23,677,229	£23,547,926	£23,847,441	£23,734,212
20%	71%	£24,557,909	£24,385,503	£24,407,016	£24,234,610	£24,633,965	£24,483,072
25%	71%	£25,325,418	£25,109,911	£25,136,802	£24,921,295	£25,420,488	£25,231,873
30%	71%	£26,092,928	£25,834,319	£25,866,589	£25,607,980	£26,210,011	£25,990,577
35%	71%	£26,860,437	£26,558,727	£26,596,375	£26,294,665	£26,995,534	£26,729,473
40%	71%	£27,631,254	£27,283,135	£27,326,161	£26,981,349	£27,785,858	£27,479,133
45%	71%	£28,402,071	£28,007,543	£28,050,326	£27,668,023	£28,578,182	£28,200,180
50%	71%	£29,172,888	£28,731,951	£28,774,089	£28,354,697	£29,370,506	£28,921,227
100%	71%	£36,992,000	£36,118,873	£36,225,197	£35,349,070	£37,378,500	£36,811,697
10%	75%	£23,032,158	£22,959,728	£22			

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£12,294,939	-£12,294,939	-£12,294,939	-£12,294,939	-£12,294,939	-£12,294,939
10%	71%	-£13,829,957	-£13,763,754	-£13,754,511	-£13,688,308	-£13,867,985	-£13,762,539
15%	71%	-£14,597,466	-£14,468,163	-£14,484,297	-£14,354,863	-£14,634,503	-£14,541,340
20%	71%	-£15,364,976	-£15,192,571	-£15,214,083	-£15,041,678	-£15,441,032	-£15,290,139
25%	71%	-£16,132,485	-£15,916,978	-£15,943,870	-£15,728,363	-£16,227,558	-£16,038,940
30%	71%	-£16,900,000	-£16,641,386	-£16,673,656	-£16,415,047	-£17,014,079	-£16,787,740
35%	71%	-£17,667,504	-£17,365,794	-£17,403,443	-£17,101,732	-£17,800,602	-£17,536,540
40%	71%	-£18,435,008	-£18,090,203	-£18,133,228	-£17,788,417	-£18,592,921	-£18,286,200
45%	71%	-£19,202,512	-£18,814,611	-£18,873,013	-£18,475,102	-£19,385,240	-£19,041,859
50%	71%	-£19,970,016	-£19,539,019	-£19,611,798	-£19,161,787	-£20,177,559	-£19,797,518
100%	71%	-£27,799,068	-£26,922,941	-£27,032,285	-£26,156,138	-£28,185,567	-£27,418,764
10%	75%	-£13,839,223	-£13,763,795	-£13,760,005	-£13,684,577	-£13,872,497	-£13,793,279
15%	75%	-£14,611,385	-£14,496,234	-£14,492,537	-£14,376,998	-£14,561,277	-£14,542,449
20%	75%	-£15,383,508	-£15,232,652	-£15,225,071	-£15,074,215	-£15,450,056	-£15,291,619
25%	75%	-£16,155,630	-£15,967,061	-£15,967,603	-£15,769,034	-£16,238,835	-£16,040,790
30%	75%	-£16,927,752	-£16,701,510	-£16,690,136	-£16,463,853	-£17,027,615	-£16,789,959
35%	75%	-£17,699,874	-£17,435,958	-£17,422,669	-£17,198,672	-£17,816,395	-£17,536,130
40%	75%	-£18,471,996	-£18,170,367	-£18,155,202	-£17,853,491	-£18,611,268	-£18,289,209
45%	75%	-£19,244,118	-£18,915,787	-£18,898,447	-£18,553,472	-£19,412,945	-£19,090,631
50%	75%	-£20,016,240	-£19,661,207	-£19,642,981	-£19,299,855	-£20,214,623	-£19,812,054
10%	60%	-£13,800,307	-£13,679,623	-£13,736,932	-£13,616,248	-£13,853,547	-£13,790,172
15%	60%	-£14,552,997	-£14,371,965	-£14,457,929	-£14,276,903	-£14,632,851	-£14,537,788
20%	60%	-£15,305,678	-£15,084,308	-£15,178,526	-£14,937,588	-£15,412,155	-£15,285,404
25%	60%	-£16,058,359	-£15,792,647	-£15,890,923	-£15,598,213	-£16,191,459	-£16,033,020
30%	60%	-£16,811,040	-£16,448,992	-£16,620,920	-£16,258,867	-£16,970,762	-£16,780,637
35%	60%	-£17,563,721	-£17,141,335	-£17,341,317	-£16,919,523	-£17,750,068	-£17,529,254
40%	60%	-£18,316,402	-£17,833,677	-£18,052,914	-£17,582,178	-£18,534,221	-£18,270,976
45%	60%	-£19,069,083	-£18,530,817	-£18,792,525	-£18,240,965	-£19,326,271	-£19,058,419
50%	60%	-£19,821,764	-£19,234,452	-£19,526,714	-£18,912,425	-£20,118,320	-£19,796,263

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£7,460,139	-£7,460,139	-£7,460,139	-£7,460,139	-£7,460,139	-£7,460,139
10%	71%	-£7,015,122	-£6,928,919	-£6,939,676	-£6,853,473	-£7,053,149	-£6,977,703
15%	71%	-£7,782,631	-£7,653,327	-£7,669,461	-£7,540,158	-£7,839,673	-£7,726,504
20%	71%	-£8,550,141	-£8,377,735	-£8,399,248	-£8,226,842	-£8,626,197	-£8,475,304
25%	71%	-£9,317,650	-£9,102,143	-£9,123,656	-£8,913,527	-£9,412,720	-£9,224,100
30%	71%	-£10,085,160	-£9,826,551	-£9,858,821	-£9,600,212	-£10,199,243	-£9,972,904
35%	71%	-£10,852,669	-£10,550,958	-£10,588,607	-£10,286,897	-£10,985,767	-£10,721,705
40%	71%	-£11,620,179	-£11,275,367	-£11,319,385	-£10,973,381	-£11,778,086	-£11,471,385
45%	71%	-£12,387,688	-£12,000,775	-£12,038,467	-£11,664,620	-£12,574,473	-£12,232,412
50%	71%	-£13,155,197	-£12,725,184	-£12,766,210	-£12,362,146	-£13,376,861	-£12,993,459
100%	71%	-£20,984,232	-£20,008,105	-£20,272,429	-£19,341,302	-£21,370,729	-£20,695,629
10%	75%	-£7,024,389	-£6,948,950	-£6,945,169	-£6,860,711	-£7,057,862	-£6,978,443
15%	75%	-£7,791,900	-£7,683,388	-£7,677,702	-£7,584,560	-£7,846,442	-£7,727,614
20%	75%	-£8,559,411	-£8,417,817	-£8,410,235	-£8,259,379	-£8,635,221	-£8,476,784
25%	75%	-£9,326,922	-£9,152,245	-£9,142,768	-£8,954,199	-£9,424,001	-£9,225,954
30%	75%	-£10,094,433	-£9,917,668	-£9,915,300	-£9,640,019	-£10,216,789	-£10,079,129
35%	75%	-£10,861,944	-£10,621,103	-£10,607,834	-£10,343,837	-£11,001,559	-£10,724,294
40%	75%	-£11,629,455	-£11,355,531	-£11,340,366	-£11,038,656	-£11,795,439	-£11,474,373
45%	75%	-£12,396,966	-£12,100,951	-£12,083,612	-£11,728,637	-£12,588,110	-£12,236,795
50%	75%	-£13,164,477	-£12,847,362	-£12,828,125	-£12,444,820	-£13,389,791	-£12,997,219
10%	60%	-£6,985,472	-£6,864,787	-£6,922,097	-£6,801,412	-£7,036,711	-£6,975,336
15%	60%	-£7,738,156	-£7,557,130	-£7,643,094	-£7,462,068	-£7,818,015	-£7,722,953
20%	60%	-£8,490,840	-£8,249,472	-£8,361,122	-£8,122,123	-£8,597,319	-£8,476,568
25%	60%	-£9,243,524	-£8,941,815	-£9,085,087	-£8,783,378	-£9,376,623	-£9,218,185
30%	60%	-£9,996,208	-£9,634,157	-£9,806,084	-£9,444,032	-£10,155,928	-£9,965,802
35%	60%	-£10,748,892	-£10,392,499	-£10,597,082	-£10,194,687	-£10,955,239	-£10,714,418
40%	60%	-£11,501,576	-£11,018,842	-£11,248,079	-£10,765,342	-£11,719,386	-£11,461,741
45%	60%	-£12,254,260	-£11,715,981	-£11,978,090	-£11,426,130	-£12,511,435	-£12,221,584
50%	60%	-£13,006,944	-£12,419,648	-£12,710,879	-£12,097,569	-£13,303,489	-£12,981,628

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,460,139	£1,460,139	£1,460,139	£1,460,139	£1,460,139	£1,460,139
10%	71%	-£74,880	£11,323	£566	£86,769	-£112,908	-£37,462
15%	71%	-£342,389	£12,086	£729,220	£599,916	-£399,451	-£786,262
20%	71%	-£1,099,899	-£1,437,493	-£1,455,095	-£1,286,600	-£1,085,955	-£1,155,062
25%	71%	-£2,377,408	-£2,161,901	-£2,188,793	-£1,973,286	-£2,472,478	-£2,283,863
30%	71%	-£3,144,918	-£2,886,309	-£2,918,579	-£2,659,070	-£3,259,002	-£3,039,683
35%	71%	-£3,912,427	-£3,610,717	-£3,643,396	-£3,346,855	-£4,045,525	-£3,781,463
40%	71%	-£4,680,936	-£4,335,126	-£4,378,151	-£4,033,339	-£4,837,844	-£4,531,123
45%	71%	-£5,448,445	-£5,059,535	-£5,118,246	-£4,723,989	-£5,629,322	-£5,292,170
50%	71%	-£6,215,954	-£5,805,944	-£5,859,968	-£5,421,904	-£6,436,619	-£6,053,217
100%	71%	-£14,043,969	-£13,167,863	-£13,277,487	-£12,401,660	-£14,439,498	-£13,663,697
10%	75%	-£84,146	-£8,718	£4,927	£70,500	-£117,420	-£38,202
15%	75%	-£356,288	-£743,147	-£737,460	-£624,319	-£905,200	-£787,372
20%	75%	-£1,028,431	-£1,477,575	-£1,469,993	-£1,319,138	-£1,694,979	-£1,538,542
25%	75%	-£2,400,572	-£2,212,003	-£2,202,526	-£2,013,957	-£2,483,758	-£2,285,712
30%	75%	-£3,172,715	-£2,946,433	-£2,935,058	-£2,708,776	-£3,272,538	-£3,034,882
35%	75%	-£3,944,857	-£3,680,861	-£3,667,592	-£3,403,595	-£4,061,318	-£3,784,053
40%	75%	-£4,716,999	-£4,455,290	-£4,440,125	-£4,098,414	-£4,856,188	-£4,534,131
45%	75%	-£5,489,141	-£5,160,709	-£5,143,370	-£4,798,395	-£5,657,868	-£5,295,554
50%	75%	-£6,261,283	-£5,907,150	-£5,887,884	-£5,504,576	-£6,459,549	-£6,056,977
10%	60%	-£45,200	£15,854	£18,148	£18,659	-£98,469	-£35,995
15%	60%	-£797,514	-£516,888	-£702,852	-£521,826	-£877,773	-£782,711
20%	60%	-£1,200,598	-£1,309,231	-£1,423,849	-£1,182,481	-£1,657,077	-£1,530,327
25%	60%	-£2,303,284	-£2,001,573	-£2,144,845	-£1,843,136	-£2,436,381	-£2,277,943
30%	60%	-£3,055,968	-£2,893,915	-£2,865,842	-£2,603,790	-£3,215,885	-£3,025,560
35%	60%	-£3,808,652	-£3,386,258	-£3,586,840	-£3,184,445	-£4,094,985	-£3,773,177
40%	60%	-£4,561,336	-£4,078,600	-£4,307,637	-£3,825,101	-£4,779,144	-£4,521,499
45%	60%	-£5,314,020	-£4,775,739	-£5,037,848	-£4,486,889	-£5,571,194	-£5,281,342
50%	60%	-£6,066,704	-£5,478,404	-£5,770,637	-£5,167,447	-£6,363,243	-£6,041,186

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£12,505,489	-£12,505,489	-£12,505,489	-£12,505,489	-£12,505,489	-£12,505,489
10%	71%	-£14,040,508	-£13,954,304	-£13,965,042	-£13,878,868	-£14,078,535	-£14,003,089
15%	71%	-£16,508,017	-£14,878,713	-£14,894,547	-£14,805,544	-£14,968,059	-£14,741,890
20%	71%	-£15,575,527	-£15,403,121	-£15,424,634	-£15,252,228	-£15,851,583	-£15,500,890
25%	71%	-£16,343,036	-£16,127,529	-£16,154,420	-£15,938,913	-£16,438,108	-£16,249,490
30%	71%	-£17,549,546	-£16,851,937	-£16,884,207	-£16,625,597	-£17,224,629	-£16,938,100
35%	71%	-£17,878,055	-£17,576,344	-£17,613,993	-£17,312,283	-£18,011,152	-£17,747,091
40%	71%	-£18,648,872	-£18,300,753	-£18,343,778	-£17,998,967	-£18,803,472	-£18,496,751
45%	71%	-£19,428,035	-£19,034,677	-£19,083,873	-£18,689,816	-£19,602,859	-£19,257,798
50%	71%	-£20,216,986	-£19,770,023	-£19,825,905	-£19,387,632	-£20,402,247	-£20,019,840
100%	71%	-£28,009,618	-£27,133,491	-£27,242,815	-£26,368,688	-£28,396,117	-£27,629,314
10%	75%	-£14,049,774	-£13,971,348	-£13,970,555	-£13,895,127	-£14,083,048	-£14,003,829
15%	75%	-£14,821,915	-£14,708,714	-£14,703,987	-£14,589,948	-£14,811,828	-£14,753,030
20%	75%	-£15,594,058	-£15,443,202	-£15,436,821	-£15,284,765	-£15,660,607	-£15,502,169
25%	75%	-£16,366,200	-£16,177,631	-£16,168,153	-£15,979,584	-£16,449,388	-£16,251,340
30%	75%	-£17,138,243	-£16,912,060	-£16,900,586	-£16,674,404	-£17,238,155	-£17,000,510
35%	75%	-£17,910,485	-£17,646,489	-£17,633,220	-£17,369,223	-£18,026,945	-£17,740,680
40%	75%	-£18,682,541	-£18,380,917	-£18,365,752	-£18,064,042	-£18,821,818	-£18,499,759
45%	75%	-£19,471,312	-£19,126,337	-£19,108,998	-£18,764,203	-£19,623,498	-£19,281,181
50%	75%	-£20,260,083	-£19,871,777	-£19,853,511	-£19,470,508	-£20,425,176	-£20,022,685
10%	60%	-£14,010,857	-£13,890,173	-£13,947,483	-£13,826,798	-£14,064,007	-£14,000,722
15%	60%	-£14,763,542	-£14,582,518	-£14,668,479	-£14,487,453	-£14,843,401	-£14,748,339
20%	60%	-£15,516,225	-£15,274,858	-£15,359,476	-£15,148,109	-£15,622,705	-£15,495,954
25%	60%	-£16,269,910	-£15,963,193	-£16,048,124	-£14,835,754	-£16,402,029	-£16,243,511
30%	60%	-£17,021,595	-£16,651,542	-£16,831,470	-£16,460,418	-£17,181,312	-£16,991,187
35%	60%	-£17,774,280	-£17,339,885	-£17,552,468	-£17,130,073	-£17,960,618	-£17,738,804
40%	60%	-£18,528,332	-£18,042,228	-£18,273,485	-£17,790,728	-£18,744,772	-£18,487,127
45%	60%	-£19,282,427	-£18,741,387	-£19,003,416	-£18,461,518	-£19,528,921	-£19,240,000
50%	60%	-£20,036,322	-£19,445,032	-£19,736,265	-£19,122,975	-£20,328,871	-£20,006,814

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£4,490,498	-£4,404,294	-£4,415,052	-£4,328,848	-£4,528,525	-£4,453,079
10%	71%	-£5,258,007	-£5,128,703	-£5,144,837	-£5,015,534	-£5,315,048	-£5,201,880
15%	71%	-£6,025,517	-£5,853,111	-£5,874,624	-£5,702,218	-£6,101,572	-£5,950,680
20%	71%	-£6,793,026	-£6,577,519	-£6,604,403	-£6,388,903	-£6,889,496	-£6,699,480
25%	71%	-£7,560,536	-£7,301,928	-£7,334,196	-£7,075,587	-£7,674,819	-£7,448,280
30%	71%	-£8,328,045	-£8,026,334	-£8,063,983	-£7,762,273	-£8,461,142	-£8,197,091
35%	71%	-£9,095,555	-£8,750,743	-£8,793,788	-£8,448,957	-£9,248,465	-£8,946,741
40%	71%	-£9,863,064	-£9,475,152	-£9,523,863	-£9,136,672	-£10,035,788	-£9,705,391
45%	71%	-£10,630,574	-£10,200,561	-£10,245,858	-£9,824,387	-£10,823,111	-£10,468,834
50%	71%	-£11,398,083	-£10,924,970	-£10,970,855	-£10,512,102	-£11,610,434	-£11,120,204
100%	71%	-£14,469,618	-£13,288,401	-£13,392,205	-£12,816,678	-£15,596,107	-£14,979,204
10%	75%	-£4,469,763	-£4,424,336	-£4,420,545	-£4,345,117	-£4,533,039	-£4,453,919
15%	75%	-£5,271,905	-£5,158,764	-£5,153,077	-£5,039,936	-£5,321,817	-£5,202,990
20%	75%	-£6,044,048	-£5,893,192	-£5,895,611	-£5,734,755	-£6,110,596	-£5,959,159
25%	75%	-£6,816,191	-£6,627,621	-£6,631,143	-£6,469,574	-£6,899,376	-£6,701,338
30%	75%	-£7,588,333	-£7,362,050	-£7,365,576	-£7,144,393	-£7,688,155	-£7,450,499
35%	75%	-£8,360,476	-£8,096,479	-£8,093,209	-£7,819,212	-£8,476,935	-£8,199,670
40%	75%	-£9,132,619	-£8,830,907	-£8,815,742	-£8,514,032	-£9,271,805	-£8,949,749
45%	75%	-£9,904,762	-£9,565,337	-£9,553,988	-£9,214,012	-£10,060,686	-£9,711,171
50%	75%	-£10,676,905	-£10,322,767	-£10,303,501	-£9,920,196	-£10,857,168	-£10,472,595
10%	60%	-£4,460,847	-£4,340,163	-£4,397,472	-£4,276,788	-£4,514,087	-£4,450,712
15%	60%	-£5,213,532	-£5,032,506	-£5,118,469	-£4,937,443	-£5,293,391	-£5,198,329
20%	60%	-£5,966,216	-£5,745,846	-£5,838,098	-£5,638,098	-£6,072,695	-£5,945,844
25%	60%	-£6,718,901	-£6,417,191	-£6,500,463	-£6,268,754	-£6,851,999	-£6,693,561
30%	60%	-£7,471,585	-£7,109,532	-£7,291,480	-£6,919,408	-£7,631,302	-£7,441,177
35%	60%	-£8,224,270	-£7,801,876	-£8,002,458	-£7,580,093	-£8,410,606	-£8,189,794
40%	60%	-£8,976,954	-£8,494,218	-£8,723,454	-£8,240,718	-£9,194,761	-£8,937,116
45%	60%	-£9,729,638	-£9,191,357	-£9,453,465	-£8,901,505	-£9,986,811	-£9,696,595
50%	60%	-£10,482,322	-£9,895,022	-£10,188,265	-£9,572,885	-£10,778,961	-£10,456,804

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,460,130	£1,460,130	£1,460,130	£1,460,130	£1,460,130	£1,460,130
10%	71%	-£74,880	-£11,323	£566	-£86,769	-£112,908	-£37,462
15%	71%	-£842,389	-£113,066	-£129,220	-£599,916	-£899,431	-£186,262
20%	71%	-£1,609,899	-£1,437,493	-£1,459,006	-£1,286,600	-£1,685,955	-£1,535,062
25%	71%	-£2,377,408	-£2,161,901	-£2,188,793	-£1,973,286	-£2,472,478	-£2,283,863
30%	71%	-£3,144,918	-£2,886,309	-£2,918,579	-£2,659,970	-£3,259,002	-£3,032,663
35%	71%	-£3,912,427	-£3,610,717	-£3,645,366	-£3,346,655	-£4,045,525	-£3,781,463
40%	71%	-£4,680,936	-£4,335,126	-£4,376,151	-£4,033,339	-£4,831,844	-£4,531,123
45%	71%	-£5,448,445	-£5,059,535	-£5,118,246	-£4,723,989	-£5,617,232	-£5,292,170
50%	71%	-£6,215,954	-£5,783,944	-£5,853,988	-£5,421,904	-£6,402,619	-£6,053,217
100%	71%	-£14,043,960	-£13,167,863	-£13,277,167	-£12,401,060	-£14,430,460	-£13,863,657
10%	75%	-£84,146	-£8,718	-£4,927	£70,500	-£117,420	-£38,202
15%	75%	-£355,288	-£743,147	-£737,460	-£624,319	-£905,200	-£787,372
20%	75%	-£1,129,451	-£1,477,575	-£1,461,993	-£1,319,138	-£1,694,978	-£1,538,545
25%	75%	-£2,400,572	-£2,212,003	-£2,202,526	-£2,013,957	-£2,483,759	-£2,285,712
30%	75%	-£3,172,715	-£2,846,433	-£2,935,058	-£2,708,776	-£3,272,538	-£3,034,882
35%	75%	-£3,944,857	-£3,480,861	-£3,607,592	-£3,403,595	-£4,061,318	-£3,784,053
40%	75%	-£4,720,914	-£4,115,290	-£4,400,125	-£4,098,414	-£4,856,188	-£4,534,131
45%	75%	-£5,505,685	-£4,760,709	-£5,143,370	-£4,798,395	-£5,657,868	-£5,295,554
50%	75%	-£6,290,455	-£5,405,129	-£5,887,884	-£5,504,578	-£6,451,549	-£6,056,977
10%	60%	-£45,200	-£6,454	-£18,185	-£108,859	-£98,469	-£55,095
15%	60%	-£797,914	-£616,888	-£702,852	-£521,826	-£877,773	-£782,711
20%	60%	-£1,550,598	-£1,309,231	-£1,423,849	-£1,182,481	-£1,657,077	-£1,530,327
25%	60%	-£2,303,284	-£2,001,573	-£2,144,845	-£1,843,136	-£2,436,381	-£2,271,943
30%	60%	-£3,055,985	-£2,693,915	-£2,863,842	-£2,503,790	-£3,215,685	-£3,025,560
35%	60%	-£3,808,652	-£3,386,258	-£3,586,840	-£3,164,445	-£3,994,989	-£3,773,177
40%	60%	-£4,562,705	-£4,078,600	-£4,307,837	-£3,825,101	-£4,779,144	-£4,521,499
45%	60%	-£5,317,700	-£4,775,739	-£5,031,846	-£4,485,838	-£5,571,194	-£5,281,342
50%	60%	-£6,072,694	-£5,479,404	-£5,770,637	-£5,157,347	-£6,363,243	-£6,041,186

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

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

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,830,294	£3,830,294	£3,830,294	£3,830,294	£3,830,294	£3,830,294
10%	71%	£2,488,337	£2,568,840	£2,581,472	£2,651,974	£2,430,005	£2,523,140
15%	71%	£1,817,359	£1,923,112	£1,957,061	£2,062,814	£1,729,862	£1,869,563
20%	71%	£1,146,380	£1,267,365	£1,332,650	£1,473,654	£1,029,717	£1,215,987
25%	71%	£475,403	£561,557	£708,239	£884,493	£329,573	£562,410
30%	71%	£198,774	£15,930	£83,828	£295,333	£376,631	£52,659
35%	71%	£29,029	£29,935	£349,424	£296,632	£1,388,229	£176,925
40%	71%	£1,562,679	£1,276,960	£1,184,047	£897,428	£1,799,822	£1,421,191
45%	71%	£2,244,631	£1,922,184	£1,818,671	£1,496,224	£2,511,418	£2,085,457
50%	71%	£2,926,583	£2,568,309	£2,453,294	£2,065,019	£3,223,013	£2,749,723
100%	71%	£9,746,108	£9,029,557	£9,789,527	£9,082,979	£10,338,964	£9,392,386
10%	75%	£2,478,187	£2,539,876	£2,575,979	£2,637,668	£2,427,147	£2,524,938
15%	75%	£1,802,134	£1,894,667	£1,948,821	£2,041,355	£1,725,574	£1,872,260
20%	75%	£1,126,881	£1,249,459	£1,321,694	£1,445,042	£1,024,021	£1,219,583
25%	75%	£450,027	£504,250	£594,506	£848,729	£322,426	£566,905
30%	75%	£229,772	£41,629	£67,348	£252,415	£385,347	£87,176
35%	75%	£316,633	£467,389	£566,966	£649,522	£1,086,396	£1,500,528
40%	75%	£1,693,943	£1,563,161	£1,206,380	£965,698	£1,911,444	£1,413,860
45%	75%	£2,291,054	£2,008,912	£1,843,795	£1,561,655	£2,524,492	£2,077,233
50%	75%	£2,878,164	£2,664,674	£2,481,211	£2,167,720	£3,237,540	£2,740,586
60%	75%	£2,920,185	£2,722,520	£2,599,055	£2,697,753	£2,839,153	£2,517,388
15%	60%	£1,866,079	£2,014,133	£1,983,429	£2,131,483	£1,743,583	£1,860,933
20%	60%	£1,211,342	£1,408,746	£1,367,808	£1,565,213	£1,048,013	£1,204,479
25%	60%	£556,603	£603,360	£752,185	£966,942	£352,441	£548,024
30%	60%	£69,740	£197,973	£196,594	£435,612	£488,740	£110,202
35%	60%	£785,187	£414,078	£486,893	£135,784	£1,055,688	£777,393
40%	60%	£1,340,633	£1,029,366	£1,112,582	£711,315	£1,762,634	£1,444,583
45%	60%	£2,096,079	£1,844,654	£1,728,273	£1,296,948	£2,469,890	£2,111,774
50%	60%	£2,761,526	£2,259,943	£2,363,963	£1,862,379	£3,176,527	£2,778,964

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£55,572,631	£55,572,631	£55,572,631	£55,572,631	£55,572,631	£55,572,631
10%	71%	£58,914,990	£59,844,086	£59,844,086	£59,844,086	£58,914,990	£59,844,086
15%	71%	£57,685,665	£57,479,813	£57,445,963	£57,340,111	£57,613,053	£57,533,361
20%	71%	£58,258,544	£58,115,540	£58,070,274	£57,929,271	£58,373,208	£58,186,938
25%	71%	£58,927,822	£58,751,268	£58,694,685	£58,518,431	£59,073,651	£58,849,515
30%	71%	£59,601,695	£59,396,095	£59,310,096	£59,107,596	£59,779,556	£59,517,556
35%	71%	£60,283,651	£60,032,859	£59,952,348	£59,701,558	£60,491,151	£60,159,849
40%	71%	£60,965,603	£60,678,984	£60,586,972	£60,300,352	£61,202,748	£60,824,115
45%	71%	£61,647,556	£61,325,109	£61,221,595	£60,899,148	£61,914,342	£61,488,361
50%	71%	£62,329,507	£62,007,124	£61,898,218	£61,497,944	£62,629,337	£62,158,361
100%	71%	£69,149,030	£68,432,482	£68,202,451	£67,485,944	£69,741,889	£68,795,311
10%	75%	£59,924,737	£59,853,048	£59,825,346	£59,795,297	£59,975,777	£59,877,996
15%	75%	£59,609,699	£59,509,257	£59,454,104	£59,481,570	£59,677,556	£59,586,644
20%	75%	£59,295,843	£59,153,465	£59,081,261	£59,057,893	£59,253,924	£59,183,341
25%	75%	£58,982,897	£58,798,674	£58,708,419	£58,554,196	£58,800,498	£58,636,019
30%	75%	£58,670,647	£58,444,553	£58,335,276	£58,150,510	£58,788,272	£58,496,161
35%	75%	£58,358,397	£58,008,314	£57,882,218	£57,702,466	£58,501,321	£58,159,466
40%	75%	£58,046,147	£57,558,075	£57,418,069	£57,258,513	£58,214,368	£57,816,805
45%	75%	£57,733,897	£57,111,837	£56,946,719	£56,804,579	£57,927,416	£57,490,157
50%	75%	£57,421,647	£56,689,596	£56,544,335	£56,410,944	£57,640,461	£57,153,510
10%	60%	£56,882,106	£56,763,404	£56,603,873	£56,455,171	£56,963,771	£56,865,538
15%	60%	£56,569,856	£56,488,791	£56,319,496	£56,171,442	£56,679,342	£56,541,992
20%	60%	£56,257,606	£56,199,178	£56,035,117	£55,897,712	£56,394,912	£56,199,446
25%	60%	£55,945,356	£56,006,739	£55,849,989	£55,693,969	£56,109,483	£55,854,960
30%	60%	£55,633,106	£55,804,952	£55,636,360	£55,457,252	£55,815,053	£55,512,127
35%	60%	£55,320,856	£55,603,165	£55,489,817	£55,288,708	£55,529,612	£55,190,317
40%	60%	£55,008,606	£55,401,378	£55,315,607	£55,139,820	£55,245,177	£54,947,238
45%	60%	£54,696,356	£55,200,591	£55,114,240	£54,999,440	£54,955,559	£54,704,238
50%	60%	£54,384,106	£55,000,804	£54,968,772	£54,868,772	£54,672,505	£54,416,668
60%	60%	£52,184,450	£51,662,657	£51,196,888	£51,295,204	£52,579,451	£52,181,899

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£43,908,556	£43,908,556	£43,908,556	£43,908,556	£43,908,556	£43,908,556
10%	71%	£45,248,513	£45,178,010	£45,156,378	£45,084,877	£45,306,845	£45,213,710
15%	71%	£45,919,491	£45,813,738	£45,779,789	£45,674,937	£45,600,989	£45,677,287
20%	71%	£46,590,469	£46,449,465	£46,449,465	£46,344,613	£46,707,153	£46,536,864
25%	71%	£47,261,447	£47,085,193	£47,029,811	£46,852,357	£47,407,277	£47,174,440
30%	71%	£47,932,425	£47,720,920	£47,633,022	£47,441,517	£48,113,482	£47,829,590
35%	71%	£48,603,403	£48,366,786	£48,286,274	£48,055,482	£48,825,077	£48,494,775
40%	71%	£49,274,381	£49,019,649	£48,921,897	£48,634,278	£49,536,672	£49,158,941
45%	71%	£49,945,359	£49,655,035	£49,555,521	£49,233,074	£50,248,268	£49,822,307
50%	71%	£50,616,337	£50,305,160	£50,190,144	£49,831,870	£50,959,863	£50,488,573
100%	71%	£57,497,315	£56,769,437	£56,539,317	£56,319,820	£57,215,815	£57,129,236
10%	75%	£45,258,663	£45,196,974	£45,160,871	£45,099,182	£45,309,703	£45,211,912
15%	75%	£45,934,718	£45,842,183	£45,789,023	£45,695,495	£46,011,278	£45,864,590
20%	75%	£46,610,773	£46,487,391	£46,415,196	£46,291,908	£46,712,859	£46,517,267
25%	75%	£47,286,828	£47,137,945	£47,046,888	£46,944,424	£47,414,424	£47,169,944
30%	75%	£47,962,883	£47,778,479	£47,669,550	£47,484,435	£48,122,198	£47,824,026
35%	75%	£48,638,938	£48,434,240	£48,305,816	£48,086,372	£48,833,246	£48,487,378
40%	75%	£49,314,993	£49,090,311	£48,943,338	£48,693,438	£49,400,288	£49,158,208
45%	75%	£50,000,048	£49,745,763	£49,580,645	£49,298,505	£50,261,342	£49,814,083
50%	75%	£50,715,014	£50,401,524	£50,218,061	£49,994,570	£50,974,390	£50,477,436
10%	60%	£45,216,032	£45,117,930	£45,137,799	£45,059,697	£45,297,697	£45,219,464
15%	60%	£45,901,717	£45,725,477	£45,685,367	£45,605,367	£45,843,697	£45,765,464
20%	60%	£46,587,502	£46,328,104	£46,369,042	£46,171,638	£46,688,337	£46,532,371
25%	60%	£47,273,287	£47,033,491	£47,094,865	£46,737,908	£47,384,409	£47,189,838
30%	60%	£47,959,072	£47,536,677	£47,600,286	£47,304,178	£48,095,599	£47,847,053
35%	60%	£48,644,857	£48,150,268	£48,223,743	£47,872,834	£48,792,338	£48,514,243
40%	60%	£49,330,642	£48,766,216	£48,849,432	£48,448,165	£49,499,484	£49,181,433
45%	60%	£50,016,427	£49,381,504	£49,475,123	£49,023,898	£50,205,431	£49,848,624
50%	60%	£50,702,212	£49,996,795	£50,100,615	£49,609,229	£50,913,372	£50,516,814

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£23,595,377	£23,595,377	£23,595,377	£23,595,377	£23,595,377	£23,595,377
10%	71%	£24,935,333	£24,869,330	£24,841,336	£24,773,907	£24,905,655	£24,800,530
15%	71%	£25,606,311	£25,502,558	£25,468,609	£25,362,857	£25,605,809	£25,556,107
20%	71%	£26,277,289	£26,138,285	£26,093,020	£25,952,917	£26,395,953	£26,209,684
25%	71%	£26,948,267	£26,774,013	£26,717,431	£26,541,177	£27,096,097	£26,863,260
30%	71%	£27,619,245	£27,409,740	£27,341,842	£27,130,337	£27,802,302	£27,516,329
35%	71%	£28,290,223	£28,055,605	£27,975,094	£27,724,302	£28,513,897	£28,182,556
40%	71%	£28,961,201	£28,701,730	£28,609,717	£28,323,998	£29,225,492	£28,849,861
45%	71%	£29,632,179	£29,347,859	£29,241,841	£28,924,904	£29,937,088	£29,511,127
50%	71%	£30,303,157	£29,993,989	£29,878,964	£29,520,680	£30,648,683	£30,175,393
100%	71%	£37,171,778	£36,452,227	£36,225,197	£35,508,649	£37,764,639	£36,818,057

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£14,402,444	-£14,402,444	-£14,402,444	-£14,402,444	-£14,402,444	-£14,402,444
10%	71%	-£15,744,401	-£15,671,988	-£15,681,286	-£15,580,784	-£15,607,733	-£15,709,597
15%	71%	-£16,415,370	-£16,309,626	-£16,276,577	-£16,169,924	-£16,502,676	-£16,563,174
20%	71%	-£17,086,357	-£16,945,353	-£16,900,087	-£16,759,084	-£17,203,021	-£17,076,751
25%	71%	-£17,757,335	-£17,581,081	-£17,534,498	-£17,348,244	-£17,903,164	-£17,670,328
30%	71%	-£18,428,312	-£18,216,808	-£18,168,669	-£17,937,404	-£18,603,309	-£18,332,406
35%	71%	-£19,113,464	-£18,862,672	-£18,782,161	-£18,531,969	-£19,320,964	-£18,989,663
40%	71%	-£19,795,417	-£19,508,797	-£19,416,785	-£19,130,165	-£20,032,559	-£19,653,929
45%	71%	-£20,477,369	-£20,154,922	-£20,051,408	-£18,729,961	-£20,744,155	-£20,318,186
50%	71%	-£21,159,320	-£20,801,047	-£20,688,031	-£18,327,757	-£21,455,751	-£20,985,461
100%	71%	-£27,628,844	-£27,262,295	-£27,032,265	-£26,315,717	-£28,571,702	-£27,625,124
10%	75%	-£16,430,693	-£16,338,070	-£16,283,917	-£16,181,363	-£16,507,164	-£16,390,477
20%	75%	-£17,106,656	-£16,983,278	-£16,911,074	-£16,787,696	-£17,208,737	-£17,013,154
25%	75%	-£17,782,711	-£17,628,488	-£17,538,232	-£17,384,009	-£17,910,311	-£17,665,832
30%	75%	-£18,462,460	-£18,274,366	-£18,165,280	-£17,980,523	-£18,618,085	-£18,319,914
35%	75%	-£19,149,571	-£18,920,127	-£18,801,703	-£18,582,269	-£19,331,134	-£18,983,265
40%	75%	-£19,836,681	-£19,565,889	-£19,439,118	-£19,188,326	-£20,044,182	-£19,646,818
45%	75%	-£20,523,791	-£20,211,650	-£20,076,533	-£18,794,392	-£20,757,229	-£20,309,971
50%	75%	-£21,210,901	-£20,857,412	-£20,713,945	-£18,400,458	-£21,470,277	-£20,973,323
10%	60%	-£15,711,920	-£15,613,218	-£15,633,686	-£15,534,985	-£15,793,554	-£15,715,351
15%	60%	-£16,398,658	-£16,218,604	-£16,240,309	-£16,101,255	-£16,489,153	-£16,371,805
20%	60%	-£17,091,398	-£16,823,991	-£16,884,930	-£16,667,525	-£17,184,725	-£17,028,259
25%	60%	-£17,784,138	-£17,429,378	-£17,480,529	-£17,233,759	-£17,880,298	-£17,684,714
30%	60%	-£18,476,878	-£18,034,765	-£18,096,173	-£17,800,066	-£18,581,478	-£18,342,940
35%	60%	-£19,169,618	-£18,640,152	-£18,719,830	-£18,389,521	-£19,283,425	-£19,010,130
40%	60%	-£19,862,358	-£19,245,539	-£19,345,320	-£18,984,063	-£19,985,372	-£19,617,381
45%	60%	-£20,555,098	-£19,850,926	-£19,971,010	-£19,579,585	-£20,687,319	-£20,344,511
50%	60%	-£21,247,838	-£20,456,313	-£20,596,701	-£20,095,117	-£21,389,266	-£21,011,762

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£8,987,838	-£8,987,838	-£8,987,838	-£8,987,838	-£8,987,838	-£8,987,838
10%	71%	-£9,668,816	-£9,595,062	-£9,586,430	-£9,485,929	-£9,897,897	-£9,894,762
20%	71%	-£10,349,794	-£10,276,030	-£10,267,398	-£10,166,827	-£10,608,865	-£10,605,630
25%	71%	-£11,030,772	-£10,962,896	-£10,954,264	-£10,853,409	-£11,320,833	-£11,317,598
30%	71%	-£11,711,750	-£10,649,762	-£10,641,130	-£10,549,952	-£12,032,801	-£12,029,566
35%	71%	-£12,392,728	-£10,336,628	-£10,328,000	-£10,246,495	-£12,744,769	-£12,741,534
40%	71%	-£13,073,706	-£10,023,494	-£10,014,866	-£9,934,038	-£13,456,737	-£13,453,502
45%	71%	-£13,754,684	-£9,710,360	-£9,701,732	-£9,629,581	-£14,168,705	-£14,165,470
50%	71%	-£14,435,662	-£9,397,226	-£9,388,598	-£9,325,124	-£14,880,673	-£14,877,438
100%	71%	-£20,945,142	-£20,588,593	-£20,580,000	-£20,223,451	-£22,381,152	-£22,377,917
10%	75%	-£9,668,816	-£9,576,062	-£9,567,430	-£9,466,929	-£9,877,897	-£9,874,762
20%	75%	-£10,349,794	-£10,254,030	-£10,245,398	-£10,144,827	-£10,558,865	-£10,555,630
25%	75%	-£11,030,772	-£9,940,896	-£9,932,264	-£9,829,366	-£11,270,833	-£11,267,598
30%	75%	-£11,711,750	-£9,627,762	-£9,619,130	-£9,516,495	-£12,000,801	-£11,997,566
35%	75%	-£12,392,728	-£9,314,628	-£9,306,000	-£9,203,538	-£12,730,769	-£12,727,534
40%	75%	-£13,073,706	-£9,001,494	-£8,992,866	-£8,889,581	-£13,460,737	-£13,457,502
45%	75%	-£13,754,684	-£8,688,360	-£8,679,732	-£8,576,624	-£14,190,705	-£14,187,470
50%	75%	-£14,435,662	-£8,375,226	-£8,366,598	-£8,263,669	-£14,920,673	-£14,917,438
10%	60%	-£8,987,838	-£8,798,382	-£8,818,851	-£8,720,149	-£9,076,749	-£9,000,516
15%	60%	-£9,680,618	-£8,493,769	-£8,494,473	-£8,286,419	-£9,674,319	-£9,598,086
20%	60%	-£10,373,398	-£8,189,156	-£8,189,860	-£7,980,859	-£10,279,889	-£10,203,656
25%	60%	-£11,066,178	-£7,884,543	-£7,885,247	-£7,676,348	-£10,881,459	-£10,805,226
30%	60%	-£11,759,958	-£7,579,930	-£7,580,634	-£7,371,839	-£11,483,029	-£11,406,796
35%	60%	-£12,452,738	-£7,275,317	-£7,276,021	-£7,067,330	-£12,084,599	-£12,008,366
40%	60%	-£13,145,518	-£6,970,704	-£6,971,408	-£6,762,821	-£12,686,169	-£12,609,936
45%	60%	-£13,838,298	-£6,666,091	-£6,666,795	-£6,458,312	-£13,287,739	-£13,211,506
50%	60%	-£14,531,078	-£6,361,478	-£6,362,182	-£6,153,803	-£13,889,309	-£13,813,076

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£47,367	-£47,367	-£47,367	-£47,367	-£47,367	-£47,367
10%	71%	-£1,989,323	-£1,918,821	-£1,896,189	-£1,825,687	-£2,047,655	-£1,954,520
15%	71%	-£2,660,301	-£2,554,549	-£2,520,599	-£2,414,847	-£2,741,799	-£2,636,997
20%	71%	-£3,331,279	-£3,190,276	-£3,145,010	-£3,034,007	-£3,447,944	-£3,343,142
25%	71%	-£4,002,257	-£3,826,004	-£3,769,421	-£3,593,167	-£4,148,087	-£4,043,285
30%	71%	-£4,673,235	-£4,461,731	-£4,393,832	-£4,182,327	-£4,849,229	-£4,744,427
35%	71%	-£5,344,213	-£5,097,458	-£5,029,243	-£4,770,487	-£5,550,371	-£5,445,569
40%	71%	-£6,015,191	-£5,733,186	-£5,664,708	-£5,359,647	-£6,251,513	-£6,146,711
45%	71%	-£6,686,169	-£6,368,913	-£6,296,331	-£5,950,807	-£6,952,655	-£6,847,853
50%	71%	-£7,357,147	-£7,004,641	-£6,936,954	-£6,541,967	-£7,653,797	-£7,549,001
100%	71%	-£14,293,766	-£13,937,718	-£13,937,187	-£13,581,139	-£14,816,866	-£14,816,047
10%	75%	-£1,989,323	-£1,937,784	-£1,901,682	-£1,839,993	-£2,050,513	-£1,952,722
15%	75%	-£2,670,301	-£2,589,993	-£2,528,840	-£2,436,306	-£2,752,087	-£2,659,400
20%	75%	-£3,351,279	-£3,228,201	-£3,155,997	-£3,032,619	-£3,453,660	-£3,350,077
25%	75%	-£4,032,257	-£3,873,410	-£3,793,155	-£3,628,932	-£4,154,734	-£4,051,148
30%	75%	-£4,713,235	-£4,519,289	-£4,410,312	-£4,225,246	-£4,855,808	-£4,752,262
35%	75%	-£5,394,213	-£5,175,050	-£5,046,626	-£4,827,182	-£5,556,880	-£5,453,376
40%	75%	-£6,075,191	-£5,830,811	-£5,683,041	-£5,453,249	-£6,257,952	-£6,154,448
45%	75%	-£6,756,169	-£6,485,572	-£6,321,455	-£6,039,315	-£6,959,024	-£6,855,520
50%	75%	-£7,437,147	-£7,140,333	-£6,958,871	-£6,645,380	-£7,660,100	-£7,556,596
10%	60%	-£1,989,323	-£1,898,149	-£1,878,699	-£1,779,997	-£2,038,507	-£1,960,274
15%	60%	-£2,670,301	-£2,463,527	-£2,464,232	-£2,366,178	-£2,734,076	-£2,616,728
20%	60%	-£3,351,279	-£3,068,914	-£3,109,853	-£2,912,448	-£3,426,648	-£3,273,182
25%	60%	-£4,032,257	-£3,674,301	-£3,725,475	-£3,478,718	-£4,119,219	-£3,929,638
30%	60%	-£4,713,235	-£4,279,688	-£4,341,096	-£4,044,989	-£4,810,291	-£4,587,863
35%	60%	-£5,394,213	-£4,891,738	-£4,964,553	-£4,613,444	-£5,511,363	-£5,255,053
40%	60%	-£6,075,191	-£5,507,026	-£5,590,243	-£5,188,976	-£6,212,435	-£6,022,244
45%	60%	-£6,756,169	-£6,122,315	-£6,215,953	-£5,764,508	-£6,913,507	-£6,689,434
50%	60%	-£7,437,147	-£6,737,603	-£6,841,624	-£6,340,040	-£7,614,581	-£7,356,625

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£14,812,994	-£14,812,994	-£14,812,994	-£14,812,994	-£14,812,994	-£14,812,994
10%	71%	-£15,954,951	-£15,884,448	-£15,861,816	-£15,791,314	-£16,913,283	-£16,920,148
15%	71%	-£16,626,920	-£16,520,176	-£16,488,227	-£16,380,474	-£16,715,428	-£16,737,625
20%	71%	-£17,296,908	-£17,155,903	-£17,110,638	-£16,969,634	-£17,413,571	-£17,227,301
25%	71%	-£17,967,895	-£17,791,631	-£17,735,049	-£17,558,795	-£18,113,715	-£17,890,878
30%	71%	-£18,642,882	-£18,427,358	-£18,369,463	-£18,147,955	-£18,810,919	-£18,566,207
35%	71%	-£19,324,015	-£19,073,223	-£19,002,712	-£18,741,920	-£19,515,515	-£19,200,213
40%	71%	-£20,005,967	-£19,719,347	-£19,627,335	-£18,340,716	-£20,243,110	-£19,884,479
45%	71%	-£20,687,819	-£20,365,472	-£20,261,958	-£17,939,512	-£20,954,708	-£19,528,745
50%	71%	-£21,369,671	-£21,011,597	-£20,856,592	-£17,538,307	-£21,666,303	-£19,193,911
100%	71%	-£28,189,384	-£27,427,845	-£27,242,815	-£26,526,267	-£28,782,252	-£27,838,674
10%	75%	-£15,965,107	-£15,903,412	-£15,897,309	-£15,805,820	-£16,918,141	-£16,919,350
15%	75%	-£16,841,158	-£16,549,691	-£16,494,487	-£16,401,933	-£16,717,714	-£16,571,028
20%	75%	-£17,717,207	-£17,193,659	-£17,121,624	-£16,998,248	-£17,419,267	-£17,223,705
25%	75%	-£17,993,261	-£17,839,038	-£17,748,782	-£17,594,559	-£18,120,862	-£17,876,383
30%	75%	-£18,673,010	-£18,484,917	-£18,375,940	-£18,190,873	-£18,823,635	-£18,530,464
35%	75%	-£19,350,121	-£19,140,677	-£19,012,254	-£18,792,810	-£19,541,684	-£19,193,816
40%	75%	-£20,047,231	-£19,796,439	-£19,649,668	-£19,388,876	-£20,254,732	-£19,857,168
45%	75%	-£20,734,342	-£20,452,200	-£20,287,083	-£19,004,943	-£20,967,780	-£20,520,521
50%	75%	-£21,421,452	-£21,107,962	-£20,924,486	-£18,611,008	-£21,680,828	-£21,183,874
10%	60%	-£15,922,470	-£15,823,768	-£15,844,237	-£15,745,952	-£16,904,135	-£15,925,502
15%	60%	-£16,577,209	-£16,429,155	-£16,459,859	-£16,311,803	-£16,699,705	-£16,582,355
20%	60%	-£17,231,948	-£17,034,542	-£17,075,480	-£16,878,075	-£17,395,275	-£17,238,809
25%	60%	-£17,886,688	-£17,639,393	-£17,691,445	-£17,444,346	-£18,099,847	-£17,896,264
30%	60%	-£18,543,028	-£18,245,315	-£18,306,724	-£18,010,618	-£18,792,028	-£18,553,400
35%	60%	-£19,208,475	-£18,857,368	-£18,930,181	-£18,579,072	-£19,498,978	-£19,220,681
40%	60%	-£19,873,921	-£19,472,654	-£19,556,870	-£18,154,603	-£20,205,922	-£19,887,871
45%	60%	-£20,539,367	-£20,085,592	-£20,181,561	-£17,730,136	-£20,912,866	-£20,556,862
50%	60%	-£21,204,814	-£20,703,231	-£20,807,251	-£17,305,667	-£21,619,815	-£21,222,252

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£6,986,989	-£6,986,989	-£6,986,989	-£6,986,989	-£6,986,989	-£6,986,989
10%	71%	-£6,404,941	-£6,334,438	-£6,311,806	-£6,241,304	-£6,463,273	-£6,370,138
15%	71%	-£7,075,919	-£6,870,168	-£6,836,217	-£6,830,464	-£7,163,416	-£7,023,714
20%	71%	-£7,746,897	-£7,605,893	-£7,560,628	-£7,419,624	-£7,863,561	-£7,677,291
25%	71%	-£8,417,875	-£8,241,621	-£8,185,359	-£8,008,784	-£8,330,866	-£8,136,866
30%	71%	-£9,092,052	-£8,877,348	-£8,805,449	-£8,597,944	-£8,969,909	-£8,985,937
35%	71%	-£9,774,004	-£9,523,212	-£9,442,702	-£9,191,910	-£9,891,804	-£9,650,203
40%	71%	-£10,455,956	-£10,169,335	-£10,077,325	-£9,790,706	-£10,693,108	-£10,394,488
45%	71%	-£11,137,909	-£10,815,462	-£10,711,948	-£10,389,501	-£11,404,698	-£10,978,735
50%	71%	-£11,819,861	-£11,461,587	-£11,346,572	-£10,988,297	-£12,116,291	-£11,643,001
100%	71%	-£18,639,384	-£17,422,635	-£17,652,805	-£16,978,297	-£18,232,242	-£18,288,664
10%	75%	-£6,915,000	-£6,835,401	-£6,811,299	-£6,765,610	-£6,968,151	-£6,869,339
15%	75%	-£7,091,143	-£6,998,611	-£6,944,457	-£6,851,923	-£7,167,704	-£7,021,017
20%	75%	-£7,767,197	-£7,643,819	-£7,571,614	-£7,448,236	-£7,869,277	-£7,673,695
25%	75%	-£8,443,251	-£8,289,026	-£8,198,772	-£8,084,949	-£8,376,872	-£8,182,370
30%	75%	-£9,123,000	-£8,934,907	-£8,825,300	-£8,640,883	-£9,278,625	-£8,980,454
35%	75%	-£9,810,111	-£9,590,667	-£9,462,244	-£9,242,800	-£9,991,674	-£9,643,806
40%	75%	-£10,497,221	-£10,246,429	-£10,099,558	-£9,848,868	-£10,704,722	-£10,307,158
45%	75%	-£11,184,332	-£10,902,190	-£10,737,073	-£10,434,932	-£11,417,770	-£10,970,511
50%	75%	-£11,871,443	-£11,557,952	-£11,374,488	-£11,060,998	-£12,130,817	-£11,633,863
10%	60%	-£6,372,460	-£6,273,758	-£6,294,227	-£6,195,525	-£6,454,125	-£6,379,892
15%	60%	-£7,027,199	-£6,879,145	-£6,809,940	-£6,761,795	-£7,149,695	-£7,032,345
20%	60%	-£7,681,938	-£7,484,519	-£7,425,470	-£7,323,065	-£7,845,265	-£7,689,759
25%	60%	-£8,336,675	-£8,089,918	-£8,141,092	-£7,894,336	-£8,540,836	-£8,345,254
30%	60%	-£8,993,018	-£8,695,305	-£8,756,714	-£8,460,806	-£9,242,018	-£9,003,480
35%	60%	-£9,648,464	-£9,307,355	-£9,380,171	-£9,039,062	-£9,948,866	-£9,670,671
40%	60%	-£10,323,911	-£9,922,644	-£10,009,860	-£9,604,593	-£10,655,912	-£10,337,861
45%	60%	-£10,989,357	-£10,537,932	-£10,631,551	-£10,180,125	-£11,362,858	-£11,005,052
50%	60%	-£11,654,804	-£11,153,221	-£11,267,241	-£10,755,667	-£12,069,805	-£11,672,242

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£647,367	-£647,367	-£647,367	-£647,367	-£647,367	-£647,367
10%	71%	-£1,989,323	-£1,818,821	-£1,896,189	-£1,825,687	-£2,047,655	-£1,954,520
15%	71%	-£2,660,301	-£2,564,549	-£2,520,599	-£2,414,847	-£2,747,799	-£2,608,097
20%	71%	-£3,331,280	-£3,190,276	-£3,145,010	-£3,004,007	-£3,447,944	-£3,261,674
25%	71%	-£4,002,258	-£3,826,004	-£3,769,421	-£3,593,167	-£4,148,087	-£3,915,251
30%	71%	-£4,673,237	-£4,461,731	-£4,393,832	-£4,182,327	-£4,854,292	-£4,670,319
35%	71%	-£5,344,215	-£5,097,459	-£5,027,084	-£4,776,292	-£5,565,397	-£5,344,585
40%	71%	-£6,015,204	-£5,733,187	-£5,661,708	-£5,375,088	-£6,277,482	-£5,898,851
45%	71%	-£6,722,292	-£6,399,845	-£6,296,331	-£5,973,884	-£6,989,078	-£6,563,117
50%	71%	-£7,404,243	-£7,045,970	-£6,930,954	-£6,572,680	-£7,700,673	-£7,227,383
100%	71%	-£14,223,766	-£13,507,218	-£13,277,167	-£12,569,640	-£14,816,925	-£13,870,047
10%	75%	-£1,999,473	-£1,937,784	-£1,901,682	-£1,839,993	-£2,050,513	-£1,952,722
15%	75%	-£2,675,526	-£2,582,993	-£2,528,840	-£2,436,306	-£2,752,087	-£2,605,400
20%	75%	-£3,351,578	-£3,228,201	-£3,153,997	-£3,032,619	-£3,453,660	-£3,258,077
25%	75%	-£4,027,633	-£3,873,410	-£3,783,155	-£3,628,932	-£4,155,234	-£3,910,755
30%	75%	-£4,703,683	-£4,519,289	-£4,410,312	-£4,225,246	-£4,863,008	-£4,564,837
35%	75%	-£5,384,684	-£5,175,050	-£5,046,636	-£4,897,182	-£5,576,067	-£5,226,188
40%	75%	-£6,061,693	-£5,830,811	-£5,684,041	-£5,433,249	-£6,289,104	-£5,891,541
45%	75%	-£6,768,714	-£6,486,573	-£6,321,455	-£6,039,315	-£7,002,152	-£6,554,893
50%	75%	-£7,455,824	-£7,142,334	-£6,958,871	-£6,645,380	-£7,715,200	-£7,218,246
10%	60%	-£1,856,842	-£1,858,140	-£1,871,609	-£1,779,907	-£2,038,507	-£1,989,274
15%	60%	-£2,611,581	-£2,463,527	-£2,494,232	-£2,346,178	-£2,734,078	-£2,616,728
20%	60%	-£3,296,319	-£3,068,914	-£3,109,853	-£2,912,448	-£3,429,648	-£3,273,182
25%	60%	-£3,921,058	-£3,674,301	-£3,725,475	-£3,478,718	-£4,125,219	-£3,929,636
30%	60%	-£4,577,401	-£4,278,688	-£4,344,098	-£4,044,988	-£4,826,401	-£4,587,863
35%	60%	-£5,242,847	-£4,891,738	-£4,964,553	-£4,613,444	-£5,533,444	-£5,255,053
40%	60%	-£5,908,293	-£5,507,026	-£5,590,243	-£5,188,976	-£6,240,295	-£5,922,244
45%	60%	-£6,573,740	-£6,122,315	-£6,213,933	-£5,764,508	-£6,947,241	-£6,589,434
50%	60%	-£7,239,186	-£6,737,603	-£6,841,624	-£6,340,040	-£7,654,187	-£7,256,625

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 4

CL Zone  
Value Area 1  
High

No Units 100  
Site Area 0.85 Ha

Sales value inflation 0%  
Build cost inflation 0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£67,435,767	£67,435,767	£67,435,767	£67,435,767	£67,435,767	£67,435,767
10%	71%	£59,395,243	£59,596,891	£59,408,678	£59,610,327	£59,425,084	£59,438,520
15%	71%	£55,374,961	£55,677,454	£55,395,134	£55,697,606	£55,419,743	£55,439,897
20%	71%	£51,354,719	£51,758,015	£51,381,590	£51,784,886	£51,414,403	£51,441,273
25%	71%	£47,334,458	£47,838,578	£47,368,046	£47,872,166	£47,409,062	£47,442,649
30%	71%	£43,313,847	£43,919,139	£43,354,502	£43,959,445	£43,403,720	£43,444,026
35%	71%	£39,293,033	£39,909,639	£39,329,639	£39,404,153	£39,381,773	£39,435,379
40%	71%	£35,250,220	£36,086,805	£35,304,627	£36,121,213	£35,371,065	£35,425,471
45%	71%	£31,218,405	£32,137,065	£31,279,613	£32,198,273	£31,354,356	£31,415,554
50%	71%	£27,186,592	£28,207,324	£27,254,601	£28,275,333	£27,337,648	£27,405,657
100%	71%	£13,741,126	£11,621,978	£13,718,599	£11,479,450	£13,444,558	£13,302,332
10%	75%	£59,386,422	£59,562,864	£59,400,529	£59,576,970	£59,412,533	£59,426,640
15%	75%	£55,361,750	£55,626,413	£55,382,910	£55,647,573	£55,400,916	£55,422,077
20%	75%	£51,331,076	£51,683,990	£51,355,291	£51,719,175	£51,389,299	£51,417,514
25%	75%	£47,312,404	£47,753,509	£47,347,672	£47,788,777	£47,377,682	£47,412,950
30%	75%	£43,287,055	£43,817,057	£43,329,901	£43,859,378	£43,366,065	£43,408,386
35%	75%	£39,250,775	£39,875,974	£39,300,762	£39,925,961	£39,343,298	£39,393,284
40%	75%	£35,214,497	£35,929,609	£35,271,624	£36,086,137	£35,320,236	£35,377,363
45%	75%	£31,178,217	£31,982,044	£31,242,486	£32,046,313	£31,297,174	£31,361,442
50%	75%	£27,141,938	£28,035,079	£27,213,348	£28,106,488	£27,274,112	£27,345,521
10%	80%	£59,422,472	£59,705,718	£59,434,757	£59,711,064	£59,465,250	£59,477,535
15%	80%	£55,417,324	£55,840,785	£55,434,253	£55,857,714	£55,479,991	£55,496,920
20%	80%	£51,411,176	£51,975,791	£51,433,747	£51,998,362	£51,494,733	£51,517,304
25%	80%	£47,405,029	£48,110,796	£47,433,242	£48,139,011	£47,509,474	£47,537,688
30%	80%	£43,398,881	£44,245,802	£43,432,738	£44,278,659	£43,524,215	£43,558,072
35%	80%	£39,382,057	£40,380,809	£39,420,046	£40,420,308	£39,530,092	£39,570,072
40%	80%	£35,364,532	£36,507,752	£35,410,234	£36,553,455	£35,533,715	£35,579,417
45%	80%	£31,347,007	£32,633,130	£31,398,422	£32,684,545	£31,537,338	£31,588,752
50%	80%	£27,329,482	£28,758,508	£27,386,609	£28,815,636	£27,540,961	£27,598,089

Residual Land values compared to benchmark land values  
Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£9,062,321	-£9,062,321	-£9,062,321	-£9,062,321	-£9,062,321	-£9,062,321
10%	71%	-£1,150,968	-£1,089,068	-£1,089,068	-£1,161,761	-£1,070,930	-£1,059,668
15%	71%	-£1,125,107	-£1,050,634	-£1,102,953	-£1,200,451	-£1,078,344	-£1,058,191
20%	71%	-£2,143,368	-£2,740,072	-£2,116,497	-£2,713,201	-£2,058,685	-£2,056,815
25%	71%	-£3,183,630	-£3,659,510	-£3,130,422	-£3,626,922	-£2,989,026	-£2,955,438
30%	71%	-£3,192,243	-£3,278,948	-£3,153,586	-£3,153,586	-£2,954,367	-£2,954,367
35%	71%	-£3,216,054	-£3,091,542	-£3,168,449	-£3,453,635	-£3,110,315	-£3,062,708
40%	71%	-£4,247,888	-£4,431,283	-£4,119,461	-£4,403,787	-£4,112,023	-£4,072,816
45%	71%	-£4,279,682	-£4,361,522	-£4,218,475	-£4,429,815	-£4,143,732	-£4,082,524
50%	71%	-£4,311,496	-£4,200,763	-£4,242,467	-£4,222,740	-£4,160,440	-£4,062,431
100%	71%	-£9,029,213	-£8,120,065	-£9,116,687	-£9,077,538	-£8,942,645	-£8,890,110
10%	75%	-£1,111,968	-£1,955,223	-£1,097,558	-£1,921,117	-£1,095,354	-£1,077,447
15%	75%	-£1,138,375	-£2,811,675	-£1,115,177	-£2,850,514	-£1,107,111	-£1,078,011
20%	75%	-£2,161,011	-£4,308,127	-£2,126,706	-£4,279,613	-£2,108,788	-£2,058,574
25%	75%	-£2,186,683	-£2,744,579	-£2,150,415	-£2,709,311	-£2,120,405	-£2,085,137
30%	75%	-£3,211,332	-£3,652,931	-£3,168,187	-£3,636,108	-£3,132,622	-£3,089,101
35%	75%	-£3,242,312	-£3,622,113	-£3,197,325	-£3,672,126	-£3,154,799	-£3,104,803
40%	75%	-£4,283,591	-£4,569,078	-£4,126,463	-£4,511,951	-£4,117,852	-£4,112,724
45%	75%	-£4,316,871	-£4,416,043	-£4,255,602	-£4,441,775	-£4,200,914	-£4,136,645
50%	75%	-£4,350,151	-£4,263,003	-£4,304,749	-£4,309,598	-£4,223,036	-£4,152,566
10%	80%	-£1,074,616	-£1,792,309	-£1,063,331	-£1,761,023	-£1,032,838	-£1,021,553
15%	80%	-£2,080,784	-£2,657,303	-£2,063,835	-£2,640,374	-£2,018,096	-£2,001,168
20%	80%	-£3,086,911	-£4,522,287	-£2,964,340	-£4,499,726	-£2,903,355	-£2,860,784
25%	80%	-£3,095,069	-£3,367,291	-£2,984,846	-£3,359,077	-£2,969,613	-£2,960,400
30%	80%	-£3,096,207	-£3,252,286	-£3,065,349	-£3,218,428	-£3,073,873	-£3,040,016
35%	80%	-£3,116,031	-£3,117,279	-£3,078,642	-£3,077,779	-£3,097,996	-£3,069,090
40%	80%	-£4,113,666	-£3,900,335	-£4,087,853	-£3,944,633	-£4,040,330	-£4,019,871
45%	80%	-£4,151,081	-£4,864,957	-£4,099,666	-£4,813,542	-£4,060,749	-£4,009,335
50%	80%	-£4,168,006	-£4,739,579	-£4,111,475	-£4,682,452	-£4,057,126	-£4,009,999

Residual Land values compared to benchmark land values  
Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£5,961,054	£5,961,054	£5,961,054	£5,961,054	£5,961,054	£5,961,054
10%	71%	-£2,079,470	-£1,877,822	-£2,066,035	-£1,864,386	-£2,040,629	-£2,036,193
15%	71%	-£5,099,732	-£5,797,259	-£5,079,579	-£5,777,107	-£5,054,970	-£5,034,817
20%	71%	-£10,118,694	-£11,618,668	-£10,063,123	-£11,600,827	-£10,003,643	-£10,003,643
25%	71%	-£14,106,255	-£13,836,135	-£14,106,668	-£13,602,647	-£14,065,852	-£14,032,064
30%	71%	-£18,100,866	-£17,355,574	-£18,120,211	-£17,515,268	-£18,070,993	-£18,030,887
35%	71%	-£22,102,880	-£21,478,167	-£22,145,074	-£21,439,560	-£22,086,841	-£22,039,334
40%	71%	-£26,104,908	-£26,407,908	-£26,170,667	-£26,353,598	-£26,103,648	-£26,049,269
45%	71%	-£30,106,936	-£29,337,846	-£30,195,100	-£29,276,440	-£30,120,367	-£30,059,140
50%	71%	-£34,108,964	-£33,267,389	-£34,220,113	-£33,199,380	-£34,137,095	-£34,069,059
100%	71%	-£82,238,869	-£73,068,911	-£82,093,319	-£72,954,164	-£81,912,024	-£81,776,245
10%	75%	-£2,088,291	-£1,911,849	-£2,074,184	-£1,897,743	-£2,062,160	-£2,048,073
15%	75%	-£6,112,964	-£5,848,300	-£6,091,803	-£5,827,140	-£6,073,797	-£6,052,636
20%	75%	-£10,137,637	-£9,784,753	-£10,109,422	-£9,756,538	-£10,085,414	-£10,057,199
25%	75%	-£14,162,310	-£13,211,044	-£14,127,044	-£13,686,907	-£14,104,641	-£14,072,426
30%	75%	-£18,186,983	-£17,657,856	-£18,144,812	-£17,618,335	-£18,108,648	-£18,068,327
35%	75%	-£22,212,656	-£21,598,739	-£22,137,951	-£21,548,752	-£22,131,415	-£22,081,429
40%	75%	-£26,238,329	-£26,545,028	-£26,200,644	-£26,498,516	-£26,203,685	-£26,154,977
45%	75%	-£30,264,002	-£29,492,669	-£30,222,228	-£29,428,400	-£30,177,539	-£30,113,271
50%	75%	-£34,289,675	-£33,439,834	-£34,261,365	-£33,368,225	-£34,200,801	-£34,129,192
10%	80%	-£2,051,241	-£1,768,355	-£2,039,956	-£1,757,049	-£2,009,463	-£1,998,178
15%	80%	-£6,076,914	-£5,631,629	-£6,040,661	-£5,617,000	-£6,004,247	-£5,977,140
20%	80%	-£10,063,537	-£9,498,922	-£10,040,968	-£9,476,351	-£9,979,990	-£9,957,409
25%	80%	-£14,086,685	-£13,363,917	-£14,041,477	-£13,335,702	-£13,985,239	-£13,937,025
30%	80%	-£18,070,882	-£17,229,911	-£18,041,976	-£17,198,054	-£17,950,868	-£17,916,841
35%	80%	-£22,095,656	-£21,093,905	-£22,052,667	-£21,054,405	-£21,944,621	-£21,904,832
40%	80%	-£26,110,181	-£24,966,961	-£26,064,479	-£24,921,258	-£25,940,999	-£25,895,296
45%	80%	-£30,127,706	-£28,841,583	-£30,076,291	-£28,799,188	-£29,937,375	-£29,885,961
50%	80%	-£34,145,231	-£32,716,205	-£34,089,104	-£32,659,077	-£33,983,752	-£33,916,624

Residual Land values compared to benchmark land values  
Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£32,117,450	£32,117,450	£32,117,450	£32,117,450	£32,117,450	£32,117,450
10%	71%	£24,072,676	£24,278,574	£24,069,361	£24,269,010	£24,105,787	£24,120,203
15%	71%	£20,056,664	£20,359,157	£20,076,817	£20,379,289	£20,101,426	£20,121,579
20%	71%	£16,036,402	£16,439,698	£16,063,273	£16,466,569	£16,096,066	£16,122,956
25%	71%	£12,016,141	£12,520,261	£12,048,729	£12,553,849	£12,090,745	£12,124,332
30%	71%	£7,995,520	£8,600,822	£8,026,185	£8,641,129	£8,055,403	£8,105,799
35%	71%	£3,983,716	£4,678,229	£4,011,322	£4,725,836	£4,069,456	£4,117,062
40%	71%	-£68,977	£748,458	-£13,691	£802,896	£52,748	£107,154
45%	71%	-£4,099,912	-£3,181,252	-£4,039,704	-£3,120,044	-£4,063,961	-£3,992,153
50%	71%	-£8,113,725	-£7,110,993	-£8,063,717	-£7,042,984	-£8,090,669	-£7,912,660
100%	71%	-£49,079,442	-£48,940,250	-£48,939,916	-£48,797,767	-£48,762,375	-£48,620,349
10%	75%	£24,068,105	£24,244,547	£24,062,212	£24,258,653	£24,094,216	£24,108,323
15%	75%	£20,043,088	£20,308,086	£20,064,595	£20,324,256</		

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£43,955,954	£43,955,954	£43,955,954	£43,955,954	£43,955,954	£43,955,954
10%	71%	£35,915,430	£38,117,678	£35,926,865	£38,125,514	£35,945,271	£35,958,707
15%	71%	£31,856,168	£32,197,641	£31,915,321	£32,217,793	£31,939,530	£31,980,084
20%	71%	£27,874,906	£28,278,202	£27,901,777	£28,305,073	£27,934,590	£27,961,480
25%	71%	£23,854,645	£24,358,765	£23,888,233	£24,392,353	£23,929,249	£23,962,836
30%	71%	£19,834,382	£20,439,326	£19,874,895	£20,479,632	£19,923,917	£19,964,513
35%	71%	£15,814,120	£16,519,887	£15,854,458	£16,566,911	£15,907,584	£15,955,566
40%	71%	£11,793,858	£12,600,448	£11,834,021	£12,654,190	£11,891,252	£11,945,588
45%	71%	£7,773,596	£8,681,009	£7,799,800	£8,718,460	£7,874,543	£7,935,751
50%	71%	£3,753,334	£4,761,570	£3,774,795	£4,795,920	£3,867,835	£3,935,844
100%	71%	£37,240,938	£35,101,791	£37,098,412	£34,959,263	£36,924,371	£36,781,845
10%	75%	£35,906,609	£36,083,051	£35,920,716	£36,097,157	£35,932,720	£35,946,827
15%	75%	£31,881,937	£32,146,800	£31,903,997	£32,187,760	£31,921,193	£31,942,964
20%	75%	£27,857,263	£28,210,147	£27,885,478	£28,238,362	£27,909,486	£27,937,701
25%	75%	£23,832,591	£24,273,696	£23,867,859	£24,306,964	£23,897,889	£23,933,137
30%	75%	£19,807,242	£20,337,244	£19,850,088	£20,379,565	£19,896,252	£19,938,573
35%	75%	£15,781,962	£16,396,791	£15,820,949	£16,446,146	£15,865,485	£15,913,471
40%	75%	£11,756,684	£12,459,196	£11,791,811	£12,506,324	£11,840,423	£11,887,550
45%	75%	£7,731,404	£8,521,231	£7,762,673	£8,568,500	£7,817,361	£7,861,629
50%	75%	£3,706,124	£4,581,266	£3,733,335	£4,628,875	£3,799,239	£3,855,738
10%	80%	£35,943,659	£36,225,965	£35,954,944	£36,237,251	£35,965,437	£35,996,722
15%	80%	£31,918,379	£32,289,714	£31,934,440	£32,377,901	£31,950,178	£31,971,107
20%	80%	£27,893,363	£28,349,478	£27,923,934	£28,518,549	£28,014,920	£28,037,491
25%	80%	£23,868,347	£24,409,242	£23,908,196	£24,587,196	£24,023,661	£24,057,875
30%	80%	£19,843,331	£20,469,007	£19,892,925	£20,755,846	£20,044,402	£20,078,259
35%	80%	£15,818,315	£16,528,772	£15,872,233	£16,840,495	£16,050,279	£16,090,269
40%	80%	£11,793,299	£12,588,539	£11,851,699	£12,825,144	£12,026,063	£12,069,453
45%	80%	£7,768,283	£8,648,306	£7,831,699	£9,004,732	£8,057,525	£8,108,939
50%	80%	£3,743,267	£4,708,070	£3,809,695	£5,075,825	£4,061,148	£4,118,276

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£44,691,480	£44,691,480	£44,691,480	£44,691,480	£44,691,480	£44,691,480
10%	71%	£44,691,480	£44,893,109	£44,704,896	£44,906,544	£44,721,302	£44,734,738
15%	71%	£40,673,199	£40,973,671	£40,691,352	£40,993,824	£40,715,961	£40,736,114
20%	71%	£36,655,937	£37,054,233	£36,677,808	£37,081,104	£36,710,620	£36,737,491
25%	71%	£32,638,675	£33,134,795	£32,664,383	£33,168,383	£32,702,829	£32,738,867
30%	71%	£28,621,413	£29,215,357	£28,650,719	£29,255,963	£28,696,938	£28,744,244
35%	71%	£24,604,151	£25,295,919	£24,635,857	£25,340,370	£24,683,990	£24,731,597
40%	71%	£20,586,889	£21,376,481	£20,620,944	£21,417,439	£20,667,292	£20,721,689
45%	71%	£16,569,627	£17,457,043	£16,605,831	£17,494,491	£16,650,573	£16,711,781
50%	71%	£12,552,365	£13,537,605	£12,589,715	£13,571,551	£12,633,866	£12,701,875
100%	71%	£26,454,908	£26,326,792	£26,326,792	£26,198,233	£26,148,340	£26,095,814
10%	75%	£44,691,480	£44,893,109	£44,691,480	£44,906,544	£44,721,302	£44,734,738
15%	75%	£40,673,199	£40,973,671	£40,691,352	£40,993,824	£40,715,961	£40,736,114
20%	75%	£36,655,937	£37,054,233	£36,677,808	£37,081,104	£36,710,620	£36,737,491
25%	75%	£32,638,675	£33,134,795	£32,664,383	£33,168,383	£32,702,829	£32,738,867
30%	75%	£28,621,413	£29,215,357	£28,650,719	£29,255,963	£28,696,938	£28,744,244
35%	75%	£24,604,151	£25,295,919	£24,635,857	£25,340,370	£24,683,990	£24,731,597
40%	75%	£20,586,889	£21,376,481	£20,620,944	£21,417,439	£20,667,292	£20,721,689
45%	75%	£16,569,627	£17,457,043	£16,605,831	£17,494,491	£16,650,573	£16,711,781
50%	75%	£12,552,365	£13,537,605	£12,589,715	£13,571,551	£12,633,866	£12,701,875
10%	80%	£44,719,689	£45,001,996	£44,730,974	£45,013,282	£44,761,468	£44,772,753
15%	80%	£40,694,478	£41,137,003	£40,730,470	£41,153,931	£40,776,209	£40,783,138
20%	80%	£36,669,267	£37,372,608	£36,729,576	£37,394,576	£36,780,960	£36,813,622
25%	80%	£32,644,056	£33,567,160	£32,720,460	£33,435,229	£32,805,692	£32,833,906
30%	80%	£28,618,845	£29,761,714	£28,726,956	£29,575,877	£28,820,432	£28,854,290
35%	80%	£24,593,634	£25,956,263	£24,720,067	£25,787,040	£24,825,087	£24,862,945
40%	80%	£20,568,423	£22,150,812	£20,706,452	£22,149,672	£20,829,932	£20,875,635
45%	80%	£16,543,212	£17,345,361	£16,694,639	£17,680,763	£16,833,556	£16,884,970
50%	80%	£12,518,001	£13,540,910	£12,682,827	£14,111,863	£12,837,179	£12,894,306

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,764,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£61,669,511	£61,669,511	£61,669,511	£61,669,511	£61,669,511	£61,669,511
10%	71%	£53,628,987	£53,830,635	£53,642,422	£53,844,071	£53,658,829	£53,672,264
15%	71%	£45,588,463	£45,911,188	£45,628,878	£45,931,350	£45,653,487	£45,673,641
20%	71%	£37,547,939	£37,934,743	£37,591,343	£37,946,622	£37,608,145	£37,634,399
25%	71%	£29,507,415	£29,922,297	£29,553,747	£29,937,873	£29,579,668	£29,601,622
30%	71%	£21,466,891	£21,910,850	£21,513,201	£21,922,119	£21,530,193	£21,551,647
35%	71%	£13,426,367	£13,900,409	£13,472,655	£13,914,367	£13,489,767	£13,510,621
40%	71%	£5,385,843	£5,874,460	£5,432,097	£5,888,619	£5,447,271	£5,468,025
100%	71%	£61,669,511	£61,669,511	£61,669,511	£61,669,511	£61,669,511	£61,669,511
10%	75%	£49,595,494	£49,880,157	£49,616,854	£49,881,317	£49,634,660	£49,655,821
15%	75%	£41,554,970	£41,923,204	£41,599,325	£41,951,919	£41,623,043	£41,651,258
20%	75%	£33,514,446	£33,967,253	£33,568,680	£33,991,458	£33,598,994	£33,631,279
25%	75%	£25,473,922	£26,000,801	£25,529,112	£26,023,307	£25,568,122	£25,599,809
30%	75%	£17,433,398	£17,957,719	£17,483,546	£17,979,072	£17,522,271	£17,553,432
35%	75%	£9,392,874	£9,908,136	£9,443,022	£9,924,425	£9,474,566	£9,505,227
40%	75%	£1,352,350	£1,867,391	£1,392,467	£1,882,466	£1,422,584	£1,452,605
45%	75%	£26,411,961	£26,215,788	£26,476,230	£26,280,057	£26,530,918	£26,595,187
50%	75%	£21,375,682	£21,268,823	£21,447,192	£21,340,233	£21,507,896	£21,579,266
10%	80%	£53,651,216	£53,939,522	£53,669,501	£53,960,809	£53,688,994	£53,701,279
15%	80%	£45,610,692	£45,974,259	£45,628,878	£45,991,458	£45,647,063	£45,664,627
20%	80%	£37,569,168	£37,938,826	£37,587,354	£37,959,016	£37,605,539	£37,633,103
25%	80%	£29,528,644	£29,900,384	£29,546,830	£29,919,564	£29,564,062	£29,581,626
30%	80%	£21,488,120	£21,932,933	£21,506,006	£21,942,081	£21,523,929	£21,541,493
35%	80%	£13,447,596	£13,927,486	£13,466,482	£13,938,405	£13,484,369	£13,501,833
40%	80%	£5,407,072	£5,892,025	£5,426,008	£5,897,329	£5,445,933	£5,465,386
45%	80%	£26,580,751	£26,896,874	£26,632,166	£26,918,289	£26,771,083	£26,822,487
50%	80%	£21,565,226	£21,882,349	£21,620,354	£21,774,705	£21,681,631	£21,733,635

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£43,684,811	£43,684,811	£43,684,811	£43,684,811	£43,684,811	£43,684,811
10%	71%	£35,644,286	£35,645,335	£35,657,722	£35,659,371	£35,674,128	£35,687,264
15%	71%	£31,624,028	£31,626,488	£31,644,178	£31,646,650	£31,665,787	£31,684,900
20%	71%	£27,603,763	£27,607,059	£27,630,634	£27,633,930	£27,663,447	£27,690,317
25%	71%	£23,583,501	£23,587,822	£23,617,089	£23,621,210	£23,656,105	£23,691,693
30%	71%	£19,563,241	£19,568,193	£19,603,545	£19,607,489	£19,652,784	£19,688,070
35%	71%	£15,542,981	£15,548,000	£15,583,005	£15,586,950	£15,632,759	£15,668,336
40%	71%	£11,522,721	£11,528,790	£11,563,275	£11,567,220	£11,613,404	£11,649,381
45%	71%	£7,502,461	£7,508,590	£7,538,815	£7,542,760	£7,588,839	£7,624,816
50%	71%	£3,482,201	£3,488,330	£3,518,540	£3,522,485	£3,568,564	£3,604,541
10%	75%	£35,635,465	£35,611,908	£35,649,573	£35,626,014	£35,661,577	£35,675,684
15%	75%	£31,615,207	£31,615,496	£31,631,964	£31,636,617	£31,649,980	£31,671,720
20%	75%	£27,594,949	£27,599,004	£27,614,335	£27,619,219	£27,636,343	£27,666,528
25%	75%	£23,574,691	£23,582,553	£23,596,716	£23,603,820	£23,626,728	£23,661,994
30%	75%	£19,554,433	£19,566,101	£19,578,945	£19,586,422	£19,615,109	£19,657,430
35%	75%	£15,534,175	£15,545,019	£15,549,806	£15,554,805	£15,592,342	£15,642,328
40%	75%	£11,513,917	£11,518,053	£11,520,668	£11,525,181	£11,569,280	£11,626,407
45%	75%	£7,493,659	£7,497,261	£7,491,029	£7,495,356	£7,546,218	£7,610,486
50%	75%	£3,473,401	£3,476,982	£3,470,750	£3,475,077	£3,526,939	£3,591,885
10%	80%	£33,612,515	£33,554,822	£33,683,901	£33,956,108	£33,714,294	£33,725,579
15%	80%	£29,592,257	£29,534,829	£29,663,296	£29,935,757	£29,729,035	£29,745,964
20%	80%	£25,571,999	£25,514,834	£25,682,791	£25,954,406	£25,743,777	£25,766,348
25%	80%	£21,551,741	£21,494,860	£21,603,545	£21,875,160	£21,728,515	£21,756,732
30%	80%	£17,531,483	£17,474,846	£17,583,241	£17,854,856	£17,728,211	£17,761,116
35%	80%	£13,511,225	£13,454,852	£13,563,637	£13,835,252	£13,728,557	£13,771,162
40%	80%	£9,490,967	£9,434,614	£9,543,532	£9,815,147	£9,728,862	£9,776,167
45%	80%	£5,470,709	£5,414,356	£5,523,274	£5,794,889	£5,728,594	£5,781,199
50%	80%	£1,450,451	£1,394,098	£1,443,016	£1,714,631	£1,668,336	£1,726,141
10%	85%	£33,578,526	£33,507,552	£33,635,653	£33,906,005	£33,790,005	£33,847,133

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£47,942,629	£48,144,277	£47,956,065	£48,157,713	£47,972,471	£47,985,906
10%	71%	£43,922,367	£44,224,840	£43,942,521	£44,244,992	£43,967,129	£43,987,283
15%	71%	£39,902,106	£40,355,402	£39,928,977	£40,332,273	£39,961,789	£39,986,659
20%	71%	£35,881,844	£36,486,964	£35,915,432	£36,419,552	£35,956,448	£35,980,636
25%	71%	£31,861,583	£32,618,526	£31,901,888	£32,506,831	£31,951,107	£31,991,412
30%	71%	£27,841,321	£28,750,089	£27,877,025	£28,591,539	£27,935,159	£27,982,786
35%	71%	£23,821,059	£24,879,657	£23,857,329	£24,688,599	£23,919,861	£23,972,858
40%	71%	£19,800,797	£20,999,225	£19,836,633	£20,539,659	£19,890,722	£19,948,609
45%	71%	£15,780,535	£17,118,793	£15,816,469	£17,039,719	£15,880,334	£15,953,043
50%	71%	£11,760,273	£13,238,361	£11,796,303	£13,159,779	£11,866,038	£11,954,947
10%	75%	£43,906,136	£44,173,799	£43,930,296	£44,194,959	£43,946,302	£43,969,463
15%	75%	£39,885,874	£40,304,361	£39,912,677	£40,265,561	£39,935,685	£39,964,900
20%	75%	£35,865,612	£36,434,923	£35,892,879	£36,386,165	£35,925,089	£35,960,636
25%	75%	£31,845,350	£32,564,484	£31,872,287	£32,406,765	£31,913,452	£31,955,773
30%	75%	£27,825,088	£28,694,045	£27,852,124	£28,473,347	£27,890,684	£27,940,671
35%	75%	£23,804,826	£24,823,606	£23,831,629	£24,614,909	£23,857,622	£23,924,750
40%	75%	£19,784,564	£20,953,167	£19,811,432	£20,545,469	£19,844,560	£19,898,629
45%	75%	£15,764,302	£17,082,728	£15,791,260	£17,037,029	£15,821,498	£15,892,008
50%	75%	£11,744,040	£13,212,289	£11,770,218	£13,157,589	£11,800,036	£11,876,145
10%	80%	£47,970,858	£48,253,165	£47,982,143	£48,264,451	£48,012,636	£48,023,921
15%	80%	£43,950,596	£44,383,727	£43,961,881	£44,405,100	£43,973,378	£43,984,663
20%	80%	£39,930,334	£40,514,288	£39,941,569	£40,426,643	£39,949,026	£39,960,311
25%	80%	£35,910,072	£36,643,849	£35,921,307	£36,547,186	£35,929,584	£35,940,869
30%	80%	£31,890,810	£32,773,410	£31,901,545	£32,647,729	£31,912,082	£31,923,367
35%	80%	£27,870,548	£28,902,971	£27,881,283	£28,718,272	£27,891,620	£27,902,905
40%	80%	£23,850,286	£25,032,532	£23,861,021	£24,833,815	£23,872,368	£23,883,653
45%	80%	£19,830,024	£21,162,093	£19,840,759	£21,648,358	£19,850,310	£19,861,605
50%	80%	£15,810,762	£17,291,654	£15,821,497	£17,162,901	£15,831,740	£15,843,035

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£61,669,511	£61,669,511	£61,669,511	£61,669,511	£61,669,511	£61,669,511
10%	71%	£53,628,987	£53,630,635	£53,642,422	£53,644,071	£53,658,829	£53,672,294
15%	71%	£49,608,725	£49,611,199	£49,628,978	£49,631,350	£49,653,487	£49,673,641
20%	71%	£45,588,463	£45,591,759	£45,615,335	£45,618,631	£45,646,147	£45,675,017
25%	71%	£41,568,201	£41,571,507	£41,595,711	£41,599,017	£41,631,263	£41,661,133
30%	71%	£37,547,939	£37,551,245	£37,575,249	£37,578,555	£37,615,511	£37,647,777
35%	71%	£33,527,677	£33,531,000	£33,555,304	£33,558,627	£33,600,329	£33,642,035
40%	71%	£29,507,415	£29,510,738	£29,535,032	£29,538,355	£29,583,839	£29,629,323
45%	71%	£25,487,153	£25,490,476	£25,515,126	£25,518,449	£25,567,673	£25,617,157
50%	71%	£21,466,891	£21,470,214	£21,494,768	£21,498,091	£21,550,915	£21,604,039
10%	75%	£53,620,166	£53,796,608	£53,634,273	£53,810,715	£53,646,277	£53,660,385
15%	75%	£49,599,904	£49,880,157	£49,616,654	£49,891,317	£49,634,660	£49,655,821
20%	75%	£45,579,642	£45,963,204	£45,590,355	£45,965,918	£45,625,043	£45,651,258
25%	75%	£41,559,380	£42,046,766	£41,576,016	£42,052,521	£41,611,429	£41,646,604
30%	75%	£37,539,118	£38,050,801	£37,563,645	£38,093,122	£37,599,809	£37,642,130
35%	75%	£33,518,856	£34,061,884	£33,548,172	£34,135,705	£33,597,042	£33,642,659
40%	75%	£29,498,594	£29,072,367	£29,522,695	£29,605,288	£29,552,869	£29,641,106
45%	75%	£25,478,332	£25,062,850	£25,496,797	£25,580,057	£25,530,918	£25,595,187
50%	75%	£21,458,070	£21,047,338	£21,471,259	£21,544,046	£21,507,856	£21,579,266
10%	80%	£61,669,511	£61,669,511	£61,669,511	£61,669,511	£61,669,511	£61,669,511
15%	80%	£53,628,987	£53,630,635	£53,642,422	£53,644,071	£53,658,829	£53,672,294
20%	80%	£49,608,725	£49,611,199	£49,628,978	£49,631,350	£49,653,487	£49,673,641
25%	80%	£45,588,463	£45,591,759	£45,615,335	£45,618,631	£45,646,147	£45,675,017
30%	80%	£41,568,201	£41,571,507	£41,595,711	£41,599,017	£41,631,263	£41,661,133
35%	80%	£37,547,939	£37,551,245	£37,575,249	£37,578,555	£37,615,511	£37,647,777
40%	80%	£33,527,677	£33,531,000	£33,555,304	£33,558,627	£33,600,329	£33,642,035
45%	80%	£29,507,415	£29,510,738	£29,535,032	£29,538,355	£29,583,839	£29,629,323
50%	80%	£25,487,153	£25,490,476	£25,515,126	£25,518,449	£25,567,673	£25,617,157
10%	85%	£61,669,511	£61,669,511	£61,669,511	£61,669,511	£61,669,511	£61,669,511
15%	85%	£53,628,987	£53,630,635	£53,642,422	£53,644,071	£53,658,829	£53,672,294
20%	85%	£49,608,725	£49,611,199	£49,628,978	£49,631,350	£49,653,487	£49,673,641
25%	85%	£45,588,463	£45,591,759	£45,615,335	£45,618,631	£45,646,147	£45,675,017
30%	85%	£41,568,201	£41,571,507	£41,595,711	£41,599,017	£41,631,263	£41,661,133
35%	85%	£37,547,939	£37,551,245	£37,575,249	£37,578,555	£37,615,511	£37,647,777
40%	85%	£33,527,677	£33,531,000	£33,555,304	£33,558,627	£33,600,329	£33,642,035
45%	85%	£29,507,415	£29,510,738	£29,535,032	£29,538,355	£29,583,839	£29,629,323
50%	85%	£25,487,153	£25,490,476	£25,515,126	£25,518,449	£25,567,673	£25,617,157

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 4

CL Zone 1  
Value Area Med

No Units 100  
Site Area 0.85 Ha

Sales value inflation 0%  
Build cost inflation 0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£35,578,194	£35,578,194	£35,578,194	£35,578,194	£35,578,194	£35,578,194
10%	71%	£30,698,700	£30,698,700	£30,720,822	£30,924,969	£30,727,646	£30,749,769
15%	71%	£28,598,520	£28,598,520	£28,292,136	£28,986,386	£28,302,972	£28,335,556
20%	71%	£26,819,204	£26,819,204	£26,227,497	£26,827,743	£26,877,007	£26,921,343
25%	71%	£23,379,457	£23,379,457	£23,434,763	£23,945,129	£23,451,823	£23,507,130
30%	71%	£20,939,709	£21,552,149	£21,005,078	£21,618,516	£21,026,549	£21,092,918
35%	71%	£18,499,961	£19,214,474	£18,511,391	£19,291,934	£18,611,274	£18,678,705
40%	71%	£16,060,214	£16,876,800	£16,148,705	£16,965,291	£16,176,001	£16,264,492
45%	71%	£13,610,797	£14,539,125	£13,711,783	£14,638,678	£13,742,933	£13,843,919
50%	71%	£11,154,561	£12,189,979	£11,266,756	£12,302,186	£11,301,369	£11,413,576
100%	71%	£13,850,414	£11,111,085	£13,819,599	£11,478,450	£13,847,095	£13,815,281
10%	75%	£30,689,342	£30,867,970	£30,712,572	£30,891,200	£30,714,671	£30,737,900
15%	75%	£28,244,916	£28,512,859	£28,279,760	£28,547,702	£28,282,909	£28,317,753
20%	75%	£25,800,451	£26,157,147	£25,846,949	£26,204,205	£25,851,174	£25,897,805
25%	75%	£23,356,064	£23,802,635	£23,414,137	£23,860,707	£23,419,385	£23,477,458
30%	75%	£20,911,638	£21,447,523	£20,981,326	£21,517,210	£20,987,624	£21,057,311
35%	75%	£18,467,213	£19,082,411	£18,548,514	£19,173,713	£18,555,862	£18,637,164
40%	75%	£16,022,786	£16,737,900	£16,115,702	£16,829,215	£16,124,101	£16,217,016
45%	75%	£13,568,085	£14,382,188	£13,674,120	£14,486,718	£13,683,704	£13,789,740
50%	75%	£11,107,994	£12,013,093	£11,224,911	£12,130,911	£11,235,559	£11,353,376
10%	80%	£30,728,844	£31,104,445	£30,747,224	£31,053,030	£30,788,166	£30,787,750
15%	80%	£28,303,864	£28,732,571	£28,311,738	£28,760,446	£28,364,652	£28,392,527
20%	80%	£25,879,087	£26,450,697	£25,916,254	£26,487,864	£25,960,138	£25,997,304
25%	80%	£23,454,310	£24,168,822	£23,500,768	£24,215,281	£23,555,624	£23,602,082
30%	80%	£21,029,833	£21,886,948	£21,065,210	£21,942,699	£21,151,110	£21,208,659
35%	80%	£18,604,756	£19,605,074	£18,669,798	£19,670,115	£18,746,596	£18,811,637
40%	80%	£16,179,979	£17,323,200	£16,254,312	£17,367,533	£16,342,081	£16,416,414
45%	80%	£13,747,473	£15,041,325	£13,832,301	£16,124,960	£13,932,463	£14,017,292
50%	80%	£11,306,414	£12,756,014	£11,400,668	£12,860,287	£11,511,959	£11,606,213

Residual Land values compared to benchmark land values

£90,000,000

Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£40,919,893	£40,919,893	£40,919,893	£40,919,893	£40,919,893	£40,919,893
10%	71%	£46,710,441	£46,710,441	£46,710,441	£46,710,441	£46,710,441	£46,710,441
15%	71%	£48,239,186	£47,932,916	£48,239,186	£47,859,362	£48,239,186	£48,162,513
20%	71%	£50,678,884	£50,270,590	£50,678,884	£50,226,344	£50,678,884	£50,576,745
25%	71%	£53,118,581	£52,208,265	£53,118,581	£52,552,958	£53,118,581	£52,990,959
30%	71%	£55,558,279	£54,945,939	£55,558,279	£54,479,571	£55,558,279	£55,405,170
35%	71%	£57,997,977	£57,283,613	£57,997,977	£57,206,184	£57,997,977	£57,810,383
40%	71%	£60,437,674	£60,821,288	£60,437,674	£59,532,797	£60,437,674	£60,233,596
45%	71%	£62,877,371	£61,958,963	£62,877,371	£61,859,410	£62,877,371	£62,654,169
50%	71%	£65,317,068	£63,100,638	£65,317,068	£63,180,021	£65,317,068	£65,094,212
100%	71%	£60,437,674	£60,821,288	£60,437,674	£59,532,797	£60,437,674	£60,233,596
10%	75%	£45,898,745	£45,830,117	£45,898,745	£45,898,745	£45,898,745	£45,898,745
15%	75%	£43,253,119	£43,985,228	£43,253,119	£43,253,119	£43,253,119	£43,253,119
20%	75%	£40,607,492	£40,340,340	£40,607,492	£40,607,492	£40,607,492	£40,607,492
25%	75%	£37,961,865	£37,995,453	£37,961,865	£37,961,865	£37,961,865	£37,961,865
30%	75%	£35,316,238	£35,950,963	£35,316,238	£35,316,238	£35,316,238	£35,316,238
35%	75%	£32,670,611	£32,905,468	£32,670,611	£32,670,611	£32,670,611	£32,670,611
40%	75%	£30,024,984	£30,859,973	£30,024,984	£30,024,984	£30,024,984	£30,024,984
45%	75%	£27,379,357	£28,814,482	£27,379,357	£27,379,357	£27,379,357	£27,379,357
50%	75%	£24,733,730	£26,768,991	£24,733,730	£24,733,730	£24,733,730	£24,733,730
10%	80%	£45,898,745	£45,830,117	£45,898,745	£45,898,745	£45,898,745	£45,898,745
15%	80%	£43,253,119	£43,985,228	£43,253,119	£43,253,119	£43,253,119	£43,253,119
20%	80%	£40,607,492	£40,340,340	£40,607,492	£40,607,492	£40,607,492	£40,607,492
25%	80%	£37,961,865	£37,995,453	£37,961,865	£37,961,865	£37,961,865	£37,961,865
30%	80%	£35,316,238	£35,950,963	£35,316,238	£35,316,238	£35,316,238	£35,316,238
35%	80%	£32,670,611	£32,905,468	£32,670,611	£32,670,611	£32,670,611	£32,670,611
40%	80%	£30,024,984	£30,859,973	£30,024,984	£30,024,984	£30,024,984	£30,024,984
45%	80%	£27,379,357	£28,814,482	£27,379,357	£27,379,357	£27,379,357	£27,379,357
50%	80%	£24,733,730	£26,768,991	£24,733,730	£24,733,730	£24,733,730	£24,733,730

Residual Land values compared to benchmark land values

£72,325,000

Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£35,578,194	£35,578,194	£35,578,194	£35,578,194	£35,578,194	£35,578,194
10%	71%	£30,698,700	£30,698,700	£30,720,822	£30,924,969	£30,727,646	£30,749,769
15%	71%	£28,598,520	£28,598,520	£28,292,136	£28,986,386	£28,302,972	£28,335,556
20%	71%	£26,819,204	£26,819,204	£26,227,497	£26,827,743	£26,877,007	£26,921,343
25%	71%	£23,379,457	£23,379,457	£23,434,763	£23,945,129	£23,451,823	£23,507,130
30%	71%	£20,939,709	£21,552,149	£21,005,078	£21,618,516	£21,026,549	£21,092,918
35%	71%	£18,499,961	£19,214,474	£18,511,391	£19,291,934	£18,611,274	£18,678,705
40%	71%	£16,060,214	£16,876,800	£16,148,705	£16,965,291	£16,176,001	£16,264,492
45%	71%	£13,610,797	£14,539,125	£13,711,783	£14,638,678	£13,742,933	£13,843,919
50%	71%	£11,154,561	£12,189,979	£11,266,756	£12,302,186	£11,301,369	£11,413,576
100%	71%	£13,850,414	£11,111,085	£13,819,599	£11,478,450	£13,847,095	£13,815,281
10%	75%	£30,689,342	£30,867,970	£30,712,572	£30,891,200	£30,714,671	£30,737,900
15%	75%	£28,244,916	£28,512,859	£28,279,760	£28,547,702	£28,282,909	£28,317,753
20%	75%	£25,800,451	£26,157,147	£25,846,949	£26,204,205	£25,851,174	£25,897,805
25%	75%	£23,356,064	£23,802,635	£23,414,137	£23,860,707	£23,419,385	£23,477,458
30%	75%	£20,911,638	£21,447,523	£20,981,326	£21,517,210	£20,987,624	£21,057,311
35%	75%	£18,467,213	£19,082,411	£18,548,514	£19,173,713	£18,555,862	£18,637,164
40%	75%	£16,022,786	£16,737,900	£16,115,702	£16,829,215	£16,124,101	£16,217,016
45%	75%	£13,568,085	£14,382,188	£13,674,120	£14,486,718	£13,683,704	£13,789,740
50%	75%	£11,107,994	£12,013,093	£11,224,911	£12,130,911	£11,235,559	£11,353,376
10%	80%	£30,728,844	£31,104,445	£30,747,224	£31,053,030	£30,788,166	£30,787,750
15%	80%	£28,303,864	£28,732,571	£28,311,738	£28,760,446	£28,364,652	£28,392,527
20%	80%	£25,879,087	£26,450,697	£25,916,254	£26,487,864	£25,960,138	£25,997,304
25%	80%	£23,454,310	£24,168,822	£23,500,768	£24,215,281	£23,555,624	£23,602,082
30%	80%	£21,029,833	£21,886,948	£21,065,210	£21,942,699	£21,151,110	£21,208,659
35%	80%	£18,604,756	£19,605,074	£18,669,798	£19,670,115	£18,746,596	£18,811,637
40%	80%	£16,179,979	£17,323,200	£16,254,312	£17,367,533	£16,342,081	£16,416,414
45%	80%	£13,747,473	£15,041,325	£13,832,301	£16,124,960	£13,932,463	£14,017,292
50%	80%	£11,306,414	£12,756,014	£11,400,668	£12,860,287	£11,511,959	£11,606,213

Residual Land values compared to benchmark land values

£41,552,000

Benchmark Z1 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£299,877	£299,877	£299,877	£299,877	£299,877	£299,877
10%	71%	£4,616,618	£4,415,671	£4,597,495	£4,393,348	£4,593,671	£4,588,545
15%	71%	£7,059,365	£6,753,146	£7,026,161	£6,719,961	£7,015,945	£6,982,761
20%	71%	£9,499,113	£9,090,820	£9,454,868	£9,046,574	£9,441,220	£9,396,974
25%	71%	£11,938,860	£11,428,494	£11,893,554	£11,373,188	£11,886,494	£11,811,187
30%	71%	£14,378,608	£13,769,168	£14,332,240	£13,669,601	£14,321,799	£14,225,359
35%	71%	£16,818,356	£16,103,843	£16,740,928	£16,026,413	£16,717,043	£16,639,612
40%	71%	£19,258,103	£18,441,517	£19,169,613	£18,353,026	£19,142,316	£19,053,823
45%	71%	£21,707,850	£20,779,108	£21,506,554	£20,679,639	£21,575,385	£21,474,398
50%	71%	£24,157,597	£22,128,338	£24,051,559	£23,016,131	£24,018,948	£

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£12,098,381	£12,098,381	£12,098,381	£12,098,381	£12,098,381	£12,098,381
10%	71%	£7,218,887	£7,423,833	£7,241,859	£7,445,158	£7,247,853	£7,289,886
15%	71%	£4,779,139	£5,285,359	£4,812,323	£5,119,543	£4,822,559	£4,835,743
20%	71%	£2,339,391	£2,747,684	£2,383,636	£2,791,930	£2,397,284	£2,441,530
25%	71%	£-100,358	£10,010	£-45,050	£465,916	£-27,960	£27,310
30%	71%	£-2,540,884	£-2,927,684	£-2,673,821	£-2,861,297	£-2,453,384	£-2,586,856
35%	71%	£-4,979,852	£-4,285,339	£-4,902,422	£-4,187,909	£-4,878,539	£-4,801,108
40%	71%	£-7,419,599	£-6,603,013	£-7,331,108	£-6,514,522	£-7,303,812	£-7,215,321
45%	71%	£-9,869,016	£-8,840,688	£-9,768,030	£-8,841,135	£-9,736,860	£-9,635,884
50%	71%	£-12,325,262	£-11,089,834	£-12,213,055	£-11,177,687	£-12,178,444	£-12,066,237
100%	71%	£-37,330,227	£-35,181,078	£-37,098,412	£-34,959,263	£-37,026,908	£-36,785,094
10%	75%	£7,209,529	£7,398,157	£7,232,759	£7,411,387	£7,234,858	£7,258,087
15%	75%	£4,765,103	£5,033,046	£4,799,947	£5,087,880	£4,803,086	£4,817,840
20%	75%	£2,320,678	£2,677,934	£2,367,135	£2,724,362	£2,371,335	£2,417,792
25%	75%	£-123,749	£32,892	£-65,676	£380,894	£-60,428	£-2,355
30%	75%	£-2,568,175	£-2,032,290	£-2,488,487	£-1,862,603	£-2,492,189	£-2,422,502
35%	75%	£-5,012,600	£-4,387,402	£-4,931,299	£-4,308,100	£-4,923,851	£-4,842,649
40%	75%	£-7,457,027	£-6,742,513	£-7,364,111	£-6,649,598	£-7,355,712	£-7,282,797
45%	75%	£-9,911,728	£-9,007,626	£-9,805,693	£-8,990,095	£-9,796,109	£-9,690,073
50%	75%	£-12,377,019	£-11,466,720	£-12,254,932	£-11,240,902	£-12,234,254	£-12,126,437
10%	60%	£7,248,828	£7,534,632	£7,267,411	£7,553,217	£7,288,353	£7,307,937
15%	60%	£4,824,051	£5,282,758	£4,851,925	£5,280,833	£4,884,839	£4,912,714
20%	60%	£2,399,274	£2,970,884	£2,436,441	£3,008,051	£2,480,325	£2,517,491
25%	60%	£-225,902	£389,065	£-19,365	£78,468	£75,811	£122,289
30%	60%	£-2,450,280	£-1,592,865	£-2,394,530	£-1,537,114	£-2,328,703	£-2,272,954
35%	60%	£-4,875,057	£-3,874,739	£-4,810,015	£-3,809,698	£-4,733,217	£-4,668,176
40%	60%	£-7,299,834	£-6,166,813	£-7,225,501	£-6,092,280	£-7,197,732	£-7,093,969
45%	60%	£-9,732,340	£-8,438,488	£-9,647,512	£-8,354,863	£-9,547,530	£-9,462,521
50%	60%	£-12,173,399	£-10,723,799	£-12,079,145	£-10,629,546	£-11,987,854	£-11,873,600

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£15,994,917	£16,199,083	£16,017,040	£16,221,186	£16,023,864	£16,045,987
10%	71%	£13,556,169	£13,861,389	£13,588,554	£13,894,574	£13,598,589	£13,631,774
15%	71%	£11,115,421	£11,523,715	£11,159,667	£11,567,961	£11,173,315	£11,217,561
20%	71%	£8,674,640	£9,186,481	£8,730,941	£9,241,347	£8,748,941	£8,803,348
25%	71%	£6,233,926	£6,848,368	£6,302,295	£6,914,734	£6,327,706	£6,389,135
30%	71%	£3,793,178	£4,510,692	£3,873,609	£4,588,121	£3,897,492	£3,974,922
35%	71%	£1,352,421	£2,173,017	£1,444,822	£2,241,508	£1,472,218	£1,560,799
40%	71%	£-1,092,385	£-1,04,858	£-991,999	£-965,104	£-960,850	£-859,884
45%	71%	£-3,549,231	£-2,513,804	£-3,437,024	£-2,401,596	£-3,402,413	£-3,290,207
100%	71%	£-29,954,196	£-29,416,948	£-29,322,922	£-28,183,233	£-29,259,877	£-29,019,093
10%	75%	£11,654,168	£11,854,188	£11,659,158	£11,851,188	£11,654,168	£11,654,168
15%	75%	£9,213,434	£11,809,077	£9,275,975	£11,843,919	£9,279,127	£13,813,970
20%	75%	£6,772,708	£11,453,965	£6,840,166	£11,500,422	£6,844,931	£11,193,823
25%	75%	£4,332,002	£9,098,853	£4,400,554	£9,156,925	£4,405,318	£8,773,675
30%	75%	£1,891,296	£6,743,140	£1,959,047	£6,797,834	£1,963,921	£6,353,333
35%	75%	£-63,430	£4,388,628	£-34,730	£4,469,931	£-3,852,000	£3,933,381
40%	75%	£-281,004	£2,033,517	£-111,922	£2,126,432	£-1,420,318	£1,513,234
45%	75%	£-515,687	£-231,595	£-410,026	£-317,065	£-410,079	£-314,043
50%	75%	£-759,689	£-2,690,690	£-747,871	£-2,772,872	£-748,223	£-730,406
10%	60%	£16,024,858	£16,310,683	£16,043,441	£16,329,247	£16,065,383	£16,083,968
15%	60%	£13,600,381	£14,029,789	£13,627,956	£14,056,864	£13,660,870	£13,688,744
20%	60%	£11,175,845	£11,748,011	£11,212,471	£11,794,081	£11,256,356	£11,293,522
25%	60%	£8,750,527	£9,465,040	£8,796,986	£9,511,499	£8,851,841	£8,898,300
30%	60%	£6,325,751	£7,183,166	£6,381,501	£7,238,916	£6,447,327	£6,503,076
35%	60%	£3,900,974	£4,901,292	£3,968,015	£4,966,333	£4,042,814	£4,107,854
40%	60%	£1,476,197	£2,619,418	£1,550,530	£2,693,750	£1,638,299	£1,712,632
45%	60%	£-956,310	£337,543	£-871,481	£421,168	£-771,319	£-686,491
50%	60%	£-3,397,399	£-1,947,769	£-3,303,114	£-1,853,515	£-3,191,823	£-3,097,570

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£29,811,939	£29,811,939	£29,811,939	£29,811,939	£29,811,939	£29,811,939
10%	71%	£24,932,444	£25,136,590	£24,954,567	£25,158,713	£24,961,390	£24,983,513
15%	71%	£22,492,696	£22,788,916	£22,525,880	£22,832,100	£22,536,116	£22,569,300
20%	71%	£20,052,948	£20,241,241	£20,087,194	£20,595,487	£20,110,841	£20,155,087
25%	71%	£17,613,201	£18,123,567	£17,668,507	£18,178,873	£17,685,588	£17,740,874
30%	71%	£15,173,453	£15,785,893	£15,239,822	£15,852,261	£15,260,293	£15,326,662
35%	71%	£12,733,705	£13,448,218	£12,811,135	£13,525,648	£12,833,018	£12,812,449
40%	71%	£10,293,958	£11,110,544	£10,382,449	£11,199,035	£10,409,745	£10,488,236
45%	71%	£7,854,211	£8,772,869	£7,945,527	£8,872,422	£7,976,677	£8,077,663
50%	71%	£5,414,464	£6,423,723	£5,500,802	£6,535,931	£5,535,113	£5,647,320
100%	71%	£-10,616,622	£-17,497,821	£-10,584,854	£-12,467,061	£-10,563,361	£-10,691,537
10%	75%	£24,923,086	£25,101,714	£24,946,316	£25,124,944	£24,948,415	£24,971,845
15%	75%	£22,478,661	£22,746,603	£22,513,504	£22,781,446	£22,516,653	£22,551,497
20%	75%	£20,038,235	£20,281,491	£20,080,893	£20,437,949	£20,044,892	£20,131,349
25%	75%	£17,598,808	£18,038,379	£17,647,881	£18,094,452	£17,653,129	£17,711,202
30%	75%	£15,148,383	£15,681,267	£15,215,070	£15,750,954	£15,221,368	£15,291,055
35%	75%	£12,709,957	£13,326,155	£12,782,258	£13,407,457	£12,789,606	£12,870,908
40%	75%	£10,270,530	£11,017,044	£10,349,446	£11,103,959	£10,357,845	£10,450,760
45%	75%	£7,801,829	£8,615,932	£7,907,884	£8,720,462	£7,917,448	£8,023,484
50%	75%	£5,340,838	£6,246,837	£5,458,555	£6,364,655	£5,469,393	£5,587,121
10%	60%	£24,982,985	£25,248,180	£24,980,968	£25,266,774	£25,032,910	£25,021,464
15%	60%	£22,537,608	£22,988,916	£22,565,482	£22,996,150	£22,566,396	£22,569,971
20%	60%	£20,112,831	£20,684,442	£20,149,996	£20,721,608	£20,153,882	£20,231,049
25%	60%	£17,688,054	£18,402,267	£17,734,513	£18,449,025	£17,739,368	£17,835,626
30%	60%	£15,263,277	£16,100,693	£15,319,027	£16,176,443	£15,334,854	£15,440,803
35%	60%	£12,838,500	£13,838,819	£12,903,542	£13,903,859	£12,900,340	£13,045,381
40%	60%	£10,413,723	£11,556,945	£10,488,056	£11,631,277	£10,576,825	£10,650,159
45%	60%	£7,981,217	£9,275,070	£8,066,946	£9,368,694	£8,106,207	£8,201,036
50%	60%	£5,540,168	£6,969,758	£5,634,412	£7,064,012	£5,745,763	£5,839,657

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£11,827,238	£11,827,238	£11,827,238	£11,827,238	£11,827,238	£11,827,238
10%	71%	£5,947,743	£7,151,890	£5,969,866	£7,174,013	£5,976,690	£6,996,813
15%	71%	£4,501,965	£5,812,515	£4,541,190	£5,841,406	£4,551,415	£5,384,620
20%	71%	£2,068,247	£2,476,541	£2,112,493	£2,520,787	£2,126,141	£2,170,387
25%	71%	£-371,500	£138,867	£-316,193	£184,173	£-299,133	£243,826
30%	71%	£-2,811,248	£-2,198,808	£-2,744,878	£-2,152,440	£-2,724,607	£-2,668,608
35%	71%	£-5,250,996	£-4,536,482	£-5,173,565	£-4,458,053	£-5,149,682	£-5,072,252
40%	71%	£-7,690,743	£-6,874,156	£-7,602,252	£-6,785,665	£-7,574,956	£-7,486,465
45%	71%	£-10,140,159	£-9,211,832	£-10,039,173	£-9,112,278	£-10,008,024	£-9,907,037
50%	71%	£-12,586,457	£-11,560,977	£-12,484,158	£-11,468,770	£-12,448,297	£-12,337,381
100%	71%	£-37,661,370	£-35,462,221	£-37,369,558	£-35,230,467	£-37,298,051	£-37,065,237
10%	75%	£6,938,386	£7,117,014	£6,961,618	£7,140,244	£6,963,714	£6,996,944
15%	75%	£4,493,980	£4,781,903	£4,529,304	£4,796,746	£4,531,953	£4,568,197
20%	75%	£2,049,535	£2,406,791	£2,095,992	£2,453,248	£2,100,191	£2,146,649
25%	75%	£-384,892	£51,679	£-338,820	£109,751	£-331,571	£-273,499
30%	75%	£-2,839,318	£-2,303,433	£-2,769,630	£-2,233,748	£-2,763,333	£-2,693,645
35%	75%	£-5,283,744	£-4,658,546	£-5,202,442	£-4,577,243	£-5,198,084	£-5,113,793
40%	75%	£-7,728,170	£-7,013,657	£-7,635,254	£-6,920,741	£-7,626,856	£-7,533,940
45%	75%	£-10,182,871	£-9,368,769	£-10,076,836	£-9,264,239	£-10,067,252	£-9,961,217
50%	75%	£-12,643,663	£-11,737,863	£-12,528,045	£-11,620,046	£-12,515,397	£-12,397,580
10%	60%	£9,977,854	£7,263,489	£7,263,489	£9,291,071	£7,018,210	£7,036,394
15%	60%	£4,552,907	£4,981,615	£4,580,782	£5,009,490	£4,613,696	£4,641,570
20%	60%	£2,128,131	£2,899,741	£2,165,298	£2,736,907	£2,209,132	£2,246,348
25%	60%	£-629,646	£417,865	£-569,058	£464,325	£-619,333	£-448,874
30%	60%	£-2,721,423	£-1,864,008	£-2,665,673	£-1,808,258	£-2,599,846	£-2,544,097
35%	60%	£-5,146,200	£-4,145,882	£-5,081,159	£-4,080,841	£-5,004,360	£-4,939,320
40%	60%	£-7,570,977	£-6,427,756	£-7,486,644	£-6,353,424	£-7,408,875	£-7,334,542
45%	60%	£-10,003,483	£-8,709,631	£-9,918,655	£-8,626,036	£-9,843,483	£-9,733,665
50%	60%	£-12,444,543	£-10,994,942	£-12,350,288	£-10,900,689	£-12,238,997	£-12,144,744

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£19,246,088	£19,450,232	£19,288,206	£19,472,355	£19,275,033	£19,297,156
10%	71%	£16,806,338	£17,112,558	£16,839,522	£17,145,742	£16,849,768	£16,882,942
15%	71%	£14,366,590	£14,774,284	£14,410,836	£14,819,129	£14,424,483	£14,468,729
20%	71%	£11,926,842	£12,437,008	£11,969,146	£12,492,516	£11,989,210	£12,054,616
25%	71%	£9,487,095	£10,099,535	£9,533,464	£10,165,903	£9,573,935	£9,640,304
30%	71%	£7,047,347	£7,761,861	£7,124,777	£7,839,290	£7,148,661	£7,226,091
35%	71%	£4,607,599	£5,424,186	£4,686,901	£5,512,677	£4,723,387	£4,811,876
40%	71%	£2,167,851	£3,086,511	£2,250,170	£3,166,064	£2,290,319	£2,391,305
45%	71%	£-298,062	£737,365	£-185,856	£649,673	£-151,245	£-39,038
50%	71%	£-539,028	£29,169,878	£-26,971,219	£22,932,054	£-24,099,708	£-24,749,895
10%	75%	£10,415,878	£10,415,878	£10,429,956	£10,429,956	£10,429,956	£10,429,956
15%	75%	£16,792,303	£17,060,245	£16,827,146	£17,095,088	£16,830,295	£16,865,130
20%	75%	£14,347,877	£14,705,133	£14,394,335	£14,751,591	£14,398,534	£14,444,092
25%	75%	£11,908,050	£12,260,021	£11,954,084	£12,308,498	£11,958,771	£12,024,844
30%	75%	£9,468,223	£9,814,909	£9,518,712	£10,064,597	£9,535,101	£9,634,697
35%	75%	£7,028,396	£7,379,797	£7,082,900	£7,721,099	£7,103,248	£7,184,550
40%	75%	£4,588,569	£4,939,696	£4,643,088	£5,377,601	£4,671,487	£4,764,402
45%	75%	£2,148,742	£2,500,514	£2,212,616	£3,034,104	£2,251,090	£2,337,126
50%	75%	£-345,520	£560,490	£-227,703	£678,297	£-217,055	£-99,237
10%	60%	£10,276,027	£10,561,832	£10,294,610	£10,580,416	£10,316,552	£10,335,136
15%	60%	£10,851,250	£11,279,358	£10,879,125	£11,307,832	£10,912,038	£10,939,913
20%	60%	£11,426,473	£11,907,466	£11,453,298	£11,936,236	£11,507,555	£11,544,891
25%	60%	£12,001,696	£12,716,209	£12,048,155	£12,762,667	£12,103,010	£12,149,468
30%	60%	£9,576,919	£10,434,235	£9,632,869	£10,490,085	£9,698,496	£9,754,245
35%	60%	£7,147,142	£8,143,555	£7,212,616	£8,198,801	£7,280,982	£7,342,440
40%	60%	£4,727,365	£5,879,587	£4,801,699	£5,944,919	£4,889,467	£4,963,801
45%	60%	£2,304,859	£3,588,712	£2,379,888	£3,672,336	£2,479,849	£2,564,678
50%	60%	£-146,200	£1,303,409	£-51,946	£1,397,664	£59,345	£163,599

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£20,811,930	£20,811,930	£20,811,930	£20,811,930	£20,811,930	£20,811,930
10%	71%	£24,932,444	£25,136,690	£24,954,567	£25,158,713	£24,961,390	£24,983,513
15%	71%	£22,482,696	£22,786,916	£22,525,895	£22,832,100	£22,538,116	£22,569,300
20%	71%	£20,052,948	£20,461,241	£20,097,194	£20,505,487	£20,110,841	£20,155,087
25%	71%	£17,613,201	£18,123,567	£17,668,507	£18,178,873	£17,685,568	£17,740,874
30%	71%	£15,173,453	£15,785,993	£15,239,822	£15,852,261	£15,260,293	£15,326,962
35%	71%	£12,733,705	£13,448,418	£12,811,135	£13,525,648	£12,835,616	£12,912,448
40%	71%	£10,293,958	£11,110,544	£10,382,449	£11,199,035	£10,409,745	£10,498,236
45%	71%	£7,844,541	£8,772,869	£7,945,527	£8,872,422	£7,976,677	£8,077,663
50%	71%	£5,394,293	£6,423,223	£5,500,302	£6,535,921	£5,535,113	£5,647,320
100%	71%	£-10,616,670	£-17,477,521	£-10,384,853	£-17,245,706	£-10,313,351	£-18,081,537
10%	75%	£24,923,086	£25,101,714	£24,946,316	£25,124,944	£24,948,415	£24,971,645
15%	75%	£22,478,661	£22,746,032	£22,513,504	£22,781,448	£22,516,653	£22,541,497
20%	75%	£20,038,235	£20,301,691	£20,080,935	£20,437,949	£20,094,892	£20,131,349
25%	75%	£17,598,808	£18,038,379	£17,647,881	£18,094,452	£17,653,129	£17,711,202
30%	75%	£15,145,383	£15,681,267	£15,215,070	£15,750,954	£15,221,368	£15,291,055
35%	75%	£12,700,867	£13,330,155	£12,782,258	£13,407,457	£12,789,886	£12,870,568
40%	75%	£10,256,330	£10,971,044	£10,349,446	£11,063,959	£10,357,945	£10,450,760
45%	75%	£7,801,829	£8,615,932	£7,907,864	£8,720,462	£7,917,448	£8,023,484
50%	75%	£5,340,838	£6,246,837	£5,458,555	£6,364,655	£5,469,303	£5,587,121
10%	60%	£24,962,985	£25,248,190	£24,980,988	£25,265,774	£25,002,610	£25,021,494
15%	60%	£22,537,609	£22,966,316	£22,565,482	£22,994,190	£22,598,396	£22,626,271
20%	60%	£20,112,831	£20,684,442	£20,149,998	£20,721,608	£20,183,882	£20,231,049
25%	60%	£17,688,054	£18,462,267	£17,734,513	£18,444,025	£17,789,388	£17,855,656
30%	60%	£15,263,277	£16,120,693	£15,318,021	£16,176,443	£15,384,854	£15,440,803
35%	60%	£12,838,500	£13,838,819	£12,903,542	£13,903,859	£12,980,340	£13,045,381
40%	60%	£10,413,723	£11,556,945	£10,488,056	£11,631,277	£10,575,825	£10,650,159
45%	60%	£7,981,217	£9,275,070	£8,066,146	£9,358,694	£8,169,237	£8,251,036
50%	60%	£5,540,158	£6,989,758	£5,634,412	£7,084,012	£5,745,703	£5,839,967

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 4	
No Units	100
Site Area	0.85 Ha

CIL Zone	1
Value Area	Low

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£25,006,494	£25,006,494	£25,006,494	£25,006,494	£25,006,494	£25,006,494
10%	71%	£21,170,170	£21,374,316	£21,206,292	£21,410,438	£21,199,117	£21,235,238
15%	71%	£19,252,008	£19,558,228	£19,306,190	£19,512,140	£19,295,429	£19,349,611
20%	71%	£17,333,847	£17,742,140	£17,406,089	£17,814,352	£17,397,741	£17,453,983
25%	71%	£15,406,401	£15,924,116	£15,488,004	£16,015,718	£15,479,810	£15,571,413
30%	71%	£13,475,981	£14,097,238	£13,585,905	£14,207,162	£13,564,072	£13,673,996
35%	71%	£11,545,561	£12,270,365	£11,643,805	£12,398,605	£11,648,333	£11,776,578
40%	71%	£9,615,140	£10,443,483	£9,781,706	£10,590,048	£9,732,595	£9,879,180
45%	71%	£7,684,720	£8,616,606	£7,849,606	£8,781,491	£7,816,856	£7,981,741
50%	71%	£5,748,657	£6,789,728	£5,934,860	£6,972,934	£5,897,876	£6,084,078
100%	71%	£13,987,096	£11,857,947	£13,918,599	£11,079,450	£13,693,777	£13,135,281
10%	75%	£21,160,114	£21,338,742	£21,198,041	£21,378,669	£21,185,442	£21,223,370
15%	75%	£19,236,924	£19,504,866	£19,293,815	£19,561,756	£19,274,917	£19,331,807
20%	75%	£17,317,753	£17,670,889	£17,389,588	£17,746,844	£17,364,390	£17,440,245
25%	75%	£15,380,898	£15,833,897	£15,477,081	£15,930,080	£15,445,130	£15,541,313
30%	75%	£13,445,377	£13,989,976	£13,560,797	£14,104,397	£13,522,456	£13,637,876
35%	75%	£11,509,856	£12,144,055	£11,644,512	£12,278,712	£11,599,781	£11,734,438
40%	75%	£9,574,334	£10,299,134	£9,728,228	£10,453,028	£9,677,107	£9,831,101
45%	75%	£7,638,814	£8,454,213	£7,811,944	£8,627,343	£7,754,433	£7,927,562
50%	75%	£5,696,816	£6,609,292	£5,892,328	£6,801,659	£5,827,381	£6,022,894
60%	75%	£3,751,291	£4,764,371	£3,947,808	£5,158,499	£3,942,878	£4,123,319
15%	60%	£19,300,280	£19,728,988	£19,345,793	£19,774,501	£19,361,069	£19,406,581
20%	60%	£17,398,209	£17,969,819	£17,458,893	£18,030,503	£17,479,260	£17,539,944
25%	60%	£15,488,012	£16,210,651	£15,564,959	£16,286,505	£15,590,785	£15,667,732
30%	60%	£13,573,915	£14,443,675	£13,666,251	£14,536,011	£13,697,241	£13,799,577
35%	60%	£11,659,817	£12,674,536	£11,767,542	£12,782,262	£11,803,698	£11,911,423
40%	60%	£9,745,719	£10,905,398	£9,868,833	£11,028,513	£9,910,155	£10,033,269
45%	60%	£7,831,621	£9,136,260	£7,970,225	£9,274,764	£7,916,611	£8,155,115
50%	60%	£5,914,549	£7,367,123	£6,070,959	£7,521,015	£6,123,068	£6,276,960

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£51,491,594	£51,491,594	£51,491,594	£51,491,594	£51,491,594	£51,491,594
10%	71%	£55,163,916	£55,163,916	£55,291,799	£55,291,799	£55,288,871	£55,289,849
15%	71%	£57,245,079	£58,589,859	£57,191,807	£58,885,677	£57,206,659	£57,146,477
20%	71%	£59,164,241	£58,755,948	£59,091,998	£58,683,706	£59,106,347	£59,034,103
25%	71%	£61,091,896	£59,573,372	£61,000,884	£60,482,399	£61,018,277	£60,926,875
30%	71%	£62,920,950	£62,400,850	£62,912,163	£62,282,026	£62,935,026	£62,844,092
35%	71%	£64,552,527	£64,227,727	£64,624,283	£64,089,483	£64,649,754	£64,721,510
40%	71%	£66,882,947	£66,054,605	£66,736,382	£66,908,039	£66,785,493	£66,816,928
45%	71%	£68,813,368	£67,981,482	£68,648,482	£67,716,597	£68,681,232	£68,516,348
50%	71%	£70,743,789	£69,908,360	£70,560,582	£69,525,155	£70,600,212	£70,414,010
100%	71%	£90,495,183	£88,556,035	£90,116,687	£87,977,538	£90,191,884	£89,813,369
10%	75%	£55,337,974	£55,199,348	£55,300,046	£55,121,418	£55,312,648	£55,274,718
15%	75%	£57,261,164	£57,083,222	£57,394,273	£57,215,643	£57,306,331	£57,166,209
20%	75%	£59,184,354	£58,827,098	£59,106,499	£58,751,243	£59,133,698	£59,057,843
25%	75%	£61,117,189	£60,684,190	£61,021,007	£60,588,007	£61,052,077	£60,956,774
30%	75%	£63,052,711	£62,569,111	£62,931,291	£62,393,981	£62,915,632	£62,860,212
35%	75%	£64,988,232	£64,504,032	£64,843,576	£64,219,376	£64,865,366	£64,763,665
40%	75%	£66,923,753	£66,188,953	£66,769,600	£66,045,960	£66,820,981	£66,667,087
45%	75%	£68,859,274	£68,043,874	£68,686,144	£67,870,744	£68,743,655	£68,570,525
50%	75%	£70,794,795	£69,968,795	£70,605,265	£69,698,028	£70,670,736	£70,453,053
10%	60%	£55,295,796	£55,009,930	£55,265,994	£54,979,599	£55,256,210	£55,224,688
15%	60%	£57,197,807	£56,769,099	£57,152,295	£56,723,587	£57,137,019	£57,091,506
20%	60%	£59,099,818	£58,528,268	£59,039,195	£58,487,584	£59,018,628	£58,958,143
25%	60%	£60,910,829	£60,287,438	£60,933,128	£60,211,582	£60,907,392	£60,830,356
30%	60%	£62,721,840	£62,054,413	£62,831,836	£61,962,077	£62,800,846	£62,708,511
35%	60%	£64,533,271	£63,823,552	£64,730,546	£63,715,826	£64,694,390	£64,586,664
40%	60%	£66,344,702	£65,592,693	£66,629,250	£65,469,574	£66,587,933	£66,464,818
45%	60%	£68,156,133	£67,361,834	£68,527,954	£67,223,324	£68,481,477	£68,342,972
50%	60%	£69,967,564	£69,130,975	£70,427,129	£68,977,072	£69,375,020	£69,212,127

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£38,453,213	£38,453,213	£38,453,213	£38,453,213	£38,453,213	£38,453,213
10%	71%	£40,304,543	£40,100,397	£40,268,421	£40,064,275	£40,275,596	£40,239,475
15%	71%	£42,222,705	£41,916,485	£42,188,523	£41,892,303	£42,176,285	£42,125,103
20%	71%	£44,140,868	£44,732,674	£44,658,626	£44,388,331	£44,606,793	£44,519,020
25%	71%	£46,059,031	£46,550,867	£46,576,709	£46,288,355	£46,594,503	£46,503,300
30%	71%	£47,978,194	£47,377,475	£47,388,808	£47,267,552	£47,910,641	£47,800,717
35%	71%	£49,897,357	£49,204,352	£49,800,908	£49,076,198	£49,826,390	£49,698,135
40%	71%	£51,816,520	£51,031,230	£51,713,007	£50,884,665	£51,741,165	£51,593,990
45%	71%	£53,735,683	£52,858,107	£53,625,107	£52,693,222	£53,657,858	£53,492,972
50%	71%	£55,654,846	£54,684,985	£55,536,853	£54,501,779	£55,576,838	£55,390,635
100%	71%	£75,471,890	£73,512,660	£75,093,313	£72,854,184	£75,188,490	£74,789,994
10%	75%	£40,314,600	£40,135,971	£40,276,672	£40,098,044	£40,289,271	£40,251,344
15%	75%	£42,237,789	£41,969,848	£42,180,899	£41,912,957	£42,199,797	£42,142,906
20%	75%	£44,160,978	£43,803,724	£44,085,125	£43,727,889	£44,110,323	£44,034,468
25%	75%	£46,084,167	£45,637,600	£45,560,949	£45,344,633	£46,070,613	£45,923,607
30%	75%	£48,007,356	£47,471,475	£47,913,916	£47,370,317	£47,952,257	£47,836,837
35%	75%	£49,930,545	£49,305,350	£49,830,201	£49,199,001	£49,874,932	£49,740,275
40%	75%	£51,853,734	£51,139,225	£51,743,086	£50,996,876	£51,790,685	£51,643,113
45%	75%	£53,776,923	£52,973,100	£53,657,971	£52,801,751	£53,702,437	£53,547,151
50%	75%	£55,700,112	£54,806,975	£55,572,856	£54,606,626	£55,614,189	£55,451,819
10%	60%	£40,272,352	£39,986,556	£40,242,019	£39,956,214	£40,231,836	£40,201,494
15%	60%	£42,195,541	£41,914,630	£42,170,200	£41,780,210	£42,177,402	£42,137,668
20%	60%	£44,118,730	£43,748,705	£44,144,320	£43,604,284	£44,133,453	£44,084,766
25%	60%	£46,041,919	£45,582,780	£45,620,409	£45,388,358	£46,044,504	£45,985,819
30%	60%	£47,965,108	£47,416,855	£47,496,484	£47,202,432	£47,975,555	£47,866,872
35%	60%	£49,888,297	£49,250,930	£49,416,559	£49,016,506	£49,896,606	£49,777,923
40%	60%	£51,811,486	£51,085,005	£51,336,634	£50,826,580	£51,807,657	£51,668,976
45%	60%	£53,734,675	£52,919,080	£53,256,709	£52,636,654	£53,718,708	£53,560,029
50%	60%	£55,657,864	£54,753,155	£55,176,784	£54,446,728	£55,629,759	£55,451,080

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£10,311,823	£10,311,823	£10,311,823	£10,311,823	£10,311,823	£10,311,823
10%	71%	£12,185,841	£12,384,901	£12,317,228	£12,307,879	£12,112,290	£12,083,979
15%	71%	£14,060,309	£14,760,089	£14,610,127	£14,705,907	£14,022,898	£13,968,708
20%	71%	£15,934,777	£15,576,177	£15,912,228	£15,903,935	£15,926,577	£15,834,334
25%	71%	£17,809,245	£16,392,265	£17,800,329	£17,802,999	£17,839,597	£17,746,904
30%	71%	£19,683,713	£17,208,353	£19,692,430	£19,695,069	£19,732,195	£19,639,211
35%	71%	£21,558,181	£18,024,441	£21,584,531	£21,587,169	£21,624,791	£21,531,317
40%	71%	£23,432,649	£18,840,529	£23,476,632	£23,489,268	£23,517,387	£23,424,443
45%	71%	£25,307,117	£19,656,617	£25,368,733	£25,382,345	£25,414,983	£25,321,559
50%	71%	£27,					

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,526,681	£1,526,681	£1,526,681	£1,526,681	£1,526,681	£1,526,681
10%	71%	£2,309,643	£2,105,497	£2,273,231	£2,369,375	£2,260,696	£2,244,575
15%	71%	£4,227,805	£3,551,585	£4,173,623	£3,867,403	£4,184,384	£4,130,202
20%	71%	£6,145,966	£5,737,673	£6,073,724	£5,665,431	£6,088,072	£6,015,830
25%	71%	£8,073,412	£7,555,697	£7,981,309	£7,484,095	£8,000,003	£7,908,400
30%	71%	£10,000,857	£9,382,675	£9,382,675	£8,722,851	£9,815,741	£9,695,617
35%	71%	£11,928,252	£11,209,452	£11,209,452	£10,481,208	£11,831,480	£11,703,235
40%	71%	£13,854,673	£13,036,330	£13,716,107	£12,889,765	£13,747,218	£13,600,853
45%	71%	£15,781,093	£14,863,207	£15,538,207	£14,695,322	£15,662,957	£15,498,072
50%	71%	£17,707,513	£16,690,085	£17,544,653	£16,509,879	£17,581,937	£17,436,135
100%	71%	£37,476,909	£35,337,760	£37,086,412	£34,959,263	£37,173,590	£36,795,094
10%	75%	£2,319,699	£2,141,071	£2,281,772	£2,103,144	£2,294,371	£2,256,444
15%	75%	£4,242,899	£3,974,947	£4,195,398	£3,918,057	£4,204,896	£4,140,306
20%	75%	£6,166,080	£5,808,824	£6,090,225	£5,732,969	£6,115,423	£6,039,568
25%	75%	£8,098,915	£7,645,916	£8,002,732	£7,649,733	£8,034,683	£7,938,500
30%	75%	£10,034,436	£9,480,837	£9,919,016	£9,375,416	£9,957,367	£9,841,937
35%	75%	£11,969,957	£11,325,756	£11,835,301	£11,201,101	£11,880,032	£11,745,375
40%	75%	£13,905,479	£13,180,679	£13,751,585	£13,028,788	£13,802,706	£13,648,812
45%	75%	£15,840,999	£15,025,600	£15,667,869	£14,892,470	£15,725,390	£15,552,251
50%	75%	£17,776,519	£16,870,521	£17,587,455	£16,678,154	£17,664,434	£17,466,919
10%	60%	£2,277,462	£1,991,656	£2,247,110	£1,961,314	£2,236,935	£2,206,504
15%	60%	£4,179,533	£3,750,825	£4,134,020	£3,705,312	£4,118,744	£4,073,232
20%	60%	£6,081,604	£5,509,994	£6,020,520	£5,449,310	£6,000,553	£5,939,889
25%	60%	£7,991,675	£7,269,162	£7,914,624	£7,152,308	£7,899,028	£7,812,681
30%	60%	£9,905,898	£9,036,138	£9,813,562	£8,943,802	£9,782,572	£9,690,236
35%	60%	£11,819,995	£10,805,277	£11,712,271	£10,697,551	£11,676,115	£11,568,390
40%	60%	£13,734,092	£12,574,415	£13,619,376	£12,571,330	£13,590,658	£13,446,644
45%	60%	£15,648,189	£14,343,553	£15,509,688	£14,205,049	£15,463,202	£15,324,668
50%	60%	£17,562,286	£16,112,691	£17,406,854	£16,055,798	£17,356,745	£17,202,853

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,239,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£6,466,368	£6,670,534	£6,502,509	£6,706,656	£6,495,334	£6,531,456
10%	71%	£4,548,226	£4,854,446	£4,602,408	£4,808,628	£4,591,646	£4,645,828
15%	71%	£2,630,965	£3,038,357	£2,702,307	£3,110,600	£2,687,958	£2,766,200
20%	71%	£702,619	£1,220,352	£704,222	£1,111,636	£704,222	£687,630
30%	71%	£1,227,801	£606,545	£1,117,877	£496,621	£1,139,711	£1,029,787
35%	71%	£3,158,222	£2,433,422	£3,029,978	£2,305,177	£3,055,449	£2,927,205
40%	71%	£5,089,642	£4,280,390	£4,942,977	£4,113,734	£4,871,167	£4,624,937
45%	71%	£7,019,063	£6,057,177	£6,854,177	£5,922,292	£6,885,927	£6,722,041
50%	71%	£8,955,126	£7,914,055	£8,768,923	£7,730,848	£8,805,907	£8,619,705
100%	71%	£28,709,878	£28,551,276	£28,522,582	£28,183,233	£28,397,959	£28,019,663
10%	75%	£3,456,314	£3,634,969	£3,604,259	£3,804,257	£3,481,666	£3,515,867
15%	75%	£4,533,141	£4,801,083	£4,590,032	£4,857,974	£4,571,134	£4,628,025
20%	75%	£2,609,951	£2,967,207	£2,685,806	£3,043,062	£2,660,658	£2,736,463
25%	75%	£677,116	£1,130,115	£773,269	£1,226,298	£677,116	£637,581
30%	75%	£1,629,406	£574,809	£1,142,285	£599,496	£1,181,327	£1,065,306
35%	75%	£3,193,927	£2,559,727	£3,059,271	£2,425,071	£3,104,001	£2,969,345
40%	75%	£5,129,448	£4,404,648	£4,975,555	£4,250,755	£5,026,675	£4,872,782
45%	75%	£7,064,968	£6,240,569	£6,891,839	£6,076,439	£6,949,350	£6,776,220
50%	75%	£9,006,967	£8,084,490	£8,811,454	£7,902,123	£8,876,401	£8,680,388
10%	60%	£6,498,569	£6,784,375	£6,528,911	£6,814,716	£6,539,096	£6,569,437
15%	60%	£4,596,496	£5,025,206	£4,642,010	£5,070,718	£4,657,286	£4,702,799
20%	60%	£2,694,421	£3,265,110	£2,735,121	£3,326,721	£2,715,476	£2,836,162
25%	60%	£784,230	£1,506,869	£861,177	£1,582,723	£867,003	£963,949
30%	60%	£1,129,887	£260,108	£1,037,531	£167,772	£1,006,541	£914,203
35%	60%	£3,043,965	£2,020,246	£2,926,240	£1,921,920	£2,900,094	£2,792,359
40%	60%	£4,958,064	£3,798,384	£4,834,940	£3,675,269	£4,793,627	£4,670,515
45%	60%	£6,872,162	£5,567,522	£6,733,657	£5,429,019	£6,687,172	£6,548,667
50%	60%	£8,789,234	£7,336,660	£8,632,824	£7,182,767	£8,580,715	£8,426,822

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£19,240,238	£19,240,238	£19,240,238	£19,240,238	£19,240,238	£19,240,238
10%	71%	£15,403,914	£15,608,060	£15,440,036	£15,644,182	£15,432,861	£15,488,983
15%	71%	£13,485,783	£13,791,973	£13,529,935	£13,846,158	£13,529,173	£13,583,355
20%	71%	£11,567,591	£11,975,884	£11,639,833	£12,048,126	£11,625,485	£11,697,727
25%	71%	£9,640,146	£10,157,860	£9,731,748	£10,249,462	£9,713,554	£9,805,157
30%	71%	£7,709,725	£8,330,982	£7,819,649	£8,440,906	£7,797,816	£7,907,740
35%	71%	£5,778,305	£6,504,105	£5,887,640	£6,632,348	£5,865,078	£6,010,322
40%	71%	£3,848,884	£4,677,227	£3,995,450	£4,823,793	£3,966,330	£4,112,904
45%	71%	£1,919,464	£2,850,350	£2,083,350	£3,015,235	£2,050,600	£2,215,486
50%	71%	£17,599	£1,023,472	£1,068,814	£1,206,678	£1,31,420	£317,822
100%	71%	£16,743,992	£16,699,263	£16,699,263	£16,649,766	£16,649,932	£16,601,937
10%	75%	£15,303,858	£15,572,486	£15,431,785	£15,610,413	£15,418,186	£15,457,114
15%	75%	£13,470,668	£13,738,610	£13,527,659	£13,795,501	£13,508,661	£13,565,551
20%	75%	£11,541,477	£11,904,730	£11,623,332	£11,980,589	£11,508,134	£11,673,889
25%	75%	£9,614,842	£10,067,542	£9,710,825	£10,163,824	£9,675,874	£9,775,057
30%	75%	£7,679,121	£8,222,721	£7,794,541	£8,338,141	£7,756,200	£7,871,620
35%	75%	£5,743,600	£6,377,890	£5,878,256	£6,512,456	£5,833,526	£5,968,162
40%	75%	£3,808,076	£4,533,919	£3,981,972	£4,686,772	£3,910,951	£4,064,745
45%	75%	£1,872,558	£2,687,958	£2,045,688	£2,861,087	£1,988,177	£2,161,306
50%	75%	£69,440	£843,037	£126,072	£1,035,403	£81,126	£256,638
10%	60%	£15,484,089	£15,721,801	£15,600,438	£15,751,243	£15,476,622	£15,566,893
15%	60%	£13,524,025	£13,852,732	£13,279,537	£14,008,245	£13,264,815	£13,640,325
20%	60%	£11,631,954	£12,203,563	£11,692,637	£12,264,248	£11,713,004	£11,773,688
25%	60%	£9,721,757	£10,444,395	£9,798,703	£10,520,249	£9,824,529	£9,901,476
30%	60%	£7,807,650	£8,677,419	£7,890,095	£8,769,755	£7,935,985	£8,023,321
35%	60%	£5,893,561	£6,908,280	£6,001,286	£7,016,006	£5,937,442	£6,145,167
40%	60%	£3,979,463	£5,139,142	£4,102,577	£5,262,257	£4,143,899	£4,267,013
45%	60%	£2,065,365	£3,370,004	£2,203,869	£3,508,508	£2,250,365	£2,388,899
50%	60%	£148,263	£1,620,867	£204,703	£1,754,768	£36,812	£310,704

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,255,538	£1,255,538	£1,255,538	£1,255,538	£1,255,538	£1,255,538
10%	71%	-£2,580,788	-£2,376,840	-£2,544,665	-£2,340,518	-£2,551,839	-£2,515,718
15%	71%	-£4,495,948	-£4,157,228	-£4,444,786	-£4,138,346	-£4,455,528	-£4,401,346
20%	71%	-£6,417,109	-£6,008,817	-£6,344,867	-£6,036,574	-£6,359,216	-£6,286,973
25%	71%	-£8,344,555	-£7,826,841	-£8,252,952	-£7,735,238	-£8,271,146	-£8,179,543
30%	71%	-£10,274,975	-£9,653,719	-£10,185,051	-£9,564,795	-£10,188,894	-£10,076,963
35%	71%	-£12,205,396	-£11,480,595	-£12,107,151	-£11,352,351	-£12,102,623	-£11,974,379
40%	71%	-£14,135,816	-£13,307,473	-£13,989,250	-£13,169,908	-£14,018,381	-£13,871,797
45%	71%	-£16,066,236	-£15,134,350	-£15,901,350	-£14,969,485	-£15,934,101	-£15,769,215
50%	71%	-£18,000,380	-£16,961,228	-£17,813,450	-£16,777,022	-£17,853,081	-£17,666,835
10%	75%	-£37,748,052	-£35,608,903	-£37,368,555	-£35,230,407	-£37,444,733	-£37,086,237
15%	75%	-£2,590,843	-£2,412,214	-£2,552,915	-£2,374,287	-£2,565,514	-£2,527,587
20%	75%	-£4,514,032	-£4,246,091	-£4,457,142	-£4,189,200	-£4,470,040	-£4,419,149
25%	75%	-£6,437,223	-£6,079,967	-£6,361,368	-£6,004,112	-£6,366,566	-£6,310,711
30%	75%	-£8,370,058	-£7,917,059	-£8,273,875	-£7,820,878	-£8,305,826	-£8,209,643
35%	75%	-£10,305,579	-£9,751,980	-£10,190,159	-£9,646,560	-£10,228,590	-£10,113,080
40%	75%	-£12,241,101	-£11,606,901	-£12,106,444	-£11,472,245	-£12,151,175	-£12,016,518
45%	75%	-£14,176,622	-£13,451,822	-£14,022,728	-£13,297,928	-£14,073,849	-£13,919,856
50%	75%	-£16,112,142	-£15,296,743	-£15,939,013	-£15,123,813	-£15,996,524	-£15,823,394
10%	75%	-£18,048,141	-£17,141,662	-£17,858,628	-£16,949,297	-£17,923,895	-£17,768,962
15%	60%	-£2,548,605	-£2,252,799	-£2,518,262	-£2,232,458	-£2,508,079	-£2,477,737
20%	60%	-£4,450,676	-£4,021,968	-£4,405,163	-£4,076,456	-£4,389,887	-£4,344,375
25%	60%	-£6,352,747	-£5,781,137	-£6,292,084	-£5,720,453	-£6,271,696	-£6,211,012
30%	60%	-£8,254,818	-£7,540,305	-£8,185,051	-£7,464,451	-£8,169,171	-£8,083,224
35%	60%	-£10,177,041	-£9,307,282	-£10,084,705	-£9,214,046	-£10,053,715	-£9,961,379
40%	60%	-£12,091,139	-£11,076,420	-£11,983,414	-£10,968,894	-£11,947,258	-£11,839,533
45%	60%	-£14,005,237	-£12,845,558	-£13,882,123	-£12,722,443	-£13,840,901	-£13,717,887
50%	60%	-£15,919,336	-£14,614,696	-£15,780,831	-£14,476,106	-£15,734,345	-£15,595,411
50%	60%	-£17,836,408	-£16,383,834	-£17,679,997	-£16,225,941	-£17,627,888	-£17,473,956

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,150,000	£1,150,000	£1,150,000	£1,150,000	£1,150,000	£1,150,000
10%	71%	£9,717,558	£9,921,703	£9,783,876	£9,957,824	£9,746,503	£9,782,625
15%	71%	£7,799,396	£8,105,615	£7,863,577	£8,159,797	£7,842,816	£7,866,997
20%	71%	£5,881,233	£6,289,526	£5,953,476	£6,361,768	£5,939,127	£6,011,369
25%	71%	£3,963,786	£4,471,562	£4,045,390	£4,563,105	£4,027,167	£4,118,789
30%	71%	£2,023,367	£2,644,624	£2,133,281	£2,754,548	£2,111,458	£2,221,382
35%	71%	£92,947	£817,747	£221,191	£945,991	£195,720	£323,954
40%	71%	-£1,831,473	-£1,008,131	-£1,690,308	-£832,865	-£1,720,019	-£1,513,414
45%	71%	-£3,767,884	-£2,836,008	-£3,603,008	-£2,671,123	-£3,635,758	-£3,470,872
50%	71%	-£5,703,957	-£4,662,886	-£5,517,754	-£4,479,680	-£5,554,738	-£5,388,536
10%	75%	-£26,449,009	-£24,310,261	-£26,074,213	-£24,002,084	-£26,146,999	-£24,769,495
15%	75%	-£9,207,891	-£8,886,156	-£9,145,457	-£8,624,056	-£9,171,745	-£8,774,256
20%	75%	-£7,784,310	-£8,052,252	-£7,841,201	-£8,109,143	-£7,822,303	-£7,879,184
25%	75%	£5,881,120	£6,216,376	£5,936,974	£6,294,231	£5,811,776	£5,987,631
30%	75%	£3,963,284	£4,381,288	£4,024,467	£4,477,487	£3,908,455	£4,108,760
35%	75%	£1,992,763	£2,536,363	£2,108,183	£2,651,783	£2,059,842	£2,156,252
40%	75%	£57,242	£691,442	£191,898	£826,098	£147,188	£281,824
45%	75%	-£1,878,279	-£1,153,479	-£1,724,386	-£899,589	-£1,775,507	-£1,621,613
50%	75%	-£3,813,600	-£2,998,400	-£3,640,070	-£2,825,271	-£3,698,181	-£3,555,051
10%	60%	-£5,755,798	-£4,843,321	-£5,560,285	-£4,650,954	-£5,625,232	-£5,429,720
15%	60%	-£9,749,738	-£10,035,543	-£9,780,080	-£10,065,885	-£9,790,284	-£9,820,605
20%	60%	£7,847,687	£8,276,374	£7,863,170	£8,321,887	£7,808,455	£7,953,987
25%	60%	£5,945,396	£6,517,877	£6,046,479	£6,577,890	£5,926,846	£6,081,351
30%	60%	£4,035,399	£4,758,038	£4,112,345	£4,833,892	£4,138,171	£4,215,118
35%	60%	£2,121,301	£2,991,061	£2,213,637	£3,083,397	£2,244,627	£2,336,963
40%	60%	£307,203	£1,221,922	£314,928	£1,329,648	£351,084	£458,806
45%	60%	-£1,706,895	-£541,216	-£1,583,781	-£424,100	-£1,542,459	-£1,419,345
50%	60%	-£3,620,993	-£2,316,353	-£3,482,489	-£2,177,850	-£3,438,003	-£3,297,498
50%	60%	-£5,538,065	-£4,085,491	-£5,381,655	-£4,931,899	-£5,329,548	-£5,178,653

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£10,240,238	£10,240,238	£10,240,238	£10,240,238	£10,240,238	£10,240,238
10%	71%	£15,403,914	£15,698,060	£15,440,036	£15,844,182	£15,432,861	£15,468,983
15%	71%	£13,485,783	£13,791,913	£13,530,936	£13,846,155	£13,528,173	£13,583,355
20%	71%	£11,567,591	£11,975,884	£11,630,833	£12,048,126	£11,825,485	£11,697,727
25%	71%	£9,640,146	£10,187,860	£9,731,748	£10,249,462	£9,713,554	£9,805,157
30%	71%	£7,709,725	£8,330,882	£7,819,849	£8,440,906	£7,797,816	£7,907,740
35%	71%	£5,775,395	£6,504,195	£5,907,649	£6,632,349	£5,895,076	£6,010,325
40%	71%	£3,848,884	£4,677,227	£3,995,450	£4,823,793	£3,986,339	£4,112,904
45%	71%	£1,918,464	£2,850,350	£2,083,350	£3,015,235	£2,050,600	£2,215,486
50%	71%	-£17,599	£1,023,472	£163,894	£1,206,878	£311,220	£317,822
10%	75%	£15,303,858	£15,572,486	£15,431,785	£15,610,413	£15,419,186	£15,457,114
15%	75%	£13,470,698	£13,738,610	£13,327,559	£13,795,901	£13,508,681	£13,565,251
20%	75%	£11,541,477	£11,904,734	£11,623,332	£11,980,380	£11,598,184	£11,673,689
25%	75%	£9,614,842	£10,067,642	£9,710,825	£10,163,824	£9,678,874	£9,775,057
30%	75%	£7,679,121	£8,222,721	£7,794,541	£8,338,141	£7,756,200	£7,871,620
35%	75%	£5,743,690	£6,377,800	£5,978,290	£6,512,455	£5,983,526	£6,088,182
40%	75%	£3,808,076	£4,532,879	£3,951,972	£4,686,174	£3,910,855	£4,064,745
45%	75%	£1,872,558	£2,687,958	£2,045,688	£2,861,087	£1,988,177	£2,161,306
50%	75%	-£69,440	£843,037	£126,072	£1,035,403	£61,126	£256,638
10%	60%	£16,496,086	£16,721,601	£16,468,438	£16,752,243	£16,470,693	£16,568,863
15%	60%	£13,534,025	£13,962,732	£13,579,537	£14,008,245	£13,504,813	£13,640,325
20%	60%	£11,631,954	£12,203,563	£11,692,637	£12,264,248	£11,713,004	£11,773,688
25%	60%	£9,721,757	£10,444,395	£9,788,703	£10,520,249	£9,824,529	£9,901,476
30%	60%	£7,807,650	£8,677,419	£7,888,695	£8,768,755	£7,803,985	£7,923,321
35%	60%	£5,893,561	£6,908,280	£6,001,286	£7,016,006	£6,037,442	£6,145,167
40%	60%	£3,979,463	£5,138,142	£4,102,577	£5,262,257	£4,143,899	£4,267,013
45%	60%	£2,065,365	£3,370,004	£2,230,869	£3,508,508	£2,259,355	£2,388,859
50%	60%	£148,293	£1,600,867	£304,703	£1,754,759	£356,812	£510,704

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 4		CIL Zone	2
		Value Area	High
No Units	100	Sales value inflation	0%
Site Area	0.85 Ha	Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£27,204,708	£27,204,708	£27,204,708	£27,204,708	£27,204,708	£27,204,708
10%	71%	£23,149,963	£23,358,040	£23,184,685	£23,392,762	£23,120,423	£23,155,145
15%	71%	£21,122,591	£21,434,706	£21,174,673	£21,476,673	£21,078,261	£21,130,363
20%	71%	£19,095,218	£19,511,372	£19,154,661	£19,580,515	£19,036,137	£19,105,581
25%	71%	£17,067,846	£17,588,038	£17,154,649	£17,674,841	£16,993,995	£17,080,798
30%	71%	£15,039,130	£15,664,704	£15,143,795	£15,768,988	£14,948,234	£15,053,898
35%	71%	£12,997,143	£13,735,896	£13,120,417	£13,859,171	£12,892,264	£13,015,537
40%	71%	£10,956,155	£11,800,444	£11,097,040	£11,941,330	£10,836,292	£10,977,178
45%	71%	£8,915,166	£9,864,993	£9,073,662	£10,023,489	£8,780,322	£8,938,818
50%	71%	£6,874,179	£7,929,541	£7,050,285	£8,105,647	£6,724,351	£6,900,457
100%	71%	£13,988,427	£11,800,095	£13,618,099	£11,438,287	£14,291,864	£13,928,136
10%	75%	£23,139,977	£23,322,044	£23,176,435	£23,388,502	£23,114,129	£23,150,586
15%	75%	£21,107,611	£21,380,712	£21,162,297	£21,435,398	£21,068,840	£21,123,526
20%	75%	£19,075,245	£19,433,379	£19,148,180	£19,519,394	£19,033,680	£19,098,465
25%	75%	£17,042,879	£17,498,046	£17,134,022	£17,589,191	£16,978,260	£17,069,403
30%	75%	£15,007,740	£15,556,715	£15,118,887	£15,666,087	£14,929,080	£15,040,027
35%	75%	£12,961,687	£13,608,086	£13,081,125	£13,737,534	£12,869,917	£12,999,355
40%	75%	£10,915,637	£11,654,381	£11,063,662	£11,802,318	£10,810,764	£10,959,685
45%	75%	£8,869,579	£9,700,677	£9,036,000	£9,867,098	£8,751,990	£8,918,011
50%	75%	£6,823,526	£7,746,969	£7,068,438	£7,931,880	£6,692,427	£6,877,339
60%	75%	£1,819,928	£2,343,228	£2,211,086	£2,323,384	£2,140,565	£2,189,731
15%	60%	£21,170,528	£21,607,488	£21,214,275	£21,651,237	£21,108,492	£21,152,241
20%	60%	£19,159,132	£19,741,748	£19,217,464	£19,800,080	£19,076,420	£19,134,752
25%	60%	£17,147,738	£17,876,008	£17,220,653	£17,948,923	£17,044,248	£17,117,263
30%	60%	£15,136,343	£16,110,268	£15,223,843	£16,097,765	£15,009,599	£15,086,285
35%	60%	£13,110,603	£14,144,527	£13,214,154	£14,246,608	£12,963,772	£13,067,323
40%	60%	£11,085,824	£12,267,830	£11,204,168	£12,386,174	£10,918,017	£11,036,361
45%	60%	£9,061,045	£10,390,802	£9,194,182	£10,523,988	£8,872,262	£9,006,399
50%	60%	£7,036,265	£8,513,773	£7,184,194	£8,661,702	£6,826,507	£6,974,437

Residual Land values compared to benchmark land values  
Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£49,293,379	£49,293,379	£49,293,379	£49,293,379	£49,293,379	£49,293,379
10%	71%	£53,140,048	£53,140,048	£53,140,048	£53,140,048	£53,140,048	£53,140,048
15%	71%	£55,975,497	£55,975,497	£55,975,497	£55,975,497	£55,975,497	£55,975,497
20%	71%	£57,402,669	£57,402,669	£57,402,669	£57,402,669	£57,402,669	£57,402,669
25%	71%	£59,430,242	£59,430,242	£59,430,242	£59,430,242	£59,430,242	£59,430,242
30%	71%	£61,457,815	£61,457,815	£61,457,815	£61,457,815	£61,457,815	£61,457,815
35%	71%	£63,485,388	£63,485,388	£63,485,388	£63,485,388	£63,485,388	£63,485,388
40%	71%	£65,512,961	£65,512,961	£65,512,961	£65,512,961	£65,512,961	£65,512,961
45%	71%	£67,540,534	£67,540,534	£67,540,534	£67,540,534	£67,540,534	£67,540,534
50%	71%	£69,568,107	£69,568,107	£69,568,107	£69,568,107	£69,568,107	£69,568,107
100%	71%	£90,480,515	£88,300,182	£90,116,687	£87,936,354	£90,790,522	£90,428,224
10%	75%	£53,958,110	£53,176,043	£53,321,553	£53,139,585	£53,383,959	£53,347,502
15%	75%	£55,309,477	£55,117,908	£55,355,990	£55,164,822	£55,409,244	£55,372,887
20%	75%	£57,422,843	£57,058,708	£57,349,928	£56,985,794	£57,474,538	£57,401,623
25%	75%	£59,455,209	£59,000,041	£59,368,065	£58,998,897	£59,519,828	£59,428,684
30%	75%	£61,488,575	£60,941,373	£61,379,401	£60,832,000	£61,369,007	£61,358,080
35%	75%	£63,521,941	£62,884,661	£63,447,633	£62,760,253	£63,428,171	£63,416,727
40%	75%	£65,555,307	£64,843,701	£65,434,526	£64,685,771	£65,487,334	£65,539,405
45%	75%	£67,588,673	£66,797,410	£67,462,088	£66,630,990	£67,548,497	£67,590,078
50%	75%	£69,622,039	£68,751,119	£69,289,650	£68,586,208	£69,609,651	£69,630,749
10%	60%	£53,918,167	£53,024,859	£53,287,001	£52,995,693	£53,357,823	£53,328,357
15%	60%	£55,327,561	£54,890,600	£55,283,812	£54,846,851	£55,389,596	£55,345,847
20%	60%	£57,438,955	£56,746,340	£57,280,623	£56,698,008	£57,421,698	£57,383,336
25%	60%	£59,450,349	£58,602,080	£59,277,434	£58,549,165	£59,453,738	£59,396,625
30%	60%	£61,461,743	£60,457,820	£61,274,244	£60,400,322	£61,488,580	£61,399,802
35%	60%	£63,473,137	£62,313,560	£63,283,934	£62,251,479	£63,534,315	£63,439,785
40%	60%	£65,484,531	£64,169,300	£65,293,626	£64,111,914	£65,585,071	£65,481,727
45%	60%	£67,495,925	£66,025,040	£67,303,307	£66,974,150	£67,635,825	£67,492,689
50%	60%	£69,507,319	£67,884,315	£69,313,993	£68,826,388	£69,671,580	£69,523,651

Residual Land values compared to benchmark land values  
Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£38,270,052	£38,270,052	£38,270,052	£38,270,052	£38,270,052	£38,270,052
10%	71%	£38,324,750	£38,116,673	£38,290,028	£38,081,952	£38,354,290	£38,310,568
15%	71%	£40,352,122	£40,040,000	£40,300,040	£39,987,926	£40,395,432	£40,344,350
20%	71%	£42,379,494	£41,763,342	£42,310,060	£41,893,898	£42,440,574	£42,389,328
25%	71%	£44,406,866	£44,486,675	£44,320,064	£44,790,872	£44,480,718	£44,393,015
30%	71%	£46,436,583	£46,210,000	£46,330,919	£46,705,845	£46,526,879	£46,420,815
35%	71%	£48,466,300	£47,938,817	£48,334,296	£47,615,842	£48,582,449	£48,489,176
40%	71%	£50,496,017	£49,667,634	£50,337,673	£49,523,834	£50,538,421	£50,497,538
45%	71%	£52,525,847	£51,400,720	£52,401,051	£51,451,224	£52,604,301	£52,535,895
50%	71%	£54,555,677	£53,145,172	£54,424,428	£53,389,066	£54,750,302	£54,574,258
100%	71%	£75,451,141	£73,270,808	£75,293,312	£72,912,980	£75,766,677	£75,492,849
10%	75%	£38,334,736	£38,152,669	£38,298,276	£38,116,211	£38,390,585	£38,324,127
15%	75%	£40,367,102	£40,094,001	£40,312,416	£40,039,315	£40,495,873	£40,351,187
20%	75%	£42,399,468	£42,035,334	£42,326,253	£42,162,419	£42,451,163	£42,378,249
25%	75%	£44,431,834	£43,976,667	£44,340,092	£44,388,453	£44,496,451	£44,405,311
30%	75%	£46,464,200	£45,917,998	£46,356,027	£46,308,626	£46,543,633	£46,434,686
35%	75%	£48,496,566	£47,869,617	£48,383,588	£47,737,179	£48,604,797	£48,475,358
40%	75%	£50,528,932	£49,821,236	£50,411,149	£49,672,397	£50,665,959	£50,556,890
45%	75%	£52,561,298	£51,774,036	£52,438,713	£51,607,615	£52,724,123	£52,566,702
50%	75%	£54,593,664	£53,727,744	£54,466,275	£53,542,833	£54,782,288	£54,597,374
10%	60%	£38,292,793	£38,001,485	£38,263,627	£37,972,319	£38,334,148	£38,304,882
15%	60%	£40,324,159	£40,020,438	£40,280,438	£39,822,476	£40,395,802	£40,364,522
20%	60%	£42,355,525	£41,732,981	£42,257,249	£41,674,633	£42,398,293	£42,339,961
25%	60%	£44,386,891	£43,448,705	£44,254,060	£43,525,791	£44,430,395	£44,357,450
30%	60%	£46,418,257	£45,164,446	£46,250,870	£45,376,948	£46,465,185	£46,376,428
35%	60%	£48,449,623	£46,880,186	£48,250,589	£47,228,105	£48,510,941	£48,407,290
40%	60%	£50,480,989	£48,595,883	£50,270,545	£49,088,639	£50,556,696	£50,438,352
45%	60%	£52,512,355	£51,083,911	£52,280,532	£50,950,775	£52,602,451	£52,469,314
50%	60%	£54,543,721	£53,569,941	£54,290,519	£52,813,011	£54,648,298	£54,500,627

Residual Land values compared to benchmark land values  
Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£8,113,609	£8,113,609	£8,113,609	£8,113,609	£8,113,609	£8,113,609
10%	71%	£11,960,277	£11,960,277	£11,960,277	£11,960,277	£11,960,277	£11,960,277
15%	71%	£14,195,728	£14,195,728	£14,195,728	£14,195,728	£14,195,728	£14,195,728
20%	71%	£16,223,099	£16,223,099	£16,223,099	£16,223,099	£16,223,099	£16,223,099
25%	71%	£18,250,470	£18,250,470	£18,250,470	£18,250,470	£18,250,470	£18,250,470
30%	71%	£20,277,841	£20,277,841	£20,277,841	£20,277,841	£20,277,841	£20,277,841
35%	71%	£22,305,212	£22,305,212	£22,305,212	£22,305,212	£22,305,212	£22,305,212
40%	71%	£24,332,583	£24,332,583	£24,332,583	£24,332,583	£24,332,583	£24,332,583
45%	71%	£26,360,000	£26,360,000	£26,360,000	£26,360,000	£26,360,000	£26,360,000
50%	71%	£28,387,417	£28,387,417	£28,387,417	£28,387,417	£28,387,417	£28,387,417
100%	71%	£49,300,744	£47,120,412	£48,936,916	£46,756,584	£49,610,28	

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,724,895	£3,724,895	£3,724,895	£3,724,895		£3,724,895
10%	71%	-£339,680	-£121,773	-£296,128	-£97,051	-£339,680	-£324,868
15%	71%	-£2,357,222	-£2,045,107	-£2,305,140	-£1,993,025	-£2,401,532	-£2,349,450
20%	71%	-£4,384,695	-£3,968,441	-£4,316,152	-£3,898,998	-£4,443,676	-£4,374,232
25%	71%	-£6,411,967	-£5,891,775	-£6,325,154	-£5,894,972	-£6,485,818	-£6,399,015
30%	71%	-£8,441,109	-£7,815,109	-£8,338,018	-£7,810,945	-£8,531,576	-£8,425,916
35%	71%	-£10,482,670	-£9,743,917	-£10,359,396	-£9,620,642	-£10,587,549	-£10,464,276
40%	71%	-£12,523,658	-£11,679,369	-£12,382,773	-£11,538,484	-£12,643,521	-£12,502,335
45%	71%	-£14,564,647	-£13,614,820	-£14,406,151	-£13,456,324	-£14,699,493	-£14,540,895
50%	71%	-£16,605,634	-£15,550,272	-£16,429,528	-£15,374,168	-£16,755,465	-£16,579,356
100%	71%	-£37,462,240	-£35,281,908	-£37,086,412	-£34,918,080	-£37,771,777	-£37,407,949
10%	75%	-£339,836	-£157,769	-£303,378	-£121,311	-£339,836	-£329,227
15%	75%	-£2,372,202	-£2,099,101	-£2,311,516	-£2,044,615	-£2,410,973	-£2,358,287
20%	75%	-£4,404,568	-£4,040,434	-£4,331,653	-£3,967,519	-£4,456,263	-£4,383,348
25%	75%	-£6,436,934	-£5,881,767	-£6,345,791	-£5,880,622	-£6,501,553	-£6,410,410
30%	75%	-£8,472,073	-£7,823,098	-£8,361,126	-£7,813,726	-£8,550,735	-£8,439,786
35%	75%	-£10,518,126	-£9,871,717	-£10,389,688	-£9,742,270	-£10,609,896	-£10,480,458
40%	75%	-£12,564,181	-£11,825,426	-£12,416,251	-£11,677,497	-£12,669,059	-£12,521,131
45%	75%	-£14,610,234	-£13,779,138	-£14,443,813	-£13,612,745	-£14,728,223	-£14,561,802
50%	75%	-£16,656,287	-£15,732,844	-£16,471,375	-£15,547,933	-£16,811,398	-£16,632,474
10%	60%	-£207,893	-£6,585	-£268,727	£22,581	-£309,248	-£310,082
15%	60%	-£2,309,287	-£1,872,325	-£2,265,538	-£1,828,576	-£2,371,321	-£2,327,572
20%	60%	-£4,320,681	-£3,738,065	-£4,262,349	-£3,679,733	-£4,403,393	-£4,345,061
25%	60%	-£6,332,075	-£5,103,809	-£6,250,890	-£5,030,890	-£6,455,465	-£6,362,550
30%	60%	-£8,343,470	-£7,469,545	-£8,255,970	-£7,382,048	-£8,470,285	-£8,381,528
35%	60%	-£10,354,864	-£9,835,288	-£10,265,659	-£9,233,205	-£10,516,041	-£10,412,490
40%	60%	-£12,366,258	-£12,201,031	-£12,275,645	-£11,093,639	-£12,561,796	-£12,443,452
45%	60%	-£14,377,652	-£13,989,011	-£14,289,632	-£12,955,875	-£14,607,553	-£14,474,414
50%	60%	-£16,389,046	-£15,882,040	-£16,299,619	-£14,818,111	-£16,653,308	-£16,505,378

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,418,809	£2,418,809	£2,418,809	£2,418,809		£2,418,809
10%	71%	£8,446,181	£8,654,257	£8,480,903	£8,698,979	£8,416,641	£8,451,362
15%	71%	£6,418,809	£6,730,923	£6,470,891	£6,783,005	£6,374,498	£6,426,580
20%	71%	£4,391,436	£4,807,590	£4,460,878	£4,877,032	£4,332,355	£4,401,798
25%	71%	£2,364,063	£2,884,255	£2,450,865	£2,931,658	£2,300,213	£2,377,016
30%	71%	£334,348	£960,921	£440,012	£1,065,085	£244,452	£350,116
35%	71%	-£1,709,639	-£967,886	-£1,583,366	-£844,611	-£1,811,519	-£1,688,245
40%	71%	-£3,747,628	-£2,803,339	-£3,609,743	-£2,762,453	-£3,867,469	-£3,726,005
45%	71%	-£5,785,618	-£4,839,789	-£5,630,121	-£4,680,293	-£5,923,460	-£5,764,965
50%	71%	-£7,829,604	-£6,774,241	-£7,653,497	-£6,598,135	-£7,979,432	-£7,803,325
100%	71%	-£28,686,210	-£28,926,877	-£28,322,282	-£28,142,040	-£28,995,747	-£28,931,619
10%	75%	£8,446,181	£8,472,652	£8,472,652	£8,654,719	£8,410,346	£8,446,454
15%	75%	£6,403,829	£6,676,929	£6,458,515	£6,731,615	£6,365,957	£6,419,743
20%	75%	£4,371,462	£4,735,597	£4,444,377	£4,808,512	£4,319,767	£4,362,882
25%	75%	£2,339,096	£2,794,264	£2,430,240	£2,865,409	£2,274,477	£2,366,621
30%	75%	£303,957	£952,342	£414,906	£965,305	£265,298	£340,969
35%	75%	-£1,742,096	-£1,095,686	-£1,612,658	-£966,248	-£1,833,866	-£1,704,428
40%	75%	-£3,788,150	-£3,049,396	-£3,640,221	-£2,901,468	-£3,993,028	-£3,745,100
45%	75%	-£5,834,205	-£5,003,105	-£5,661,783	-£4,636,684	-£5,952,192	-£5,705,771
50%	75%	-£7,880,257	-£6,956,814	-£7,695,344	-£6,771,903	-£8,011,356	-£7,826,444
10%	60%	£8,478,138	£8,769,446	£8,507,304	£8,798,612	£8,436,782	£8,465,948
15%	60%	£6,466,744	£6,803,706	£6,519,493	£6,947,454	£6,404,709	£6,448,458
20%	60%	£4,455,360	£4,837,963	£4,515,686	£4,906,297	£4,372,938	£4,430,969
25%	60%	£2,443,956	£3,172,225	£2,516,871	£3,245,140	£2,340,566	£2,413,481
30%	60%	£431,601	£1,308,485	£520,061	£1,393,063	£305,745	£364,503
35%	60%	-£1,893,178	-£859,255	-£1,489,699	-£457,174	-£1,740,010	-£1,638,454
40%	60%	-£3,917,958	-£2,435,952	-£3,499,614	-£2,317,608	-£4,378,766	-£4,067,422
45%	60%	-£5,942,738	-£4,312,981	-£5,509,601	-£4,179,844	-£6,831,520	-£6,698,384
50%	60%	-£7,967,518	-£6,190,010	-£7,519,588	-£6,042,080	-£8,777,275	-£8,729,346

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£21,438,453	£21,438,453	£21,438,453	£21,438,453		£21,438,453
10%	71%	£17,383,708	£17,591,784	£17,418,429	£17,626,506	£17,354,167	£17,388,889
15%	71%	£15,356,335	£15,668,450	£15,408,417	£15,720,532	£15,312,025	£15,364,107
20%	71%	£13,328,963	£13,745,116	£13,389,405	£13,814,659	£13,268,892	£13,339,325
25%	71%	£11,301,590	£11,821,782	£11,388,393	£11,968,585	£11,227,739	£11,314,542
30%	71%	£9,274,217	£9,988,448	£9,377,539	£10,002,612	£9,181,978	£9,287,642
35%	71%	£7,250,887	£7,969,641	£7,364,181	£8,092,815	£7,130,308	£7,249,263
40%	71%	£5,189,899	£6,034,188	£5,330,754	£6,175,074	£5,070,037	£5,210,922
45%	71%	£3,148,910	£4,098,737	£3,307,406	£4,287,233	£3,014,066	£3,172,562
50%	71%	£1,107,923	£2,163,285	£1,284,079	£2,336,292	£938,095	£1,134,201
100%	71%	£10,146,883	£10,664,351	£10,384,855	£10,904,853	£9,958,223	£10,044,332
10%	75%	£17,373,721	£17,555,788	£17,410,179	£17,582,246	£17,347,873	£17,384,330
15%	75%	£15,341,355	£15,614,456	£15,396,041	£15,669,142	£15,302,584	£15,357,270
20%	75%	£13,308,989	£13,673,123	£13,381,904	£13,740,038	£13,257,294	£13,330,209
25%	75%	£11,276,623	£11,731,791	£11,367,766	£11,522,935	£11,212,004	£11,303,148
30%	75%	£9,241,484	£9,790,459	£9,352,431	£9,899,831	£9,162,824	£9,273,771
35%	75%	£7,195,431	£7,841,840	£7,324,889	£7,971,278	£7,103,681	£7,233,099
40%	75%	£5,149,176	£5,898,137	£5,291,398	£5,366,060	£5,044,498	£5,192,421
45%	75%	£3,103,323	£3,934,421	£3,269,744	£4,100,842	£2,985,335	£3,151,755
50%	75%	£1,057,270	£1,980,713	£1,242,182	£2,165,624	£926,171	£1,111,083
10%	60%	£17,115,865	£17,706,973	£17,444,830	£17,736,138	£17,174,305	£17,403,475
15%	60%	£15,104,271	£15,841,232	£15,448,019	£15,584,981	£15,342,236	£15,385,985
20%	60%	£13,382,876	£13,975,492	£13,451,208	£14,033,824	£13,310,164	£13,368,496
25%	60%	£11,381,482	£12,109,752	£11,454,397	£12,182,667	£11,278,092	£11,351,007
30%	60%	£9,389,127	£10,244,015	£9,457,587	£10,331,610	£9,343,772	£9,332,029
35%	60%	£7,344,347	£8,378,272	£7,447,898	£8,480,352	£7,197,516	£7,301,067
40%	60%	£5,319,568	£6,501,574	£5,437,912	£6,619,918	£5,151,761	£5,270,105
45%	60%	£3,294,789	£4,624,546	£3,427,955	£4,757,682	£3,106,907	£3,238,143
50%	60%	£1,270,008	£2,747,517	£1,411,695	£2,885,446	£1,060,251	£1,208,181

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,453,752	£3,453,752	£3,453,752	£3,453,752	£3,453,752	£3,453,752
10%	71%	-£600,963	-£382,916	-£566,271	-£356,195	-£630,533	-£395,812
15%	71%	-£2,425,365	-£2,316,241	-£4,216,281	-£2,254,189	-£2,372,675	-£2,620,563
20%	71%	-£4,655,738	-£4,239,584	-£4,586,295	-£4,170,142	-£4,714,819	-£4,645,375
25%	71%	-£6,983,110	-£6,162,918	-£6,596,308	-£6,075,116	-£6,750,961	-£6,670,158
30%	71%	-£9,309,483	-£8,096,253	-£9,601,162	-£7,962,088	-£9,802,722	-£9,697,058
35%	71%	-£10,753,813	-£10,015,060	-£10,630,540	-£9,891,785	-£10,858,693	-£10,735,419
40%	71%	-£12,194,802	-£11,950,512	-£12,653,916	-£11,809,627	-£12,914,664	-£12,773,779
45%	71%	-£14,635,790	-£13,885,963	-£14,677,294	-£13,727,467	-£14,970,634	-£14,812,138
50%	71%	-£16,976,778	-£15,821,415	-£16,700,671	-£15,645,308	-£17,026,605	-£16,850,469
100%	71%	-£37,733,384	-£35,553,051	-£37,369,555	-£35,189,223	-£38,042,921	-£37,679,092
10%	75%	-£910,979	-£429,912	-£574,522	-£392,455	-£636,828	-£400,370
15%	75%	-£2,943,345	-£2,370,245	-£2,988,659	-£2,315,358	-£2,982,117	-£2,627,430
20%	75%	-£4,675,711	-£4,311,577	-£4,602,797	-£4,238,662	-£4,727,406	-£4,654,492
25%	75%	-£6,708,078	-£6,252,910	-£6,616,934	-£6,161,765	-£6,772,696	-£6,681,553
30%	75%	-£8,743,216	-£8,194,241	-£8,632,270	-£8,084,889	-£8,821,876	-£8,710,929
35%	75%	-£10,789,270	-£10,142,860	-£10,659,832	-£10,013,422	-£10,881,040	-£10,751,601
40%	75%	-£12,835,324	-£12,096,570	-£12,687,394	-£11,948,640	-£12,940,202	-£12,792,274
45%	75%	-£14,881,377	-£14,050,279	-£14,714,958	-£13,883,958	-£14,999,368	-£14,832,945
50%	75%	-£16,927,430	-£16,095,987	-£16,742,618	-£15,819,078	-£17,058,529	-£16,874,617
10%	60%	-£569,036	-£277,728	-£539,870	-£248,562	-£610,320	-£381,226
15%	60%	-£2,580,430	-£2,143,468	-£2,536,681	-£2,099,719	-£2,642,464	-£2,598,715
20%	60%	-£4,591,824	-£4,009,208	-£4,533,492	-£3,950,876	-£4,674,536	-£4,616,204
25%	60%	-£6,603,218	-£5,869,943	-£6,530,904	-£5,802,634	-£6,706,608	-£6,633,955
30%	60%	-£8,615,613	-£7,740,689	-£8,527,113	-£7,653,191	-£8,741,424	-£8,652,671
35%	60%	-£10,640,353	-£9,606,429	-£10,536,802	-£9,504,348	-£10,787,189	-£10,683,633
40%	60%	-£12,665,132	-£11,463,126	-£12,546,798	-£11,364,782	-£12,832,939	-£12,714,595
45%	60%	-£14,689,811	-£13,320,104	-£14,536,714	-£13,267,018	-£14,878,684	-£14,744,565
50%	60%	-£16,714,691	-£15,237,184	-£16,566,762	-£15,089,254	-£16,924,449	-£16,776,520

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,189,899	£1,189,899	£1,189,899	£1,189,899	£1,189,899	£1,189,899
10%	71%	£11,697,350	£11,905,426	£11,732,071	£11,940,148	£11,687,805	£11,702,531
15%	71%	£9,669,977	£9,982,092	£9,722,059	£10,034,174	£9,625,867	£9,677,749
20%	71%	£7,642,606	£8,068,759	£7,712,047	£8,126,201	£7,583,324	£7,652,967
25%	71%	£5,615,232	£6,136,424	£5,702,627	£6,222,227	£5,541,969	£5,628,194
30%	71%	£3,588,517	£4,212,090	£3,691,181	£4,316,254	£3,495,620	£3,601,284
35%	71%	£1,564,629	£2,283,263	£1,687,803	£2,406,557	£1,438,650	£1,562,924
40%	71%	£496,469	£317,331	£355,514	£459,716	£46,321	£375,436
45%	71%	-£2,377,448	-£1,587,620	-£2,376,952	-£1,429,125	-£2,672,202	-£2,513,796
50%	71%	-£4,378,435	-£3,523,073	-£4,402,329	-£3,346,966	-£4,728,263	-£4,552,157
100%	71%	-£26,439,047	-£22,254,709	-£25,071,213	-£22,690,890	-£26,744,678	-£25,389,029
10%	75%	£11,687,350	£11,869,431	£11,723,810	£11,905,698	£11,661,516	£11,681,912
15%	75%	£9,654,997	£9,928,098	£9,709,883	£9,982,784	£9,616,226	£9,670,912
20%	75%	£7,622,631	£7,896,765	£7,695,546	£8,059,680	£7,570,938	£7,643,851
25%	75%	£5,595,263	£5,869,397	£5,684,469	£6,048,817	£5,525,646	£5,616,796
30%	75%	£3,568,126	£4,104,101	£3,656,073	£4,213,473	£3,476,467	£3,587,413
35%	75%	£1,509,073	£2,155,482	£1,638,511	£2,284,921	£1,417,303	£1,546,741
40%	75%	£256,981	£201,713	£389,052	£494,707	£64,860	£393,931
45%	75%	-£1,933,035	-£1,151,025	-£1,932,516	-£1,585,916	-£2,207,023	-£2,134,603
50%	75%	-£4,020,688	-£3,705,645	-£4,444,176	-£3,520,734	-£4,760,187	-£4,575,275
10%	60%	£11,729,307	£12,020,614	£11,758,473	£12,049,780	£11,687,951	£11,717,117
15%	60%	£9,717,913	£10,154,874	£9,761,662	£10,198,623	£9,656,878	£9,699,627
20%	60%	£7,696,519	£8,281,910	£7,764,866	£8,397,466	£7,663,906	£7,705,138
25%	60%	£5,665,126	£6,423,394	£5,768,039	£6,496,309	£5,591,734	£5,664,649
30%	60%	£3,682,710	£4,557,854	£3,771,229	£4,645,152	£3,556,914	£3,645,671
35%	60%	£1,657,969	£2,891,914	£1,761,540	£2,793,695	£1,511,159	£1,614,709
40%	60%	£-396,790	£15,216	£-248,446	£933,560	£-534,597	£-416,253
45%	60%	-£2,391,569	-£1,061,812	-£2,258,433	-£928,676	-£2,580,351	-£2,447,215
50%	60%	-£4,416,349	-£2,938,841	-£4,268,420	-£2,780,612	-£4,626,107	-£4,478,177

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£21,438,453	£21,438,453	£21,438,453	£21,438,453	£21,438,453	£21,438,453
10%	71%	£17,983,708	£17,591,784	£17,416,429	£17,626,506	£17,454,167	£17,386,889
15%	71%	£15,356,335	£15,069,450	£15,408,417	£15,720,532	£15,312,025	£15,364,107
20%	71%	£13,328,963	£13,745,116	£13,396,405	£13,814,559	£13,269,882	£13,339,325
25%	71%	£11,301,590	£11,821,782	£11,388,393	£11,908,585	£11,227,739	£11,314,542
30%	71%	£9,271,975	£9,998,448	£9,377,539	£10,002,612	£9,181,978	£9,287,642
35%	71%	£7,240,957	£8,669,941	£7,354,161	£8,662,615	£7,199,098	£7,299,265
40%	71%	£5,189,890	£6,034,188	£5,330,784	£6,175,074	£5,070,937	£5,210,922
45%	71%	£3,148,910	£4,098,737	£3,307,406	£4,257,233	£3,014,066	£3,172,562
50%	71%	£1,107,923	£2,163,295	£1,284,029	£2,339,392	£953,895	£1,134,201
100%	71%	£-10,748,683	£-1,568,351	£-10,384,255	£-17,204,923	£-20,058,220	£-10,894,332
10%	75%	£17,373,721	£17,555,788	£17,410,179	£17,592,246	£17,347,873	£17,384,330
15%	75%	£15,341,355	£15,614,456	£15,396,041	£15,669,142	£15,302,584	£15,357,270
20%	75%	£13,308,985	£13,973,123	£13,381,904	£13,746,038	£13,257,294	£13,339,209
25%	75%	£11,276,623	£11,751,791	£11,367,786	£11,822,935	£11,212,004	£11,303,148
30%	75%	£9,241,484	£9,790,459	£9,352,431	£9,899,831	£9,162,824	£9,273,771
35%	75%	£7,196,431	£7,841,840	£7,304,869	£7,971,276	£7,100,861	£7,233,099
40%	75%	£5,149,576	£5,888,131	£5,297,306	£6,036,060	£5,044,486	£5,192,427
45%	75%	£3,103,323	£3,934,421	£3,269,744	£4,100,842	£2,985,335	£3,151,755
50%	75%	£1,057,270	£1,980,713	£1,242,182	£2,165,624	£926,171	£1,111,083
10%	60%	£17,415,665	£17,708,972	£17,444,830	£17,736,138	£17,374,305	£17,403,475
15%	60%	£15,404,271	£15,841,232	£15,448,019	£15,884,981	£15,342,236	£15,385,985
20%	60%	£13,392,876	£13,975,492	£13,451,208	£14,033,824	£13,310,164	£13,368,496
25%	60%	£11,381,482	£11,109,759	£11,454,397	£12,182,667	£11,278,092	£11,351,007
30%	60%	£9,369,127	£10,244,015	£9,457,667	£10,331,510	£9,242,712	£9,325,025
35%	60%	£7,344,347	£8,378,272	£7,447,898	£8,480,352	£7,197,516	£7,301,067
40%	60%	£5,319,589	£6,501,574	£5,437,912	£6,619,918	£5,151,761	£5,270,105
45%	60%	£3,294,789	£4,624,346	£3,427,925	£4,757,682	£3,186,907	£3,295,143
50%	60%	£1,270,009	£2,747,517	£1,417,938	£2,895,446	£1,060,251	£1,208,181



Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£10,051,808	-£10,051,808	-£10,051,808	-£10,051,808	-£10,051,808	-£10,051,808
10%	71%	-£12,790,033	-£12,630,790	-£12,712,858	-£12,553,715	-£12,807,545	-£12,760,471
15%	71%	-£14,159,145	-£13,965,281	-£14,045,536	-£13,884,868	-£14,230,415	-£14,114,802
20%	71%	-£15,528,257	-£13,209,772	-£15,374,107	-£15,055,622	-£15,623,283	-£15,469,133
25%	71%	-£16,900,431	-£12,499,263	-£16,704,582	-£16,306,575	-£17,021,156	-£16,825,317
30%	71%	-£18,284,577	-£11,795,754	-£18,034,929	-£17,564,028	-£18,429,027	-£18,184,440
35%	71%	-£19,668,722	-£11,022,257	-£19,364,546	-£18,828,083	-£19,837,738	-£19,563,564
40%	71%	-£21,052,868	-£10,205,480	-£20,739,528	-£20,092,137	-£21,246,029	-£20,932,687
45%	71%	-£22,437,014	-£9,395,702	-£22,084,505	-£21,356,192	-£22,654,320	-£22,301,810
50%	71%	-£23,821,160	-£8,551,924	-£23,434,482	-£22,620,246	-£24,062,611	-£23,671,059
100%	71%	-£37,894,580	-£6,249,638	-£37,068,412	-£35,453,471	-£38,385,379	-£37,589,212
10%	75%	-£12,802,256	-£12,662,918	-£12,721,327	-£12,581,989	-£12,843,830	-£12,762,901
15%	75%	-£14,177,489	-£13,959,473	-£14,050,986	-£13,817,900	-£14,239,840	-£14,119,447
20%	75%	-£15,552,704	-£13,274,028	-£15,380,846	-£15,112,171	-£15,635,051	-£15,473,994
25%	75%	-£16,931,489	-£12,679,584	-£16,725,858	-£16,377,262	-£17,037,123	-£16,831,493
30%	75%	-£18,321,845	-£12,095,997	-£18,075,989	-£17,650,240	-£18,448,608	-£18,201,850
35%	75%	-£19,712,203	-£11,524,546	-£19,424,320	-£18,928,663	-£19,860,092	-£19,572,298
40%	75%	-£21,102,561	-£10,958,096	-£20,773,552	-£20,207,086	-£21,271,578	-£20,942,567
45%	75%	-£22,492,919	-£10,395,645	-£22,122,782	-£21,485,509	-£22,683,060	-£22,312,925
50%	75%	-£23,883,854	-£9,837,194	-£23,472,015	-£22,763,958	-£24,104,598	-£23,685,811
10%	80%	-£12,750,910	-£12,527,979	-£12,686,176	-£12,463,236	-£12,817,437	-£12,752,694
15%	80%	-£14,100,473	-£13,768,064	-£14,009,359	-£13,688,950	-£14,200,252	-£14,103,137
20%	80%	-£15,450,029	-£15,004,149	-£15,320,544	-£14,874,684	-£15,583,065	-£15,453,580
25%	80%	-£16,800,047	-£16,242,927	-£16,631,727	-£16,060,417	-£16,970,052	-£16,805,586
30%	80%	-£18,155,318	-£17,485,557	-£17,967,910	-£17,288,152	-£18,368,134	-£18,170,728
35%	80%	-£19,520,585	-£18,739,533	-£19,299,278	-£18,506,227	-£19,769,206	-£19,533,899
40%	80%	-£20,893,854	-£19,995,298	-£20,630,646	-£19,724,302	-£21,164,279	-£20,901,971
45%	80%	-£22,268,122	-£21,258,485	-£21,962,014	-£20,942,377	-£22,562,350	-£22,266,242
50%	80%	-£23,642,723	-£22,489,461	-£23,293,382	-£22,160,452	-£23,968,283	-£23,633,852

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£4,014,002	-£3,854,760	-£3,936,527	-£3,777,684	-£4,061,515	-£3,984,440
10%	71%	-£5,383,115	-£5,144,251	-£5,267,502	-£5,028,638	-£5,454,384	-£5,338,771
15%	71%	-£6,752,226	-£6,433,742	-£6,598,076	-£6,279,592	-£6,847,252	-£6,693,102
20%	71%	-£8,121,337	-£7,723,232	-£8,028,650	-£7,530,546	-£8,240,120	-£8,082,287
25%	71%	-£9,490,448	-£9,012,723	-£9,459,224	-£8,781,500	-£9,632,988	-£9,471,410
30%	71%	-£10,859,559	-£10,302,214	-£10,889,798	-£10,032,454	-£11,025,856	-£10,860,533
35%	71%	-£12,228,670	-£11,591,705	-£12,320,372	-£11,283,408	-£12,418,724	-£12,250,656
40%	71%	-£13,597,781	-£12,881,196	-£13,750,946	-£12,534,362	-£13,811,592	-£13,541,779
45%	71%	-£14,966,892	-£14,170,687	-£15,181,520	-£13,785,316	-£15,204,460	-£14,932,902
50%	71%	-£16,336,003	-£15,460,178	-£16,612,094	-£15,036,270	-£16,597,328	-£16,324,025
100%	71%	-£29,919,550	-£27,478,697	-£28,322,282	-£26,677,440	-£29,609,248	-£29,018,191
10%	75%	-£4,026,007	-£3,866,897	-£3,948,297	-£3,789,454	-£4,067,199	-£3,989,871
15%	75%	-£5,401,443	-£5,192,443	-£5,280,056	-£5,071,049	-£5,463,810	-£5,342,417
20%	75%	-£6,776,879	-£6,497,998	-£6,814,815	-£6,336,141	-£6,859,820	-£6,697,964
25%	75%	-£8,152,315	-£7,803,553	-£8,249,827	-£7,601,231	-£8,261,822	-£8,095,462
30%	75%	-£9,527,751	-£9,109,108	-£9,684,839	-£8,871,821	-£9,673,824	-£9,478,000
35%	75%	-£10,903,187	-£10,440,516	-£11,119,851	-£10,152,832	-£11,084,061	-£10,796,178
40%	75%	-£12,278,623	-£11,771,925	-£12,549,863	-£11,431,056	-£12,495,545	-£12,166,536
45%	75%	-£13,654,059	-£13,078,915	-£13,979,875	-£12,709,476	-£13,907,029	-£13,536,894
50%	75%	-£15,029,495	-£14,389,163	-£15,409,887	-£13,987,902	-£15,328,568	-£14,910,580
10%	80%	-£3,974,888	-£3,751,948	-£3,910,145	-£3,687,206	-£4,041,407	-£3,976,663
15%	80%	-£5,324,443	-£4,990,033	-£5,227,359	-£4,952,919	-£5,424,221	-£5,327,106
20%	80%	-£6,674,998	-£6,228,119	-£6,548,633	-£6,287,410	-£6,807,036	-£6,677,549
25%	80%	-£8,025,016	-£7,466,205	-£7,861,696	-£7,304,347	-£8,194,031	-£8,029,527
30%	80%	-£9,389,285	-£8,709,527	-£9,191,879	-£8,512,121	-£9,592,103	-£9,394,698
35%	80%	-£10,753,554	-£9,950,503	-£10,523,248	-£9,730,197	-£10,990,178	-£10,759,869
40%	80%	-£12,117,823	-£11,211,479	-£11,854,615	-£10,948,271	-£12,388,248	-£12,125,041
45%	80%	-£13,482,092	-£12,462,454	-£13,185,984	-£12,166,346	-£13,786,319	-£13,490,211
50%	80%	-£14,846,893	-£13,713,430	-£14,517,351	-£13,384,421	-£15,182,253	-£14,857,862

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£7,861,748	£7,861,748	£7,861,748	£7,861,748	£7,861,748	£7,861,748
10%	71%	£4,923,625	£5,082,767	£5,000,599	£5,199,842	£4,876,012	£4,953,086
15%	71%	£3,554,412	£3,793,276	£3,670,025	£3,908,889	£3,483,143	£3,598,755
20%	71%	£2,185,300	£2,903,795	£2,339,450	£2,657,935	£2,090,274	£2,244,824
25%	71%	£813,126	£1,214,294	£1,008,875	£1,406,982	£692,401	£888,240
30%	71%	£671,020	£85,478	£-338,013	£149,528	£-715,890	£-480,883
35%	71%	£1,955,165	£1,388,700	£1,680,991	£1,114,626	£2,124,161	£1,850,086
40%	71%	£3,339,311	£2,691,923	£3,025,969	£2,378,580	£3,532,472	£3,219,130
45%	71%	£4,723,457	£3,995,145	£4,370,947	£3,642,634	£4,940,762	£4,588,223
50%	71%	£6,113,186	£5,298,367	£5,715,925	£4,906,689	£6,358,585	£5,960,502
100%	71%	£20,161,093	£13,336,061	£16,369,455	£17,039,014	£20,671,822	£19,876,664
10%	75%	£4,911,302	£5,050,639	£4,902,230	£5,131,568	£4,869,727	£4,950,656
15%	75%	£3,536,078	£3,745,084	£3,657,471	£3,866,477	£3,473,717	£3,595,110
20%	75%	£2,160,854	£2,439,523	£2,322,711	£2,601,386	£2,077,706	£2,239,563
25%	75%	£752,068	£1,133,974	£887,690	£1,336,295	£676,434	£882,085
30%	75%	£-608,288	£-183,440	£-361,532	£83,317	£-735,051	£-488,293
35%	75%	£1,988,646	£1,502,989	£1,710,762	£1,215,106	£2,146,535	£1,858,651
40%	75%	£3,389,004	£2,822,539	£3,050,994	£2,463,629	£3,659,019	£3,231,009
45%	75%	£4,779,361	£4,142,088	£4,409,225	£3,771,952	£4,969,503	£4,599,368
50%	75%	£6,176,316	£5,461,636	£5,758,456	£5,050,375	£6,391,042	£5,973,054
10%	80%	£4,882,638	£5,165,978	£5,027,391	£5,250,261	£4,886,120	£4,960,861
15%	80%	£3,513,084	£3,947,493	£3,710,198	£4,044,058	£3,313,365	£3,410,427
20%	80%	£2,263,628	£2,709,408	£2,393,013	£2,838,893	£2,130,491	£2,259,977
25%	80%	£919,510	£1,471,322	£1,078,830	£1,633,180	£743,495	£908,000
30%	80%	£-451,759	£-29,000	£-254,353	£-425,405	£-354,577	£-457,171
35%	80%	£-1,816,027	£-1,022,976	£-1,585,721	£-792,670	£-2,052,643	£-1,822,342
40%	80%	£-3,180,296	£-2,273,952	£-2,917,089	£-2,010,744	£-3,450,721	£-3,187,514
45%	80%	£-4,544,665	£-3,524,928	£-4,248,457	£-2,226,820	£-4,949,793	£-4,552,685
50%	80%	£-5,911,168	£-4,775,904	£-5,576,965	£-4,446,894	£-6,454,728	£-5,920,335

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£10,322,952	-£10,322,952	-£10,322,952	-£10,322,952	-£10,322,952	-£10,322,952
10%	71%	-£13,061,176	-£12,801,934	-£12,984,101	-£12,824,868	-£13,108,688	-£13,031,614
15%	71%	-£14,430,268	-£14,181,424	-£14,167,616	-£14,076,812	-£14,201,258	-£14,355,946
20%	71%	-£15,799,400	-£15,480,915	-£15,465,250	-£15,326,765	-£15,894,428	-£15,740,276
25%	71%	-£17,171,574	-£16,770,406	-£16,975,925	-£16,577,718	-£17,292,299	-£17,099,480
30%	71%	-£18,559,720	-£18,070,178	-£18,320,715	-£17,626,172	-£18,700,991	-£18,465,984
35%	71%	-£19,939,865	-£19,373,400	-£19,655,592	-£19,098,227	-£20,108,881	-£19,834,707
40%	71%	-£21,324,011	-£20,676,623	-£21,010,669	-£20,383,280	-£21,517,172	-£21,203,830
45%	71%	-£22,708,157	-£21,079,846	-£22,355,848	-£21,667,335	-£22,925,463	-£22,572,863
50%	71%	-£24,097,303	-£22,263,069	-£23,700,625	-£22,961,389	-£24,343,226	-£23,945,290
100%	71%	-£38,165,724	-£36,520,781	-£37,369,555	-£35,724,614	-£38,856,522	-£37,860,355
10%	75%	-£13,073,389	-£12,934,051	-£12,992,470	-£12,853,133	-£13,114,973	-£13,034,045
15%	75%	-£14,448,023	-£14,239,618	-£14,327,230	-£14,118,223	-£14,310,899	-£14,389,580
20%	75%	-£15,823,847	-£15,545,172	-£15,661,989	-£15,383,915	-£15,906,994	-£15,745,137
25%	75%	-£17,202,632	-£16,850,727	-£16,997,001	-£16,648,405	-£17,308,268	-£17,102,638
30%	75%	-£18,582,089	-£18,159,140	-£18,346,232	-£17,921,384	-£18,719,751	-£18,472,993
35%	75%	-£19,963,346	-£19,463,590	-£19,695,463	-£19,199,808	-£20,131,235	-£19,843,351
40%	75%	-£21,373,704	-£20,807,239	-£21,044,695	-£20,478,230	-£21,542,719	-£21,213,710
45%	75%	-£22,784,061	-£22,128,788	-£22,393,928	-£21,758,652	-£22,954,203	-£22,584,068
50%	75%	-£24,195,419	-£23,446,337	-£23,743,167	-£23,039,076	-£24,376,172	-£23,957,184
10%	60%	-£13,022,052	-£12,759,122	-£12,957,318	-£12,734,370	-£13,088,581	-£13,023,837
15%	60%	-£14,371,617	-£14,037,207	-£14,274,503	-£13,940,093	-£14,471,395	-£14,374,280
20%	60%	-£15,721,172	-£15,275,293	-£15,591,587	-£15,145,807	-£15,854,209	-£15,724,723
25%	60%	-£17,072,139	-£16,513,378	-£16,903,621	-£15,361,921	-£17,241,205	-£17,076,701
30%	60%	-£18,436,459	-£17,756,701	-£18,239,053	-£17,589,295	-£18,639,277	-£18,441,872
35%	60%	-£19,800,728	-£19,007,877	-£19,570,422	-£18,777,370	-£20,037,359	-£19,807,042
40%	60%	-£21,164,997	-£20,258,852	-£20,901,789	-£19,995,445	-£21,436,422	-£21,172,214
45%	60%	-£22,529,266	-£21,509,648	-£22,223,158	-£21,213,520	-£22,833,456	-£22,537,385
50%	60%	-£23,895,567	-£22,760,604	-£23,544,525	-£22,431,595	-£24,239,428	-£23,905,035

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£762,833	-£603,591	-£685,759	-£526,515	-£810,346	-£733,271
10%	71%	-£2,131,946	-£1,893,082	-£2,016,333	-£1,777,469	-£2,203,215	-£2,087,603
20%	71%	-£3,501,057	-£3,182,573	-£3,345,907	-£3,026,423	-£3,596,084	-£3,441,934
25%	71%	-£4,873,230	-£4,472,064	-£4,677,483	-£4,279,375	-£4,993,958	-£4,798,116
30%	71%	-£6,257,378	-£5,771,838	-£6,022,371	-£5,536,828	-£6,402,248	-£6,167,241
35%	71%	-£7,641,523	-£7,075,058	-£7,397,349	-£6,800,884	-£7,810,539	-£7,536,364
40%	71%	-£9,025,669	-£8,378,281	-£8,712,337	-£8,064,938	-£9,218,830	-£8,925,487
45%	71%	-£10,409,815	-£9,681,503	-£10,057,305	-£9,328,992	-£10,627,120	-£10,274,611
50%	71%	-£11,799,544	-£10,984,725	-£11,402,283	-£10,583,047	-£12,044,943	-£11,646,860
100%	71%	-£29,987,381	-£24,222,459	-£25,071,213	-£22,426,272	-£29,998,179	-£29,959,012
10%	75%	-£1,057,058	-£635,719	-£694,128	-£554,780	-£816,639	-£735,102
15%	75%	-£2,150,280	-£1,941,274	-£2,028,887	-£1,819,881	-£2,212,641	-£2,091,248
20%	75%	-£3,255,504	-£3,246,829	-£3,383,645	-£3,084,972	-£3,608,652	-£3,446,795
25%	75%	-£4,360,728	-£4,540,384	-£4,692,388	-£4,380,063	-£4,809,623	-£4,604,262
30%	75%	-£5,465,952	-£5,835,798	-£6,047,899	-£5,623,041	-£6,012,408	-£5,764,651
35%	75%	-£6,571,176	-£7,131,212	-£7,397,120	-£6,901,464	-£7,222,893	-£7,045,009
40%	75%	-£7,676,400	-£8,426,626	-£8,746,352	-£8,179,887	-£8,444,377	-£8,215,367
45%	75%	-£8,781,624	-£9,722,040	-£10,095,585	-£9,458,310	-£10,655,861	-£10,295,726
50%	75%	-£9,886,848	-£11,017,454	-£11,444,814	-£10,736,733	-£12,072,309	-£11,659,411
10%	60%	-£723,719	-£500,780	-£588,977	-£436,037	-£790,238	-£725,494
15%	60%	-£2,073,274	-£1,738,864	-£1,976,160	-£1,641,750	-£2,173,952	-£2,075,937
20%	60%	-£3,442,830	-£3,102,954	-£3,263,446	-£2,847,466	-£3,665,967	-£3,468,380
25%	60%	-£4,773,847	-£4,215,036	-£4,610,528	-£4,053,178	-£4,942,862	-£4,778,358
30%	60%	-£6,104,864	-£5,458,358	-£5,940,711	-£5,290,952	-£6,340,935	-£6,143,529
35%	60%	-£7,435,881	-£6,701,680	-£7,262,894	-£6,533,126	-£7,739,007	-£7,508,700
40%	60%	-£8,766,898	-£7,945,002	-£8,585,077	-£7,775,300	-£9,137,079	-£8,873,872
45%	60%	-£10,097,915	-£9,188,324	-£9,906,260	-£9,017,474	-£10,535,151	-£10,239,043
50%	60%	-£11,428,932	-£10,431,646	-£11,227,443	-£10,259,648	-£11,933,223	-£11,606,693

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£7,661,740	£7,661,740	£7,661,740	£7,661,740	£7,661,740	£7,661,740
10%	71%	£4,923,225	£5,082,767	£5,000,599	£5,159,842	£4,876,012	£4,953,086
15%	71%	£3,544,112	£3,739,276	£3,670,025	£3,829,890	£3,483,143	£3,598,755
20%	71%	£2,185,300	£2,503,785	£2,339,450	£2,657,935	£2,090,274	£2,244,424
25%	71%	£813,126	£1,214,294	£1,008,875	£1,406,982	£692,401	£888,240
30%	71%	-£371,020	-£85,478	-£336,013	-£149,525	-£715,890	-£480,683
35%	71%	-£1,055,165	-£1,398,710	-£1,180,160	-£1,114,526	-£2,124,161	-£1,850,086
40%	71%	-£2,330,311	-£2,691,923	-£2,325,969	-£2,378,580	-£3,332,472	-£3,219,130
45%	71%	-£4,723,457	-£3,995,145	-£4,370,947	-£3,642,634	-£4,940,762	-£4,588,253
50%	71%	-£6,113,186	-£5,298,367	-£5,715,025	-£4,906,689	-£6,358,585	-£5,990,502
100%	71%	-£20,181,023	-£18,538,081	-£19,384,355	-£17,739,914	-£20,871,822	-£19,876,654
10%	75%	£4,911,302	£5,050,639	£4,992,230	£5,131,568	£4,869,727	£4,950,656
15%	75%	£3,536,078	£3,745,084	£3,657,471	£3,866,477	£3,473,717	£3,595,110
20%	75%	£2,160,854	£2,439,353	£2,322,711	£2,611,386	£2,077,706	£2,199,953
25%	75%	£782,088	£1,133,974	£987,699	£1,336,295	£676,434	£882,085
30%	75%	£608,288	£183,440	£361,532	£63,317	£735,051	£488,293
35%	75%	£1,589,648	£1,502,989	£1,710,782	£1,215,106	£2,146,535	£1,858,651
40%	75%	£3,389,004	£2,822,539	£3,059,994	£2,493,529	£3,558,919	£3,223,009
45%	75%	£4,779,361	£4,142,088	£4,409,225	£3,771,952	£4,969,033	£4,599,368
50%	75%	£6,176,916	£5,461,636	£5,758,456	£5,050,375	£6,391,042	£5,973,054
10%	60%	£4,862,838	£5,085,378	£5,022,981	£5,260,921	£4,886,120	£4,969,864
15%	60%	£3,613,084	£3,947,493	£3,710,198	£4,044,608	£3,513,395	£3,610,421
20%	60%	£2,263,528	£2,709,408	£2,393,013	£2,838,893	£2,130,491	£2,259,977
25%	60%	£912,810	£1,417,332	£1,075,830	£1,633,180	£743,495	£989,300
30%	60%	£451,759	£268,933	£254,353	£255,405	£354,577	£457,171
35%	60%	£1,816,027	£1,022,976	£1,585,721	£792,670	£2,052,649	£1,822,342
40%	60%	£3,180,296	£2,273,952	£2,917,089	£2,010,744	£3,450,721	£3,187,514
45%	60%	£4,544,565	£3,528,928	£4,245,457	£3,228,820	£4,948,793	£4,552,685
50%	60%	£5,911,168	£4,775,904	£5,579,825	£4,446,894	£6,254,728	£5,920,335



Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£16,021,976	-£16,021,976	-£16,021,976	-£16,021,976	-£16,021,976	-£16,021,976
10%	71%	-£19,230,059	-£18,101,389	-£18,107,704	-£17,979,085	-£18,206,695	-£18,184,931
15%	71%	-£19,534,025	-£18,141,096	-£19,150,569	-£18,957,639	-£19,445,055	-£19,265,599
20%	71%	-£20,438,042	-£20,180,802	-£20,183,434	-£19,936,193	-£20,691,415	-£20,346,806
25%	71%	-£21,542,058	-£21,220,509	-£21,236,298	-£20,914,748	-£21,733,774	-£21,428,014
30%	71%	-£22,049,075	-£22,259,215	-£22,273,492	-£21,903,303	-£22,876,133	-£22,529,027
35%	71%	-£23,754,512	-£23,299,021	-£23,322,026	-£22,871,857	-£24,027,303	-£23,592,238
40%	71%	-£24,876,585	-£24,353,691	-£24,379,366	-£23,856,472	-£25,188,347	-£24,691,129
45%	71%	-£25,998,657	-£25,410,402	-£25,436,287	-£24,851,031	-£26,349,389	-£25,790,019
50%	71%	-£27,120,730	-£25,465,113	-£25,499,207	-£25,845,590	-£27,510,432	-£26,888,911
100%	71%	-£38,341,457	-£37,034,223	-£37,086,412	-£35,781,178	-£39,120,863	-£37,877,819
10%	75%	-£18,244,630	-£18,132,088	-£18,116,211	-£18,003,869	-£18,311,731	-£18,193,312
15%	75%	-£19,366,957	-£19,187,144	-£19,183,329	-£18,994,515	-£19,456,699	-£19,283,979
20%	75%	-£20,467,284	-£20,242,200	-£20,210,446	-£19,985,361	-£20,601,466	-£20,344,647
25%	75%	-£21,578,612	-£21,297,256	-£21,287,583	-£20,976,207	-£21,746,363	-£21,425,315
30%	75%	-£22,689,939	-£22,352,312	-£22,304,681	-£21,967,054	-£22,891,241	-£22,565,983
35%	75%	-£23,808,524	-£23,407,368	-£23,351,738	-£22,957,899	-£24,045,216	-£23,756,396
40%	75%	-£24,936,027	-£24,478,495	-£24,413,948	-£23,958,415	-£25,208,818	-£24,686,740
45%	75%	-£26,065,530	-£25,550,607	-£25,478,191	-£24,963,468	-£26,372,420	-£25,785,082
50%	75%	-£27,195,033	-£26,623,117	-£26,542,134	-£25,970,519	-£27,536,022	-£26,883,435
10%	60%	-£18,183,221	-£18,003,153	-£18,080,484	-£17,900,417	-£18,290,581	-£18,187,845
15%	60%	-£19,283,842	-£18,993,741	-£19,109,739	-£18,839,638	-£19,424,884	-£19,270,781
20%	60%	-£20,344,484	-£19,984,329	-£20,138,594	-£18,778,888	-£20,589,188	-£20,353,715
25%	60%	-£21,426,957	-£20,974,917	-£21,188,148	-£18,718,078	-£21,753,489	-£21,436,660
30%	60%	-£22,505,709	-£21,965,505	-£22,197,502	-£18,657,299	-£22,927,791	-£22,519,585
35%	60%	-£23,588,073	-£22,956,093	-£23,226,756	-£18,596,519	-£23,999,892	-£23,604,527
40%	60%	-£24,668,398	-£23,946,318	-£24,288,735	-£18,535,854	-£25,122,836	-£24,703,793
45%	60%	-£25,784,664	-£24,961,107	-£25,314,793	-£18,474,236	-£26,275,699	-£25,805,819
50%	60%	-£26,882,960	-£25,967,699	-£26,360,881	-£18,413,618	-£27,428,544	-£26,938,456

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£9,453,978	-£9,325,358	-£9,331,674	-£9,203,055	-£9,530,665	-£9,408,360
10%	71%	-£10,557,994	-£10,385,065	-£10,374,539	-£10,181,609	-£10,673,025	-£10,489,568
20%	71%	-£11,662,011	-£11,404,771	-£11,417,403	-£11,180,163	-£11,815,384	-£11,570,775
30%	71%	-£12,766,027	-£12,444,478	-£12,460,167	-£12,138,718	-£12,957,743	-£12,651,931
40%	71%	-£13,870,044	-£13,484,185	-£13,503,131	-£13,117,272	-£14,100,103	-£13,733,191
50%	71%	-£14,974,061	-£14,523,891	-£14,545,935	-£14,095,828	-£15,251,273	-£14,816,207
100%	71%	-£19,100,589	-£18,571,680	-£18,603,385	-£18,080,442	-£19,412,316	-£19,010,986
10%	75%	-£9,459,927	-£9,356,057	-£9,340,181	-£9,227,638	-£9,555,700	-£9,407,281
15%	75%	-£10,579,927	-£10,411,113	-£10,387,298	-£10,218,485	-£10,680,578	-£10,487,949
20%	75%	-£11,691,254	-£11,466,170	-£11,434,416	-£11,209,331	-£11,825,456	-£11,568,616
25%	75%	-£12,802,581	-£12,521,225	-£12,481,532	-£12,200,176	-£12,970,333	-£12,649,284
30%	75%	-£13,913,908	-£13,579,289	-£13,568,659	-£13,181,024	-£14,115,210	-£13,729,969
35%	75%	-£15,030,493	-£14,631,338	-£14,578,768	-£14,181,869	-£15,269,188	-£14,812,368
40%	75%	-£16,159,996	-£15,702,484	-£15,637,317	-£15,180,385	-£16,432,788	-£15,910,709
45%	75%	-£17,289,499	-£16,774,776	-£16,782,161	-£16,187,437	-£17,596,390	-£17,090,951
50%	75%	-£18,419,002	-£17,847,067	-£17,766,404	-£17,194,489	-£18,759,992	-£18,107,394
10%	60%	-£9,407,190	-£9,227,122	-£9,304,454	-£9,124,386	-£9,514,550	-£9,411,815
15%	60%	-£10,487,812	-£10,217,710	-£10,333,709	-£10,063,607	-£10,648,853	-£10,494,750
20%	60%	-£11,568,435	-£11,208,263	-£11,329,263	-£11,002,827	-£11,783,156	-£11,577,684
25%	60%	-£12,649,058	-£12,198,887	-£12,392,217	-£11,942,048	-£12,917,459	-£12,660,620
30%	60%	-£13,729,678	-£13,189,475	-£13,421,471	-£12,881,268	-£14,051,760	-£13,743,555
35%	60%	-£14,810,298	-£14,180,062	-£14,450,726	-£13,820,488	-£15,196,062	-£14,829,496
40%	60%	-£15,910,338	-£15,178,287	-£15,492,675	-£14,760,624	-£16,346,806	-£15,929,142
45%	60%	-£17,008,634	-£16,185,076	-£16,538,762	-£15,715,205	-£17,499,660	-£17,029,788
50%	60%	-£18,106,930	-£17,191,865	-£17,584,650	-£16,669,787	-£18,652,514	-£18,130,435

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,691,581	-£1,691,581	-£1,691,581	-£1,691,581	-£1,691,581	-£1,691,581
10%	71%	-£516,462	-£387,832	-£394,147	-£265,528	-£593,138	-£470,834
15%	71%	-£1,620,468	-£1,427,539	-£1,437,012	-£1,244,082	-£1,735,498	-£1,552,042
20%	71%	-£2,724,485	-£2,487,245	-£2,479,676	-£2,222,636	-£2,977,958	-£2,833,249
25%	71%	-£3,828,501	-£3,506,951	-£3,522,741	-£3,201,191	-£4,020,217	-£3,714,456
30%	71%	-£4,932,518	-£4,546,658	-£4,565,605	-£4,179,745	-£5,162,576	-£4,795,664
35%	71%	-£6,040,535	-£5,598,364	-£5,608,489	-£5,158,299	-£6,313,746	-£5,878,880
40%	71%	-£7,163,027	-£6,640,134	-£6,665,809	-£6,142,915	-£7,474,789	-£6,977,572
45%	71%	-£8,285,100	-£7,696,845	-£7,725,730	-£7,137,474	-£8,635,833	-£8,076,462
50%	71%	-£9,407,173	-£8,753,556	-£8,785,650	-£8,132,033	-£9,796,875	-£9,175,354
100%	71%	-£20,627,900	-£19,300,666	-£19,384,665	-£18,077,621	-£21,407,366	-£20,166,262
10%	75%	-£531,073	-£418,531	-£402,654	-£290,111	-£598,173	-£469,754
15%	75%	-£1,642,400	-£1,473,587	-£1,449,772	-£1,280,958	-£1,743,052	-£1,550,422
20%	75%	-£2,753,727	-£2,528,643	-£2,498,889	-£2,271,804	-£2,987,929	-£2,831,090
25%	75%	-£3,865,054	-£3,583,698	-£3,544,006	-£3,262,650	-£4,032,806	-£3,711,758
30%	75%	-£4,976,382	-£4,638,755	-£4,591,123	-£4,253,497	-£5,177,684	-£4,792,425
35%	75%	-£6,092,967	-£5,693,811	-£5,638,241	-£5,244,342	-£6,331,659	-£5,874,841
40%	75%	-£7,222,470	-£6,764,938	-£6,700,380	-£6,242,836	-£7,485,261	-£6,975,183
45%	75%	-£8,351,973	-£7,837,249	-£7,764,634	-£7,249,911	-£8,658,683	-£8,071,525
50%	75%	-£9,481,475	-£8,909,560	-£8,828,877	-£8,256,962	-£9,822,465	-£9,169,887
10%	60%	-£469,863	-£369,596	-£366,927	-£186,859	-£577,024	-£474,298
15%	60%	-£1,550,285	-£1,286,183	-£1,396,162	-£1,126,081	-£1,711,526	-£1,557,224
20%	60%	-£2,630,907	-£2,270,771	-£2,425,436	-£2,065,301	-£2,845,629	-£2,640,158
25%	60%	-£3,711,530	-£3,261,360	-£3,454,691	-£3,004,521	-£3,979,832	-£3,723,093
30%	60%	-£4,792,151	-£4,251,948	-£4,463,945	-£3,943,741	-£5,114,234	-£4,806,028
35%	60%	-£5,874,515	-£5,242,538	-£5,513,199	-£4,882,962	-£6,256,425	-£5,890,970
40%	60%	-£6,972,811	-£6,240,761	-£6,555,148	-£5,823,097	-£7,409,279	-£6,991,816
45%	60%	-£8,071,107	-£7,247,590	-£7,601,296	-£6,772,678	-£8,562,133	-£8,082,262
50%	60%	-£9,169,403	-£8,254,339	-£8,647,264	-£7,732,460	-£9,714,987	-£9,169,609

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£16,293,119	-£16,293,119	-£16,293,119	-£16,293,119	-£16,293,119	-£16,293,119
10%	71%	-£18,501,153	-£18,312,532	-£18,378,848	-£18,250,528	-£18,577,839	-£18,455,534
15%	71%	-£19,608,168	-£19,422,238	-£19,427,113	-£19,428,763	-£19,720,159	-£19,538,742
20%	71%	-£20,709,185	-£20,451,945	-£20,454,577	-£20,207,337	-£20,862,558	-£20,617,949
25%	71%	-£21,813,207	-£21,491,652	-£21,507,441	-£21,185,892	-£22,004,917	-£21,699,157
30%	71%	-£22,917,218	-£22,633,359	-£22,650,305	-£22,189,446	-£23,147,277	-£22,780,385
35%	71%	-£24,025,655	-£23,571,065	-£23,593,169	-£23,143,000	-£24,298,446	-£23,863,381
40%	71%	-£25,147,728	-£24,824,834	-£24,650,590	-£24,127,615	-£25,459,490	-£24,962,272
45%	71%	-£26,289,800	-£25,881,545	-£25,710,430	-£25,122,173	-£26,620,533	-£26,061,163
50%	71%	-£27,397,873	-£26,770,256	-£26,720,251	-£26,118,734	-£27,781,576	-£27,160,160
100%	71%	-£38,612,600	-£37,305,366	-£37,369,555	-£36,062,321	-£39,392,006	-£38,148,962
10%	75%	-£18,515,773	-£18,403,231	-£18,387,354	-£18,274,812	-£18,582,874	-£18,454,455
15%	75%	-£19,627,101	-£19,458,287	-£19,434,872	-£19,395,958	-£19,721,252	-£19,538,123
20%	75%	-£20,738,428	-£20,513,343	-£20,481,590	-£20,256,504	-£20,872,629	-£20,618,790
25%	75%	-£21,849,755	-£21,568,399	-£21,528,706	-£21,247,350	-£22,017,507	-£21,696,458
30%	75%	-£22,961,082	-£22,623,455	-£22,575,824	-£22,238,197	-£23,162,384	-£22,777,126
35%	75%	-£24,072,409	-£23,676,511	-£23,622,941	-£23,220,043	-£24,316,259	-£23,859,541
40%	75%	-£25,207,170	-£24,749,638	-£24,685,091	-£24,227,559	-£25,470,962	-£24,957,883
45%	75%	-£26,336,673	-£25,821,950	-£25,749,335	-£25,234,611	-£26,643,564	-£26,056,225
50%	75%	-£27,468,175	-£26,896,261	-£26,813,577	-£26,241,663	-£27,807,166	-£27,154,588
10%	60%	-£16,454,364	-£15,274,236	-£15,351,628	-£15,171,560	-£16,561,729	-£15,458,399
15%	60%	-£19,534,988	-£19,264,884	-£19,380,883	-£19,110,781	-£19,696,027	-£19,541,924
20%	60%	-£20,615,607	-£20,255,472	-£20,410,137	-£20,050,001	-£20,830,339	-£20,624,858
25%	60%	-£21,696,231	-£21,246,061	-£21,439,822	-£20,089,222	-£21,984,632	-£21,707,763
30%	60%	-£22,776,852	-£22,236,648	-£22,468,645	-£21,928,442	-£23,098,934	-£22,790,729
35%	60%	-£23,859,218	-£23,227,236	-£23,497,899	-£22,867,862	-£24,241,125	-£23,875,670
40%	60%	-£24,957,512	-£24,225,461	-£24,539,848	-£23,807,798	-£25,393,979	-£24,976,316
45%	60%	-£26,056,806	-£25,225,239	-£25,585,308	-£24,762,078	-£26,546,833	-£26,076,860
50%	60%	-£27,154,104	-£26,230,039	-£26,632,024	-£25,716,961	-£27,699,687	-£27,177,609

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£6,202,810	-£6,074,190	-£6,080,505	-£5,947,771	-£6,394,484	-£6,261,912
10%	71%	-£7,306,826	-£7,113,898	-£7,123,370	-£6,930,440	-£7,421,856	-£7,238,399
15%	71%	-£8,410,843	-£8,153,602	-£8,166,234	-£7,908,894	-£8,564,216	-£8,319,606
20%	71%	-£9,514,860	-£9,193,306	-£9,209,849	-£8,887,649	-£9,707,574	-£9,400,814
25%	71%	-£10,618,878	-£10,233,016	-£10,251,963	-£9,866,103	-£10,848,934	-£10,482,022
30%	71%	-£11,722,812	-£11,272,722	-£11,294,827	-£10,844,857	-£12,000,104	-£11,595,038
35%	71%	-£12,826,746	-£12,312,431	-£12,333,167	-£11,823,213	-£13,151,148	-£12,665,090
40%	71%	-£13,930,680	-£13,352,141	-£13,373,113	-£12,801,567	-£14,302,192	-£13,776,202
45%	71%	-£15,034,614	-£14,391,851	-£14,412,067	-£13,779,921	-£15,453,236	-£14,887,314
50%	71%	-£16,138,548	-£15,431,561	-£15,452,021	-£14,758,275	-£16,604,280	-£16,000,426
10%	75%	-£6,317,451	-£6,189,029	-£6,195,012	-£6,076,469	-£6,584,532	-£6,456,960
15%	75%	-£7,421,468	-£7,287,545	-£7,293,528	-£7,157,926	-£7,735,576	-£7,608,008
20%	75%	-£8,525,485	-£8,391,562	-£8,397,545	-£8,139,383	-£8,886,620	-£8,757,052
25%	75%	-£9,629,502	-£9,495,579	-£9,501,562	-£9,120,840	-£10,037,664	-£9,908,100
30%	75%	-£10,733,519	-£10,599,596	-£10,605,579	-£10,102,297	-£11,188,708	-£11,059,148
35%	75%	-£11,837,536	-£11,703,613	-£11,709,600	-£11,083,754	-£12,339,752	-£12,210,192
40%	75%	-£12,941,553	-£12,807,630	-£12,813,617	-£12,065,211	-£13,490,796	-£13,361,636
45%	75%	-£14,045,570	-£13,911,647	-£13,917,634	-£13,046,668	-£14,641,840	-£14,512,680
50%	75%	-£15,149,587	-£15,015,664	-£15,021,651	-£14,028,125	-£15,792,884	-£15,663,724
10%	60%	-£6,156,021	-£5,875,953	-£6,053,285	-£5,873,217	-£6,263,317	-£6,160,646
15%	60%	-£7,260,038	-£6,980,541	-£7,062,540	-£6,912,438	-£7,387,684	-£7,243,581
20%	60%	-£8,364,055	-£8,084,629	-£8,166,528	-£7,993,926	-£8,531,987	-£8,355,516
25%	60%	-£9,468,072	-£9,188,717	-£9,270,516	-£8,975,414	-£9,683,031	-£9,497,059
30%	60%	-£10,572,089	-£10,292,806	-£10,374,505	-£9,956,902	-£10,834,075	-£10,698,103
35%	60%	-£11,676,106	-£11,396,895	-£11,478,494	-£10,938,390	-£11,985,119	-£11,849,151
40%	60%	-£12,780,123	-£12,496,984	-£12,578,483	-£11,920,878	-£13,136,163	-£12,999,195
45%	60%	-£13,884,140	-£13,597,073	-£13,678,472	-£12,903,366	-£14,287,207	-£14,149,239
50%	60%	-£14,988,157	-£14,697,162	-£14,758,461	-£13,885,854	-£15,438,251	-£15,299,283

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,691,581	£1,691,581	£1,691,581	£1,691,581	£1,691,581	£1,691,581
10%	71%	£518,452	£387,832	£394,147	£265,628	£593,138	£470,834
15%	71%	£1,630,468	£1,427,638	£1,431,012	£1,244,082	£1,735,498	£1,559,042
20%	71%	£2,724,485	£2,467,245	£2,479,876	£2,222,636	£2,877,858	£2,633,249
25%	71%	£3,828,501	£3,508,951	£3,522,741	£3,201,191	£4,020,217	£3,714,458
30%	71%	£4,932,518	£4,546,638	£4,565,695	£4,179,745	£5,162,576	£4,795,664
35%	71%	£6,036,535	£5,586,354	£5,605,469	£5,158,299	£6,303,935	£5,876,680
40%	71%	£7,140,552	£6,626,070	£6,645,284	£6,136,853	£7,445,294	£7,057,727
45%	71%	£8,244,569	£7,665,786	£7,684,899	£7,115,407	£8,586,653	£8,168,774
50%	71%	£9,348,586	£8,705,502	£8,724,415	£8,093,961	£9,728,012	£9,309,820
100%	71%	£20,627,900	£19,320,666	£19,384,855	£18,077,621	£21,407,369	£20,164,262
10%	75%	£531,073	£418,531	£402,854	£290,111	£598,173	£469,754
15%	75%	£1,642,400	£1,473,557	£1,449,772	£1,280,958	£1,743,052	£1,550,422
20%	75%	£2,753,727	£2,528,643	£2,498,689	£2,271,804	£2,887,929	£2,671,090
25%	75%	£3,865,054	£3,583,698	£3,544,006	£3,262,650	£4,032,806	£3,711,758
30%	75%	£4,976,382	£4,638,755	£4,591,123	£4,233,497	£5,177,684	£4,792,425
35%	75%	£6,087,709	£5,693,811	£5,638,241	£5,244,342	£6,322,562	£5,874,841
40%	75%	£7,199,036	£6,743,868	£6,700,390	£6,242,858	£7,467,440	£7,056,263
45%	75%	£8,310,363	£7,833,925	£7,784,634	£7,249,911	£8,612,318	£8,157,525
50%	75%	£9,421,690	£8,923,982	£8,878,692	£8,256,962	£9,757,196	£9,169,867
10%	60%	£469,693	£389,596	£396,927	£186,859	£577,024	£474,288
15%	60%	£1,550,285	£1,280,183	£1,306,182	£1,126,081	£1,711,326	£1,557,224
20%	60%	£2,630,907	£2,270,771	£2,425,436	£2,065,301	£2,845,629	£2,640,158
25%	60%	£3,711,530	£3,261,360	£3,454,691	£3,044,521	£3,979,932	£3,723,093
30%	60%	£4,792,153	£4,251,946	£4,453,945	£3,943,741	£5,114,234	£4,808,226
35%	60%	£5,872,776	£5,242,536	£5,513,199	£4,882,962	£6,256,425	£5,890,970
40%	60%	£6,953,399	£6,240,761	£6,555,148	£5,823,097	£7,400,279	£6,991,616
45%	60%	£8,034,022	£7,247,550	£7,601,236	£6,717,678	£8,543,133	£8,092,262
50%	60%	£9,114,645	£8,254,339	£8,647,324	£7,732,260	£9,714,987	£9,192,909

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 4

CIL Zone  
Value Area 3

No Units 100  
Site Area 0.85 Ha

Sales value inflation 0%  
Build cost inflation 0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£11,106,914	£11,106,914	£11,106,914	£11,106,914	£11,106,914	£11,106,914
10%	71%	£8,580,893	£8,728,175	£8,677,873	£8,825,156	£8,541,235	£8,638,215
15%	71%	£7,317,883	£7,538,808	£7,463,383	£7,684,277	£7,258,386	£7,403,866
20%	71%	£6,046,156	£6,345,538	£6,243,289	£6,547,671	£5,985,542	£6,162,875
25%	71%	£4,769,202	£5,143,428	£5,015,618	£5,389,845	£4,668,435	£4,814,851
30%	71%	£3,492,247	£3,941,320	£3,787,946	£4,237,019	£3,371,326	£3,667,026
35%	71%	£2,215,293	£2,739,210	£2,560,788	£3,084,193	£2,074,218	£2,419,201
40%	71%	£938,339	£1,537,102	£1,332,604	£1,931,368	£777,111	£1,171,377
45%	71%	£-344,154	£34,992	£104,933	£778,542	£-528,502	£-77,698
50%	71%	£-1,641,993	£-881,298	£-1,141,191	£-380,406	£-1,846,824	£-1,345,931
100%	71%	£-14,820,385	£-13,098,994	£-13,818,599	£-12,097,009	£-15,030,046	£-14,039,281
10%	75%	£8,567,875	£8,696,547	£8,669,504	£8,798,376	£8,532,974	£8,634,803
15%	75%	£7,298,055	£7,491,363	£7,450,799	£7,644,107	£7,246,004	£7,398,748
20%	75%	£6,019,287	£6,246,246	£6,220,276	£6,488,235	£5,849,749	£6,156,739
25%	75%	£4,735,615	£5,093,064	£4,994,352	£5,321,801	£4,647,444	£4,906,180
30%	75%	£3,451,943	£3,844,882	£3,762,428	£4,155,366	£3,346,138	£3,656,622
35%	75%	£2,168,272	£2,626,700	£2,530,503	£2,968,831	£2,044,832	£2,407,063
40%	75%	£884,600	£1,408,519	£1,298,579	£1,827,407	£743,628	£1,157,525
45%	75%	£-405,588	£190,336	£66,655	£656,063	£-566,903	£-93,559
50%	75%	£-1,710,265	£-1,044,656	£-1,184,328	£-518,720	£-1,889,492	£-1,363,554
60%	75%	£-3,291,192	£-2,391,361	£-2,704,655	£-2,010,650	£-3,857,671	£-2,849,134
15%	60%	£7,381,311	£7,690,624	£7,503,526	£7,812,819	£7,298,048	£7,420,244
20%	60%	£6,132,137	£6,551,271	£6,297,729	£6,714,787	£6,019,278	£6,184,869
25%	60%	£4,878,878	£5,400,596	£5,083,668	£5,607,586	£4,735,604	£4,942,594
30%	60%	£3,621,619	£4,249,921	£3,869,699	£4,468,308	£3,451,930	£3,706,316
35%	60%	£2,365,760	£3,099,245	£2,655,546	£3,389,031	£2,188,256	£2,458,042
40%	60%	£1,110,301	£1,948,570	£1,441,484	£2,279,753	£884,683	£1,215,765
45%	60%	£-147,832	£797,896	£227,423	£1,170,176	£-405,618	£-28,344
50%	60%	£-1,423,525	£-588,551	£-1,002,774	£61,198	£-1,710,287	£-1,289,538

Residual Land values compared to benchmark land values

£90,000,000

Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£85,391,174	£85,391,174	£85,391,174	£85,391,174	£85,391,174	£85,391,174
10%	71%	£67,180,205	£67,180,205	£67,180,205	£67,180,205	£67,180,205	£67,180,205
15%	71%	£59,180,205	£59,180,205	£59,180,205	£59,180,205	£59,180,205	£59,180,205
20%	71%	£50,180,205	£50,180,205	£50,180,205	£50,180,205	£50,180,205	£50,180,205
25%	71%	£41,180,205	£41,180,205	£41,180,205	£41,180,205	£41,180,205	£41,180,205
30%	71%	£32,180,205	£32,180,205	£32,180,205	£32,180,205	£32,180,205	£32,180,205
35%	71%	£23,180,205	£23,180,205	£23,180,205	£23,180,205	£23,180,205	£23,180,205
40%	71%	£14,180,205	£14,180,205	£14,180,205	£14,180,205	£14,180,205	£14,180,205
45%	71%	£5,180,205	£5,180,205	£5,180,205	£5,180,205	£5,180,205	£5,180,205
50%	71%	£-4,180,205	£-4,180,205	£-4,180,205	£-4,180,205	£-4,180,205	£-4,180,205
100%	71%	£-81,118,473	£-81,118,473	£-81,118,473	£-81,118,473	£-81,118,473	£-81,118,473
10%	75%	£69,209,032	£69,209,032	£69,209,032	£69,209,032	£69,209,032	£69,209,032
15%	75%	£60,209,032	£60,209,032	£60,209,032	£60,209,032	£60,209,032	£60,209,032
20%	75%	£51,209,032	£51,209,032	£51,209,032	£51,209,032	£51,209,032	£51,209,032
25%	75%	£42,209,032	£42,209,032	£42,209,032	£42,209,032	£42,209,032	£42,209,032
30%	75%	£33,209,032	£33,209,032	£33,209,032	£33,209,032	£33,209,032	£33,209,032
35%	75%	£24,209,032	£24,209,032	£24,209,032	£24,209,032	£24,209,032	£24,209,032
40%	75%	£15,209,032	£15,209,032	£15,209,032	£15,209,032	£15,209,032	£15,209,032
45%	75%	£6,209,032	£6,209,032	£6,209,032	£6,209,032	£6,209,032	£6,209,032
50%	75%	£-3,209,032	£-3,209,032	£-3,209,032	£-3,209,032	£-3,209,032	£-3,209,032
60%	75%	£-10,116,758	£-10,116,758	£-10,116,758	£-10,116,758	£-10,116,758	£-10,116,758
10%	60%	£67,874,995	£67,874,995	£67,874,995	£67,874,995	£67,874,995	£67,874,995
15%	60%	£58,874,995	£58,874,995	£58,874,995	£58,874,995	£58,874,995	£58,874,995
20%	60%	£49,874,995	£49,874,995	£49,874,995	£49,874,995	£49,874,995	£49,874,995
25%	60%	£40,874,995	£40,874,995	£40,874,995	£40,874,995	£40,874,995	£40,874,995
30%	60%	£31,874,995	£31,874,995	£31,874,995	£31,874,995	£31,874,995	£31,874,995
35%	60%	£22,874,995	£22,874,995	£22,874,995	£22,874,995	£22,874,995	£22,874,995
40%	60%	£13,874,995	£13,874,995	£13,874,995	£13,874,995	£13,874,995	£13,874,995
45%	60%	£4,874,995	£4,874,995	£4,874,995	£4,874,995	£4,874,995	£4,874,995
50%	60%	£-4,874,995	£-4,874,995	£-4,874,995	£-4,874,995	£-4,874,995	£-4,874,995
100%	60%	£-77,921,612	£-77,921,612	£-77,921,612	£-77,921,612	£-77,921,612	£-77,921,612

Residual Land values compared to benchmark land values

£72,325,000

Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£85,391,174	£85,391,174	£85,391,174	£85,391,174	£85,391,174	£85,391,174
10%	71%	£67,180,205	£67,180,205	£67,180,205	£67,180,205	£67,180,205	£67,180,205
15%	71%	£59,180,205	£59,180,205	£59,180,205	£59,180,205	£59,180,205	£59,180,205
20%	71%	£50,180,205	£50,180,205	£50,180,205	£50,180,205	£50,180,205	£50,180,205
25%	71%	£41,180,205	£41,180,205	£41,180,205	£41,180,205	£41,180,205	£41,180,205
30%	71%	£32,180,205	£32,180,205	£32,180,205	£32,180,205	£32,180,205	£32,180,205
35%	71%	£23,180,205	£23,180,205	£23,180,205	£23,180,205	£23,180,205	£23,180,205
40%	71%	£14,180,205	£14,180,205	£14,180,205	£14,180,205	£14,180,205	£14,180,205
45%	71%	£5,180,205	£5,180,205	£5,180,205	£5,180,205	£5,180,205	£5,180,205
50%	71%	£-4,180,205	£-4,180,205	£-4,180,205	£-4,180,205	£-4,180,205	£-4,180,205
100%	71%	£-81,118,473	£-81,118,473	£-81,118,473	£-81,118,473	£-81,118,473	£-81,118,473
10%	75%	£69,209,032	£69,209,032	£69,209,032	£69,209,032	£69,209,032	£69,209,032
15%	75%	£60,209,032	£60,209,032	£60,209,032	£60,209,032	£60,209,032	£60,209,032
20%	75%	£51,209,032	£51,209,032	£51,209,032	£51,209,032	£51,209,032	£51,209,032
25%	75%	£42,209,032	£42,209,032	£42,209,032	£42,209,032	£42,209,032	£42,209,032
30%	75%	£33,209,032	£33,209,032	£33,209,032	£33,209,032	£33,209,032	£33,209,032
35%	75%	£24,209,032	£24,209,032	£24,209,032	£24,209,032	£24,209,032	£24,209,032
40%	75%	£15,209,032	£15,209,032	£15,209,032	£15,209,032	£15,209,032	£15,209,032
45%	75%	£6,209,032	£6,209,032	£6,209,032	£6,209,032	£6,209,032	£6,209,032
50%	75%	£-3,209,032	£-3,209,032	£-3,209,032	£-3,209,032	£-3,209,032	£-3,209,032
60%	75%	£-10,116,758	£-10,116,758	£-10,116,758	£-10,116,758	£-10,116,758	£-10,116,758
10%	60%	£67,874,995	£67,874,995	£67,874,995	£67,874,995	£67,874,995	£67,874,995
15%	60%	£58,874,995	£58,874,995	£58,874,995	£58,874,995	£58,874,995	£58,874,995
20%	60%	£49,874,995	£49,874,995	£49,874,995	£49,874,995	£49,874,995	£49,874,995
25%	60%	£40,874,995	£40,874,995	£40,874,995	£40,874,995	£40,874,995	£40,874,995
30%	60%	£31,874,995	£31,874,995	£31,874,995	£31,874,995	£31,874,995	£31,874,995
35%	60%	£22,874,995	£22,874,995	£22,874,995	£22,874,995	£22,874,995	£22,874,995
40%	60%	£13,874,995	£13,874,995	£13,874,995	£13,874,995	£13,874,995	£13,874,995
45%	60%	£4,874,995	£4,874,995	£4,874,995	£4,874,995	£4,874,995	£4,874,995
50%	60%	£-4,874,995	£-4,874,995	£-4,874,995	£-4,874,995	£-4,874,995	£-4,874,995
100%	60%	£-77,921,612	£-77,921,612	£-77,921,612	£-77,921,612	£-77,921,612	£-77,921,612

Residual Land values compared to benchmark land values

£41,552,000

Benchmark Z1 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£24,211,403	£24,211,403	£24,211,403	£24,211,403	£24,211,403	£24,211,403
10%	71%	£20,211,403	£20,211,403	£20,211,403	£20,211,403	£20,211,403	£20,211,403
15%	71%	£18,000,434	£18,000,434	£18,000,434	£18,000,434	£18,000,434	£18,000,434
20%	71%	£16,272,161	£16,272,161	£16,272,161	£16,272,161	£16,272,161	£16,272,161
25%	71%	£14,543,888	£14,543,888	£14,543,888	£14,543,888	£14,543,888	£14,543,888
30%	71%	£12,815,615	£12,815,615	£12,815,615	£12,815,615	£12,815,615	£12,815,615
35%	71%	£11,087,342	£11,087,342	£11,087,342	£11,087,342	£11,087,342	£11,087,342
40%	71%	£9,359,069	£9,359,069	£9,359,069	£9,359,069	£9,359,069	£9,359,069

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£12,372,899	-£12,372,899	-£12,372,899	-£12,372,899	-£12,372,899	-£12,372,899
10%	71%	-£14,898,920	-£14,761,638	-£14,891,940	-£14,854,657	-£14,898,920	-£14,891,940
15%	71%	-£16,161,950	-£15,941,007	-£16,166,460	-£16,195,626	-£16,221,417	-£16,075,947
20%	71%	-£17,433,657	-£17,134,275	-£17,236,524	-£16,937,142	-£17,514,271	-£17,137,138
25%	71%	-£18,710,611	-£18,336,385	-£18,484,195	-£18,089,968	-£18,811,278	-£18,954,952
30%	71%	-£19,987,565	-£19,539,493	-£19,681,867	-£18,042,794	-£19,108,457	-£19,817,767
35%	71%	-£21,264,520	-£20,740,603	-£20,919,537	-£20,305,620	-£21,405,595	-£21,950,612
40%	71%	-£22,541,474	-£21,942,711	-£22,147,208	-£21,548,445	-£22,702,702	-£22,308,438
45%	71%	-£23,823,867	-£23,144,821	-£23,374,880	-£22,791,271	-£23,008,315	-£23,557,511
50%	71%	-£25,101,806	-£24,361,111	-£24,600,314	-£23,060,918	-£25,308,837	-£24,825,744
100%	71%	-£38,100,198	-£38,578,807	-£37,088,412	-£35,577,022	-£38,509,859	-£37,508,074
10%	75%	-£14,912,138	-£14,783,268	-£14,810,269	-£14,881,437	-£14,946,859	-£14,845,010
15%	75%	-£16,181,758	-£15,989,490	-£16,030,014	-£15,835,708	-£16,233,839	-£16,081,085
20%	75%	-£17,460,526	-£17,198,567	-£17,253,537	-£16,991,578	-£17,531,063	-£17,324,074
25%	75%	-£18,744,198	-£18,416,749	-£18,485,481	-£18,158,012	-£18,832,369	-£18,573,633
30%	75%	-£20,027,870	-£19,634,931	-£19,717,385	-£18,328,447	-£20,134,675	-£19,823,191
35%	75%	-£21,311,541	-£20,853,113	-£20,960,310	-£20,499,892	-£21,434,981	-£21,072,750
40%	75%	-£22,595,213	-£22,071,295	-£22,181,234	-£21,657,316	-£22,736,287	-£22,322,308
45%	75%	-£23,885,412	-£23,289,477	-£23,413,158	-£22,823,750	-£23,046,716	-£23,573,372
50%	75%	-£25,179,078	-£24,507,659	-£24,684,141	-£23,988,533	-£25,358,035	-£24,843,367
10%	60%	-£14,856,621	-£14,850,426	-£14,775,158	-£14,568,963	-£14,912,142	-£14,830,679
15%	60%	-£16,098,482	-£15,789,189	-£15,976,287	-£15,666,984	-£16,181,765	-£16,059,569
20%	60%	-£17,347,678	-£16,925,542	-£17,182,094	-£16,785,026	-£17,460,535	-£17,294,944
25%	60%	-£18,596,139	-£18,072,177	-£18,386,177	-£17,872,627	-£18,744,229	-£18,537,219
30%	60%	-£19,858,594	-£19,229,892	-£19,610,207	-£18,981,505	-£20,027,883	-£19,779,485
35%	60%	-£21,114,053	-£20,389,598	-£20,824,267	-£20,090,782	-£21,311,557	-£21,021,771
40%	60%	-£22,369,512	-£21,551,243	-£22,038,329	-£21,200,660	-£22,595,239	-£22,264,048
45%	60%	-£23,627,345	-£22,681,918	-£23,252,390	-£22,309,327	-£23,885,431	-£23,506,757
50%	60%	-£24,903,338	-£23,838,354	-£24,487,587	-£23,418,615	-£25,180,100	-£24,769,351

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£6,386,899	-£6,386,899	-£6,386,899	-£6,386,899	-£6,386,899	-£6,386,899
10%	71%	-£6,122,888	-£5,975,807	-£6,025,909	-£5,878,626	-£6,162,547	-£6,065,567
15%	71%	-£7,385,900	-£7,164,977	-£7,240,430	-£7,019,506	-£7,445,386	-£7,299,916
20%	71%	-£8,657,627	-£8,358,245	-£8,460,494	-£8,181,112	-£8,738,240	-£8,541,107
25%	71%	-£9,929,354	-£9,560,354	-£9,688,167	-£9,313,937	-£10,035,348	-£9,789,933
30%	71%	-£11,211,535	-£10,762,463	-£10,915,836	-£10,466,764	-£11,332,458	-£11,036,756
35%	71%	-£12,488,490	-£11,964,572	-£12,143,507	-£11,619,589	-£12,629,564	-£12,284,581
40%	71%	-£13,765,444	-£13,166,681	-£13,371,178	-£12,772,418	-£13,926,672	-£13,535,386
45%	71%	-£15,042,398	-£14,368,790	-£14,598,849	-£13,925,240	-£15,222,284	-£14,781,451
50%	71%	-£16,319,352	-£15,585,080	-£15,844,883	-£15,084,188	-£16,506,608	-£16,049,714
100%	71%	-£29,824,167	-£27,807,776	-£28,327,382	-£26,800,691	-£29,733,828	-£29,739,043
10%	75%	-£8,136,107	-£8,007,226	-£8,024,278	-£8,005,407	-£8,170,808	-£8,068,917
15%	75%	-£9,405,727	-£7,212,419	-£7,252,984	-£7,059,676	-£9,477,778	-£7,905,035
20%	75%	-£10,684,495	-£8,422,536	-£8,477,505	-£8,215,548	-£10,755,033	-£8,548,043
25%	75%	-£11,963,167	-£9,640,719	-£9,708,431	-£9,381,982	-£12,036,339	-£9,797,602
30%	75%	-£13,241,839	-£10,858,901	-£10,941,355	-£10,548,416	-£13,317,645	-£11,047,160
35%	75%	-£14,520,511	-£12,077,083	-£12,173,279	-£11,714,851	-£14,608,951	-£12,296,719
40%	75%	-£15,799,183	-£13,295,264	-£13,495,203	-£12,881,285	-£15,890,257	-£13,546,277
45%	75%	-£17,077,855	-£14,513,446	-£14,817,127	-£14,047,720	-£17,171,563	-£14,797,342
50%	75%	-£18,356,527	-£15,743,438	-£15,888,110	-£15,222,502	-£18,452,869	-£16,067,337
10%	60%	-£6,080,590	-£5,874,395	-£5,999,127	-£5,792,932	-£6,136,112	-£6,054,649
15%	60%	-£7,322,451	-£7,013,159	-£7,200,256	-£6,990,964	-£7,405,734	-£7,283,538
20%	60%	-£8,564,312	-£8,156,511	-£8,408,084	-£8,088,096	-£8,694,055	-£8,518,915
25%	60%	-£9,806,173	-£9,303,188	-£9,620,114	-£9,096,197	-£9,986,178	-£9,761,189
30%	60%	-£11,048,034	-£10,453,862	-£10,834,176	-£10,205,475	-£11,281,853	-£11,003,465
35%	60%	-£12,289,895	-£11,604,537	-£12,014,237	-£11,314,752	-£12,573,538	-£12,245,741
40%	60%	-£13,531,756	-£12,755,212	-£13,262,299	-£12,424,030	-£13,819,200	-£13,488,017
45%	60%	-£14,773,617	-£13,905,888	-£14,476,359	-£13,533,307	-£15,109,401	-£14,730,726
50%	60%	-£16,015,478	-£15,062,334	-£15,768,537	-£14,642,585	-£16,414,070	-£15,993,230

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£5,340,858	£5,340,858	£5,340,858	£5,340,858	£5,340,858	£5,340,858
10%	71%	£2,814,637	£2,961,919	£2,911,617	£3,058,900	£2,774,979	£2,871,960
15%	71%	£1,561,627	£1,712,550	£1,697,097	£1,918,021	£1,492,140	£1,637,610
20%	71%	£279,800	£579,282	£477,035	£776,415	£189,286	£396,416
25%	71%	-£997,054	-£622,828	-£750,638	-£376,411	-£1,097,821	-£851,405
30%	71%	-£2,274,009	-£1,824,936	-£1,978,310	-£1,529,237	-£2,394,930	-£2,099,230
35%	71%	-£3,550,963	-£3,027,046	-£3,205,980	-£2,682,063	-£3,892,037	-£3,347,054
40%	71%	-£4,827,917	-£4,229,154	-£4,433,652	-£3,834,888	-£4,989,145	-£4,594,879
45%	71%	-£6,110,410	-£5,431,264	-£5,661,323	-£4,987,714	-£6,294,758	-£5,843,954
50%	71%	-£7,408,249	-£6,647,554	-£6,907,357	-£6,146,061	-£7,613,080	-£7,112,187
100%	71%	-£20,866,844	-£18,869,260	-£19,368,465	-£17,869,465	-£20,766,939	-£19,746,517
10%	75%	£2,801,410	£2,930,201	£2,903,248	£3,032,120	£2,766,710	£2,868,547
15%	75%	£1,631,800	£1,725,107	£1,684,543	£1,877,851	£1,479,748	£1,632,492
20%	75%	£253,021	£514,960	£480,020	£721,979	£152,494	£389,484
25%	75%	-£1,030,641	-£703,192	-£771,904	-£444,455	-£1,118,812	-£860,076
30%	75%	-£2,314,313	-£1,621,374	-£2,003,828	-£1,610,889	-£2,420,118	-£2,109,634
35%	75%	-£3,597,984	-£3,139,556	-£3,235,752	-£2,777,325	-£3,721,424	-£3,359,193
40%	75%	-£4,881,655	-£4,357,737	-£4,461,617	-£3,943,759	-£5,027,730	-£4,608,751
45%	75%	-£6,171,854	-£5,575,920	-£5,699,601	-£5,110,193	-£6,333,158	-£5,850,815
50%	75%	-£7,476,521	-£6,810,912	-£6,950,584	-£6,284,975	-£7,655,747	-£7,129,810
10%	60%	£2,666,536	£3,983,133	£3,898,399	£3,144,584	£2,801,415	£2,882,878
15%	60%	£1,619,075	£1,924,365	£1,737,270	£2,086,263	£1,251,793	£1,535,965
20%	60%	£365,881	£785,015	£531,473	£948,531	£263,022	£418,613
25%	60%	-£989,578	-£365,860	-£682,588	-£158,070	-£1,030,652	-£823,662
30%	60%	-£2,145,037	-£1,516,335	-£1,899,650	-£1,297,949	-£2,314,326	-£2,065,938
35%	60%	-£3,400,496	-£2,667,011	-£3,110,710	-£2,377,225	-£3,598,000	-£3,308,214
40%	60%	-£4,655,955	-£3,817,886	-£4,324,772	-£3,486,503	-£4,881,673	-£4,550,490
45%	60%	-£5,913,788	-£4,968,361	-£5,538,833	-£4,595,780	-£6,171,874	-£5,793,200
50%	60%	-£7,189,781	-£6,124,807	-£6,763,030	-£5,705,058	-£7,476,543	-£7,055,784

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

E27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-12,844,042	-12,844,042	-12,844,042	-12,844,042	-12,844,042	-12,844,042
10%	71%	-15,170,063	-15,022,781	-15,073,063	-14,925,806	-15,205,721	-15,112,741
15%	71%	-16,433,074	-16,212,581	-16,207,603	-16,066,874	-16,402,360	-16,334,090
20%	71%	-17,704,801	-17,405,419	-17,507,688	-17,208,286	-17,785,414	-17,588,281
25%	71%	-18,981,794	-18,607,528	-18,735,338	-18,381,111	-18,982,322	-18,836,106
30%	71%	-20,268,708	-19,809,638	-19,983,010	-19,613,937	-20,379,636	-20,283,930
35%	71%	-21,555,664	-21,011,746	-21,190,681	-20,668,763	-21,676,738	-21,331,755
40%	71%	-22,842,617	-22,213,854	-22,418,352	-21,819,588	-22,973,845	-22,579,579
45%	71%	-24,129,570	-22,415,964	-22,646,023	-22,972,414	-24,279,458	-22,828,665
50%	71%	-25,416,523	-22,618,074	-22,873,694	-24,125,240	-25,585,071	-23,077,751
100%	71%	-38,371,341	-38,849,950	-37,369,555	-35,848,165	-38,781,002	-37,779,217
15%	75%	-15,452,901	-16,259,593	-16,300,187	-16,106,959	-16,538,952	-16,352,299
20%	75%	-16,739,854	-17,469,710	-17,524,680	-17,262,721	-17,802,207	-17,595,217
25%	75%	-18,026,807	-18,679,827	-18,789,851	-18,420,156	-19,103,513	-18,844,776
30%	75%	-19,313,760	-19,889,944	-19,986,529	-19,595,590	-20,404,819	-20,094,334
35%	75%	-20,600,713	-21,090,061	-21,220,463	-20,782,025	-21,706,125	-21,343,893
40%	75%	-21,887,666	-22,290,178	-22,452,377	-21,968,459	-23,007,431	-22,593,451
45%	75%	-23,174,619	-23,490,295	-23,684,301	-23,154,893	-24,317,859	-23,844,516
50%	75%	-24,461,572	-24,690,412	-24,932,284	-24,349,327	-25,628,287	-25,114,510
10%	60%	-15,127,764	-14,921,556	-15,048,301	-14,840,106	-15,183,286	-15,101,823
15%	60%	-16,369,625	-16,060,332	-16,247,430	-15,938,138	-16,452,908	-16,330,712
20%	60%	-17,611,486	-17,199,685	-17,453,227	-17,036,169	-17,731,679	-17,596,087
25%	60%	-18,853,347	-18,339,034	-18,592,088	-18,134,200	-19,024,552	-18,895,362
30%	60%	-20,095,208	-19,478,383	-19,730,949	-19,232,231	-20,315,425	-20,054,638
35%	60%	-21,337,069	-20,617,732	-20,869,810	-20,330,262	-21,606,300	-21,292,915
40%	60%	-22,578,930	-21,757,081	-22,008,671	-21,428,293	-22,897,175	-22,537,001
45%	60%	-23,820,791	-22,896,430	-23,147,532	-22,526,324	-24,188,050	-23,779,001
50%	60%	-25,062,652	-24,035,779	-24,286,393	-23,624,355	-25,478,925	-25,040,494

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

E13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-2,871,721	-2,724,439	-2,774,741	-2,627,458	-2,911,378	-2,814,398
10%	71%	-4,134,731	-3,913,808	-3,989,261	-3,768,337	-4,194,218	-4,048,748
15%	71%	-5,400,498	-5,107,076	-5,209,325	-4,989,943	-5,487,071	-5,289,938
20%	71%	-6,666,265	-6,300,185	-6,430,188	-6,182,168	-6,780,174	-6,537,763
25%	71%	-7,932,032	-7,493,294	-7,650,051	-7,274,393	-8,073,277	-7,785,588
30%	71%	-9,197,799	-8,686,403	-8,869,914	-8,466,618	-9,366,380	-9,033,412
35%	71%	-10,463,566	-9,879,512	-10,089,777	-9,658,843	-10,659,483	-10,281,237
40%	71%	-11,729,333	-11,072,621	-11,309,640	-10,851,068	-11,952,586	-11,529,062
45%	71%	-12,995,100	-12,265,730	-12,529,503	-12,043,293	-13,245,689	-12,776,887
50%	71%	-14,260,867	-13,458,839	-13,749,366	-13,235,518	-14,538,792	-14,024,712
100%	71%	-26,912,989	-24,551,698	-23,071,213	-20,549,993	-26,482,869	-25,489,875
15%	75%	-4,134,731	-4,154,558	-4,001,815	-3,908,507	-4,206,610	-4,053,866
20%	75%	-5,400,498	-5,174,385	-5,021,338	-4,814,379	-5,503,864	-5,296,874
25%	75%	-6,666,265	-6,394,212	-6,231,861	-6,020,252	-6,801,117	-6,544,433
30%	75%	-7,932,032	-7,614,039	-7,442,384	-7,227,125	-8,108,370	-7,795,991
35%	75%	-9,197,799	-8,833,866	-8,640,907	-8,434,997	-9,415,623	-9,045,550
40%	75%	-10,463,566	-10,053,693	-9,848,430	-9,642,122	-10,722,876	-10,295,109
45%	75%	-11,729,333	-11,273,520	-11,057,953	-10,849,247	-12,030,129	-11,546,173
50%	75%	-12,995,100	-12,493,347	-12,287,476	-12,046,372	-13,337,382	-12,796,237
10%	60%	-2,829,422	-2,623,227	-2,747,958	-2,541,763	-2,884,943	-2,803,480
15%	60%	-4,071,282	-3,761,990	-3,948,088	-3,739,795	-4,154,565	-4,032,370
20%	60%	-5,313,142	-4,900,342	-5,134,186	-4,930,827	-5,425,187	-5,273,745
25%	60%	-6,555,002	-6,042,018	-6,269,046	-6,061,958	-6,717,010	-6,510,520
30%	60%	-7,796,862	-7,183,693	-7,393,907	-7,184,308	-7,998,833	-7,752,296
35%	60%	-9,038,722	-8,325,368	-8,518,768	-8,315,439	-9,280,656	-8,994,572
40%	60%	-10,280,582	-9,467,043	-9,643,629	-9,446,570	-10,572,479	-10,236,848
45%	60%	-11,522,442	-10,608,718	-10,768,490	-10,547,701	-11,864,302	-11,479,558
50%	60%	-12,764,302	-11,750,393	-11,893,351	-11,638,832	-13,156,125	-12,742,152

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

E6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	15,340,858	15,340,858	15,340,858	15,340,858	15,340,858	15,340,858
10%	71%	12,814,637	12,961,919	12,911,817	13,058,900	12,774,979	12,871,960
15%	71%	11,551,827	11,722,550	11,697,087	11,918,621	11,492,140	11,597,610
20%	71%	10,289,000	10,570,282	10,577,033	10,776,415	10,286,286	10,391,410
25%	71%	9,026,173	9,411,014	9,417,784	9,535,209	9,020,427	9,125,551
30%	71%	7,763,346	8,245,746	8,252,555	8,394,003	7,755,568	7,860,675
35%	71%	6,500,519	7,080,476	7,087,364	7,242,797	6,496,709	6,601,802
40%	71%	5,237,692	6,015,206	6,022,253	6,191,591	5,237,850	5,342,926
45%	71%	3,974,865	5,015,936	5,023,002	5,140,385	3,974,901	4,076,053
50%	71%	2,712,038	4,016,666	4,023,769	4,189,179	2,712,038	2,817,205
100%	71%	1,450,211	1,450,211	1,450,211	1,450,211	1,450,211	1,450,211
15%	75%	1,631,800	1,725,107	1,684,543	1,877,851	1,479,748	1,632,492
20%	75%	1,253,031	1,314,990	1,260,079	1,421,979	1,162,494	1,253,031
25%	75%	874,262	903,192	874,262	903,192	874,262	874,262
30%	75%	495,493	514,323	495,493	514,323	495,493	495,493
35%	75%	116,724	121,154	116,724	121,154	116,724	116,724
40%	75%	0	0	0	0	0	0
45%	75%	-116,724	-121,154	-116,724	-121,154	-116,724	-116,724
50%	75%	-233,448	-242,308	-233,448	-242,308	-233,448	-233,448
10%	60%	1,631,800	1,725,107	1,684,543	1,877,851	1,479,748	1,632,492
15%	60%	1,253,031	1,314,990	1,260,079	1,421,979	1,162,494	1,253,031
20%	60%	874,262	903,192	874,262	903,192	874,262	874,262
25%	60%	495,493	514,323	495,493	514,323	495,493	495,493
30%	60%	116,724	121,154	116,724	121,154	116,724	116,724
35%	60%	0	0	0	0	0	0
40%	60%	-116,724	-121,154	-116,724	-121,154	-116,724	-116,724
45%	60%	-233,448	-242,308	-233,448	-242,308	-233,448	-233,448
50%	60%	-350,172	-363,412	-350,172	-363,412	-350,172	-350,172
10%	60%	1,631,800	1,725,107	1,684,543	1,877,851	1,479,748	1,632,492
15%	60%	1,253,031	1,314,990	1,260,079	1,421,979	1,162,494	1,253,031
20%	60%	874,262	903,192	874,262	903,192	874,262	874,262
25%	60%	495,493	514,323	495,493	514,323	495,493	495,493
30%	60%	116,724	121,154	116,724	121,154	116,724	116,724
35%	60%	0	0	0	0	0	0
40%	60%	-116,724	-121,154	-116,724	-121,154	-116,724	-116,724
45%	60%	-233,448	-242,308	-233,448	-242,308	-233,448	-233,448
50%	60%	-350,172	-363,412	-350,172	-363,412	-350,172	-350,172

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 4		CIL Zone	3
		Value Area	Med
No Units	100	Sales value inflation	0%
Site Area	0.85 Ha	Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£8,975,213	£8,975,213	£8,975,213	£8,975,213	£8,975,213	£8,975,213
10%	71%	£6,839,645	£6,773,127	£6,756,472	£6,889,954	£6,580,761	£6,697,587
15%	71%	£5,461,458	£5,961,862	£5,636,698	£5,636,692	£5,373,131	£5,548,370
20%	71%	£4,293,273	£4,550,237	£4,516,925	£4,753,890	£4,165,502	£4,389,155
25%	71%	£3,105,086	£3,438,792	£3,397,151	£3,730,868	£2,957,874	£3,249,939
30%	71%	£1,926,899	£2,327,347	£2,277,378	£2,677,825	£1,750,244	£2,100,722
35%	71%	£748,713	£1,215,901	£1,157,635	£1,624,793	£51,616	£351,507
40%	71%	£-236,498	£104,456	£37,831	£571,761	£-575,890	£-200,943
45%	71%	£-1,433,953	£-1,023,459	£-1,099,638	£-489,142	£-1,903,271	£-1,368,954
50%	71%	£-2,631,409	£-2,153,082	£-2,237,726	£-1,599,397	£-3,100,650	£-2,536,966
100%	71%	£-14,905,969	£-13,449,314	£-13,619,299	£-12,291,945	£-16,404,450	£-14,217,080
10%	75%	£6,625,298	£6,742,095	£6,747,965	£6,884,763	£6,573,773	£6,696,440
15%	75%	£5,439,939	£5,615,133	£5,623,939	£5,799,134	£5,362,851	£5,546,652
20%	75%	£4,254,577	£4,488,171	£4,499,212	£4,733,627	£4,151,528	£4,386,864
25%	75%	£3,069,217	£3,361,210	£3,375,886	£3,667,879	£2,940,406	£3,247,075
30%	75%	£1,883,856	£2,234,248	£2,251,859	£2,602,250	£1,729,283	£2,097,286
35%	75%	£698,496	£1,107,288	£1,127,833	£1,536,623	£58,161	£361,497
40%	75%	£-294,627	£-19,998	£3,806	£3,906	£-74,296	£-205,605
45%	75%	£-1,699,574	£-1,165,390	£-1,138,541	£-604,359	£-1,935,226	£-1,374,194
50%	75%	£-2,904,321	£-2,310,784	£-2,280,952	£-1,687,415	£-3,166,156	£-2,542,788
60%	75%	£-6,665,588	£-5,972,433	£-6,783,692	£-5,969,933	£-8,117,319	£-7,035,051
15%	60%	£5,530,327	£5,810,640	£5,677,528	£5,957,841	£5,406,668	£5,553,860
20%	60%	£4,375,097	£4,748,848	£4,571,365	£4,945,116	£4,210,219	£4,406,487
25%	60%	£3,219,866	£3,687,054	£3,465,201	£3,932,389	£3,013,768	£3,259,103
30%	60%	£2,064,636	£2,526,292	£2,359,039	£2,919,664	£1,817,519	£2,111,721
35%	60%	£909,406	£1,563,469	£1,252,875	£1,906,938	£620,869	£964,338
40%	60%	£-249,846	£501,676	£146,711	£894,212	£-584,995	£-1,860,038
45%	60%	£-1,423,970	£-399,277	£-437,144	£-120,452	£-1,801,913	£-1,352,189
50%	60%	£-2,598,094	£-1,648,436	£-2,099,399	£-1,149,740	£-3,017,031	£-2,518,336

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£87,522,874	£87,522,874	£87,522,874	£87,522,874	£87,522,874	£87,522,874
10%	71%	£69,244,443	£69,724,980	£69,741,816	£69,898,133	£69,817,327	£69,898,031
15%	71%	£51,938,625	£50,835,405	£50,851,389	£50,661,168	£51,124,956	£50,949,717
20%	71%	£37,214,815	£37,047,851	£37,081,163	£37,114,198	£37,332,586	£37,098,933
25%	71%	£23,393,023	£23,059,296	£23,100,356	£23,267,230	£23,540,214	£23,248,149
30%	71%	£11,188,211	£10,704,741	£10,720,710	£10,747,843	£11,200,265	£10,747,843
35%	71%	£-75,749,376	£-75,262,187	£-75,340,483	£-74,875,295	£-75,955,473	£-75,549,590
40%	71%	£-179,934,598	£-176,393,632	£-176,480,256	£-175,926,326	£-177,173,978	£-176,699,030
45%	71%	£-278,132,041	£-271,521,547	£-271,597,725	£-270,987,239	£-276,401,358	£-271,867,041
50%	71%	£-379,409,497	£-370,853,170	£-370,853,170	£-370,667,468	£-379,035,051	£-374,035,051
100%	71%	£-91,304,058	£-89,947,402	£-90,116,687	£-88,760,032	£-91,902,537	£-90,715,168
10%	75%	£69,872,790	£69,755,992	£69,759,122	£69,833,325	£69,824,317	£69,801,647
15%	75%	£51,058,155	£50,835,405	£50,851,389	£50,661,168	£51,124,956	£50,949,717
20%	75%	£37,243,511	£37,047,851	£37,081,163	£37,114,198	£37,332,586	£37,098,933
25%	75%	£23,428,870	£23,138,878	£23,122,202	£23,200,209	£23,557,682	£23,251,013
30%	75%	£14,614,231	£14,263,840	£14,246,229	£14,385,631	£14,768,804	£14,460,802
35%	75%	£7,799,591	£7,539,805	£7,539,805	£7,481,468	£7,978,927	£7,539,805
40%	75%	£-76,992,915	£-76,518,055	£-76,494,282	£-76,027,093	£-77,202,383	£-76,703,687
45%	75%	£-178,197,662	£-177,663,478	£-177,636,629	£-177,102,446	£-178,433,313	£-177,872,291
50%	75%	£-279,409,497	£-278,829,872	£-278,770,040	£-278,385,903	£-281,264,244	£-279,035,051
10%	60%	£69,812,530	£69,625,655	£69,714,396	£69,528,094	£69,894,970	£69,796,836
15%	60%	£50,967,760	£50,687,447	£50,820,559	£50,540,246	£51,091,419	£50,944,218
20%	60%	£37,122,691	£37,149,240	£37,156,723	£37,155,972	£37,297,869	£37,091,601
25%	60%	£23,278,221	£23,041,039	£23,062,898	£23,066,998	£23,484,319	£23,236,984
30%	60%	£14,433,452	£14,372,826	£14,139,050	£13,578,424	£14,800,769	£14,386,367
35%	60%	£7,588,682	£7,494,619	£7,245,213	£7,491,149	£7,877,219	£7,533,749
40%	60%	£-76,747,933	£-76,996,411	£-76,983,376	£-76,803,976	£-77,993,092	£-76,694,136
45%	60%	£-177,922,057	£-177,067,365	£-177,473,232	£-176,618,539	£-178,299,101	£-177,850,275
50%	60%	£-279,096,161	£-278,146,523	£-278,597,487	£-277,647,828	£-279,515,118	£-279,016,454

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£52,495,507	£52,495,507	£52,495,507	£52,495,507	£52,495,507	£52,495,507
10%	71%	£54,835,068	£54,701,586	£54,718,241	£54,584,759	£54,893,953	£54,777,127
15%	71%	£56,913,295	£55,813,931	£55,838,015	£55,897,792	£56,101,582	£55,996,343
20%	71%	£57,191,447	£56,924,177	£56,967,188	£56,980,824	£57,306,311	£57,071,068
25%	71%	£58,369,627	£58,035,021	£58,077,562	£57,743,855	£58,518,940	£58,224,774
30%	71%	£59,547,814	£59,147,366	£59,197,336	£58,796,888	£59,724,469	£59,373,991
35%	71%	£60,726,000	£60,258,112	£60,317,138	£59,849,920	£60,932,098	£60,523,206
40%	71%	£61,911,212	£61,370,297	£61,436,892	£60,892,952	£62,150,635	£61,675,619
45%	71%	£63,108,668	£62,488,172	£62,574,351	£61,963,855	£63,377,884	£62,843,667
50%	71%	£64,306,122	£63,627,795	£63,712,439	£63,034,110	£64,605,363	£64,011,679
100%	71%	£76,280,667	£74,924,932	£75,023,312	£73,238,958	£76,219,153	£75,691,383
10%	75%	£54,840,416	£54,732,618	£54,726,748	£54,609,950	£54,900,940	£54,778,273
15%	75%	£56,034,778	£55,859,580	£55,850,774	£55,675,579	£56,112,062	£55,928,061
20%	75%	£57,220,138	£56,985,542	£56,974,801	£56,741,207	£57,323,135	£57,077,850
25%	75%	£58,405,498	£58,115,927	£58,108,624	£57,808,634	£58,534,227	£58,222,637
30%	75%	£59,590,857	£59,240,466	£59,222,854	£58,872,463	£59,745,430	£59,377,427
35%	75%	£60,776,217	£60,397,427	£60,346,880	£59,938,991	£60,956,553	£60,527,216
40%	75%	£61,961,576	£61,508,711	£61,493,917	£61,003,718	£62,178,689	£61,688,213
45%	75%	£63,147,287	£62,640,104	£62,613,254	£62,079,072	£63,409,939	£62,848,907
50%	75%	£64,379,034	£63,785,497	£63,755,665	£63,162,129	£64,640,870	£64,017,501
10%	60%	£54,789,155	£54,892,290	£54,691,021	£54,508,720	£54,971,595	£54,773,461
15%	60%	£55,244,363	£55,267,195	£55,267,195	£55,116,972	£55,651,394	£55,362,992
20%	60%	£55,990,618	£55,725,865	£55,903,348	£55,526,597	£57,264,494	£57,068,236
25%	60%	£56,754,847	£57,497,659	£59,099,512	£57,842,324	£58,460,945	£58,215,610
30%	60%	£59,410,076	£58,840,462	£59,116,676	£58,955,949	£59,857,394	£59,362,992
35%	60%	£60,666,307	£59,911,244	£60,221,538	£59,567,775	£60,893,844	£60,510,375
40%	60%	£61,724,559	£60,973,037	£61,328,002	£60,580,501	£62,059,708	£61,660,752
45%	60%	£62,898,683	£62,043,191	£62,449,357	£61,595,165	£63,275,726	£62,826,801
50%	60%	£64,072,897	£63,123,490	£63,574,112	£62,669,453	£64,491,744	£63,993,649

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£26,343,104	£26,343,104	£26,343,104	£26,343,104	£26,343,104	£26,343,104
10%	71%	£28,278,072	£28,545,190	£28,581,845	£28,629,363	£28,727,557	£28,629,330
15%	71%	£29,856,859	£29,656,635	£29,681,619	£29,481,986	£29,945,196	£29,769,947
20%	71%	£31,035,044	£30,768,080	£30,801,392	£30,534,427	£31,152,815	£30,919,162
25%	71%	£32,213,231	£31,879,526	£31,921,166	£31,287,459	£32,360,443	£32,068,378
30%	71%	£33,391,416	£32,990,970	£33,040,939	£32,640,492	£33,568,073	£33,217,595
35%	71%	£34,569,604	£34,102,416	£34,160,712	£33,893,524	£34,775,702	£34,366,810
40%	71%	£35,754,815	£35,213,861	£35,290,486	£34,746,556	£35,994,207	£35,519,260
45%	71%	£36,950,270	£36,347,776	£36,471,795	£35,807,498	£37,221,588	£36,687,271
50%	71%	£38,148,726	£37,471,399	£37,556,043	£36,877,714	£38,448,967	£37,855,283
100%	71%	£50,124,286</					

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£14,504,600	-£14,504,600	-£14,504,600	-£14,504,600	-£14,504,600	-£14,504,600
10%	71%	-£16,840,160	-£16,706,686	-£16,723,341	-£16,589,858	-£16,869,052	-£16,782,226
15%	71%	-£18,918,350	-£17,818,131	-£17,543,115	-£17,642,881	-£18,106,852	-£17,931,443
20%	71%	-£19,196,540	-£18,929,576	-£18,962,888	-£18,695,923	-£19,314,311	-£19,080,658
25%	71%	-£20,374,727	-£20,041,021	-£20,082,652	-£19,748,965	-£20,521,939	-£20,229,874
30%	71%	-£21,552,914	-£21,152,466	-£21,192,415	-£20,801,988	-£21,729,569	-£21,379,091
35%	71%	-£22,731,100	-£22,263,912	-£22,302,208	-£21,855,020	-£22,937,198	-£22,528,306
40%	71%	-£23,910,311	-£23,375,357	-£23,411,982	-£22,908,052	-£24,155,703	-£23,680,758
45%	71%	-£25,113,765	-£24,503,272	-£24,529,451	-£23,968,965	-£25,383,084	-£24,848,767
50%	71%	-£26,318,222	-£25,635,895	-£25,717,538	-£25,038,910	-£26,610,453	-£25,016,779
100%	71%	-£38,285,782	-£38,929,127	-£37,098,412	-£35,741,758	-£38,884,263	-£37,898,893
10%	75%	-£16,854,515	-£16,737,718	-£16,731,848	-£16,815,950	-£16,905,040	-£16,783,373
15%	75%	-£18,039,875	-£17,884,080	-£17,885,874	-£17,690,879	-£18,117,152	-£17,933,181
20%	75%	-£19,225,236	-£18,991,642	-£18,979,901	-£18,746,307	-£19,328,285	-£19,082,949
25%	75%	-£20,410,596	-£20,118,603	-£20,118,603	-£19,811,834	-£20,539,407	-£20,232,738
30%	75%	-£21,595,957	-£21,245,565	-£21,247,954	-£20,877,963	-£21,750,530	-£21,382,527
35%	75%	-£22,781,317	-£22,372,527	-£22,371,880	-£21,943,190	-£22,961,652	-£22,532,316
40%	75%	-£23,974,640	-£23,499,811	-£23,476,007	-£23,008,818	-£24,184,109	-£23,685,413
45%	75%	-£25,179,387	-£24,645,203	-£24,618,354	-£24,084,172	-£25,415,039	-£24,854,007
50%	75%	-£26,394,947	-£25,790,597	-£25,760,785	-£25,160,228	-£26,645,969	-£25,022,831
10%	60%	-£16,794,255	-£16,607,380	-£16,606,121	-£16,509,820	-£16,876,695	-£16,778,561
15%	60%	-£17,949,488	-£17,689,173	-£17,602,285	-£17,521,972	-£18,073,145	-£17,925,944
20%	60%	-£19,104,716	-£18,730,965	-£18,508,448	-£18,534,697	-£19,269,594	-£19,073,326
25%	60%	-£20,259,947	-£19,772,759	-£19,544,412	-£19,547,424	-£20,466,045	-£20,220,710
30%	60%	-£21,415,178	-£20,854,551	-£21,120,775	-£20,580,149	-£21,662,494	-£21,368,092
35%	60%	-£22,570,407	-£21,919,344	-£22,226,338	-£21,572,875	-£22,858,944	-£22,515,475
40%	60%	-£23,729,659	-£22,974,137	-£23,333,192	-£22,585,801	-£24,064,398	-£23,693,841
45%	60%	-£24,903,783	-£24,049,090	-£24,454,357	-£23,600,265	-£25,280,826	-£24,832,001
50%	60%	-£26,077,907	-£25,128,249	-£25,579,212	-£24,629,583	-£26,495,844	-£25,998,149

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£8,064,138	-£7,930,855	-£7,947,310	-£7,813,828	-£8,123,022	-£8,006,196
10%	71%	-£9,242,324	-£9,042,100	-£9,067,084	-£8,866,861	-£9,330,651	-£9,155,412
15%	71%	-£10,420,510	-£10,153,546	-£10,186,858	-£9,919,893	-£10,538,280	-£10,304,627
20%	71%	-£11,598,696	-£11,264,991	-£11,302,825	-£10,972,925	-£11,745,909	-£11,453,844
25%	71%	-£12,776,883	-£12,376,436	-£12,426,405	-£12,025,958	-£12,953,538	-£12,603,060
30%	71%	-£13,955,070	-£13,487,882	-£13,546,177	-£13,079,989	-£14,161,167	-£13,752,275
35%	71%	-£15,133,256	-£14,599,328	-£14,669,951	-£14,132,021	-£15,367,797	-£14,904,725
40%	71%	-£16,311,443	-£15,727,241	-£15,803,420	-£15,182,953	-£16,574,426	-£15,072,736
45%	71%	-£17,489,629	-£16,855,686	-£16,941,508	-£16,233,180	-£17,781,055	-£16,240,748
50%	71%	-£18,667,815	-£17,984,131	-£18,079,596	-£17,283,407	-£18,987,684	-£17,408,760
100%	71%	-£29,509,753	-£29,155,097	-£28,322,382	-£26,866,727	-£29,108,222	-£28,009,893
10%	75%	-£9,061,485	-£8,961,687	-£8,953,817	-£8,839,020	-£9,150,010	-£9,007,242
15%	75%	-£9,845,645	-£9,088,650	-£9,079,843	-£8,904,648	-£9,341,131	-£9,157,130
20%	75%	-£10,629,805	-£10,215,611	-£10,203,870	-£9,970,276	-£10,552,254	-£10,306,919
25%	75%	-£11,413,965	-£11,342,572	-£11,327,886	-£11,035,904	-£11,763,377	-£11,496,708
30%	75%	-£12,208,125	-£12,460,535	-£12,451,324	-£12,101,532	-£12,974,499	-£12,606,460
35%	75%	-£13,002,285	-£13,588,498	-£13,575,950	-£13,167,160	-£14,185,622	-£13,798,285
40%	75%	-£13,796,445	-£14,723,780	-£14,699,977	-£14,232,788	-£15,408,078	-£14,909,382
45%	75%	-£14,590,605	-£15,859,173	-£15,842,324	-£15,308,141	-£16,629,008	-£16,077,676
50%	75%	-£15,384,765	-£17,014,567	-£16,984,735	-£16,391,198	-£17,849,939	-£17,246,570
10%	60%	-£8,016,224	-£7,831,349	-£7,820,090	-£7,733,789	-£8,100,664	-£8,002,530
15%	60%	-£8,713,455	-£8,893,142	-£8,926,254	-£8,745,941	-£9,207,114	-£9,149,913
20%	60%	-£9,409,686	-£9,954,935	-£10,152,418	-£9,758,667	-£10,493,564	-£10,297,285
25%	60%	-£10,105,917	-£11,016,728	-£11,238,581	-£10,771,393	-£11,690,014	-£11,444,679
30%	60%	-£10,802,147	-£12,078,521	-£12,344,745	-£11,784,119	-£12,886,464	-£12,592,062
35%	60%	-£11,508,377	-£13,140,313	-£13,480,967	-£12,796,846	-£14,078,913	-£13,789,484
40%	60%	-£12,214,607	-£14,202,106	-£14,557,071	-£13,809,570	-£15,288,777	-£14,889,821
45%	60%	-£12,920,837	-£15,273,899	-£15,678,926	-£14,824,234	-£16,504,798	-£16,055,070
50%	60%	-£13,627,067	-£16,352,218	-£16,803,181	-£15,853,923	-£17,720,813	-£17,222,118

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,208,957	£3,208,957	£3,208,957	£3,208,957	£3,208,957	£3,208,957
10%	71%	£973,389	£1,006,872	£990,216	£1,123,699	£914,505	£951,331
15%	71%	£304,198	£1,044,573	£1,020,507	£1,066,666	£385,125	£217,886
20%	71%	£1,482,983	£1,216,019	£1,249,331	£992,266	£1,600,754	£1,367,101
25%	71%	£2,061,170	£2,327,464	£2,369,105	£2,035,398	£2,808,382	£2,516,317
30%	71%	£3,339,356	£3,438,909	£3,488,878	£3,088,431	£4,016,012	£3,695,533
35%	71%	£5,017,543	£4,500,355	£4,603,651	£4,141,483	£5,223,641	£4,818,749
40%	71%	£6,202,754	£5,661,800	£5,728,424	£5,194,495	£6,442,148	£5,967,198
45%	71%	£7,400,209	£6,789,715	£6,865,893	£6,255,398	£7,669,526	£7,135,210
50%	71%	£8,597,665	£7,919,338	£8,003,981	£7,325,653	£8,896,906	£8,303,222
100%	71%	£20,872,226	£19,245,670	£18,369,485	£16,698,201	£21,170,706	£18,963,156
10%	75%	£899,042	£975,830	£981,709	£1,098,507	£807,517	£930,185
15%	75%	£326,318	£1,151,123	£1,142,317	£937,876	£403,605	£219,603
20%	75%	£1,511,878	£1,278,084	£1,268,344	£1,032,749	£1,614,722	£1,369,392
25%	75%	£2,097,039	£2,405,046	£2,390,370	£2,098,377	£2,825,850	£2,519,181
30%	75%	£3,882,400	£3,532,008	£3,514,397	£3,164,006	£4,036,973	£3,668,970
35%	75%	£5,067,759	£4,658,970	£4,638,423	£4,229,633	£5,248,095	£4,818,759
40%	75%	£6,252,118	£5,785,253	£5,765,450	£5,295,261	£6,470,251	£5,971,856
45%	75%	£7,465,830	£6,931,646	£6,904,797	£6,370,615	£7,701,481	£7,140,450
50%	75%	£8,670,577	£8,077,040	£8,047,208	£7,453,671	£8,932,412	£8,309,043
10%	60%	£919,802	£1,108,177	£1,011,436	£1,263,738	£836,882	£934,396
15%	60%	£235,928	£44,386	£36,727	£101,589	£399,597	£212,386
20%	60%	£1,391,159	£1,017,408	£1,194,891	£821,140	£1,556,037	£1,359,769
25%	60%	£2,546,390	£2,079,202	£2,301,055	£1,833,867	£2,752,488	£2,507,152
30%	60%	£3,701,620	£3,149,994	£3,401,218	£2,846,932	£3,948,937	£3,654,535
35%	60%	£4,856,850	£4,202,787	£4,513,381	£3,859,318	£5,145,387	£4,801,918
40%	60%	£6,016,101	£5,264,579	£5,619,544	£4,872,043	£6,351,251	£5,952,294
45%	60%	£7,180,225	£6,335,533	£6,741,400	£5,886,708	£7,567,269	£7,115,444
50%	60%	£8,344,350	£7,414,652	£7,853,655	£6,915,896	£8,783,287	£8,284,652

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£14,775,743	-£14,775,743	-£14,775,743	-£14,775,743	-£14,775,743	-£14,775,743
10%	71%	-£17,111,311	-£16,977,829	-£16,984,484	-£16,861,002	-£17,170,196	-£17,053,370
15%	71%	-£18,438,488	-£18,350,274	-£18,114,258	-£17,414,038	-£18,377,828	-£18,202,586
20%	71%	-£19,467,684	-£19,200,720	-£19,234,031	-£18,967,067	-£19,585,454	-£19,351,801
25%	71%	-£20,845,870	-£20,312,165	-£20,353,805	-£20,920,998	-£20,793,083	-£20,501,018
30%	71%	-£21,824,057	-£21,423,609	-£21,473,678	-£21,073,131	-£22,000,719	-£21,656,184
35%	71%	-£23,002,243	-£22,535,055	-£22,593,351	-£22,126,163	-£23,208,341	-£22,769,449
40%	71%	-£24,187,455	-£23,646,500	-£23,713,125	-£23,179,195	-£24,426,848	-£23,951,899
45%	71%	-£25,384,010	-£24,774,415	-£24,850,588	-£24,240,999	-£25,664,227	-£25,119,910
50%	71%	-£26,383,366	-£25,924,288	-£25,998,692	-£25,310,354	-£26,911,408	-£26,297,592
100%	71%	-£38,556,928	-£37,200,271	-£37,369,555	-£36,012,901	-£39,155,408	-£37,968,037
15%	75%	-£19,311,019	-£18,138,693	-£18,127,817	-£17,951,923	-£19,388,395	-£18,204,304
10%	75%	-£17,129,659	-£17,009,861	-£17,002,991	-£16,886,193	-£17,177,493	-£17,054,516
20%	75%	-£18,496,979	-£19,262,785	-£19,251,044	-£19,017,450	-£19,599,428	-£19,354,093
25%	75%	-£20,681,739	-£20,389,748	-£20,375,070	-£20,083,077	-£20,810,550	-£20,503,882
30%	75%	-£21,987,109	-£21,516,709	-£21,499,597	-£21,148,706	-£22,021,673	-£21,653,670
35%	75%	-£23,025,468	-£22,643,670	-£22,623,123	-£22,114,334	-£23,322,706	-£22,893,749
40%	75%	-£24,245,763	-£23,770,954	-£23,747,150	-£23,279,961	-£24,455,252	-£23,956,556
45%	75%	-£25,450,530	-£24,916,347	-£24,889,498	-£24,355,315	-£25,686,182	-£25,125,150
50%	75%	-£26,668,277	-£26,061,741	-£26,031,989	-£25,438,572	-£26,917,113	-£26,283,744
10%	60%	-£17,068,309	-£16,878,523	-£16,967,264	-£16,780,963	-£17,147,838	-£17,049,704
15%	60%	-£18,220,629	-£17,940,316	-£18,073,428	-£17,793,115	-£18,344,289	-£18,197,087
20%	60%	-£19,375,860	-£19,002,108	-£19,179,591	-£18,805,840	-£19,540,737	-£19,344,469
25%	60%	-£20,528,091	-£20,063,900	-£20,265,785	-£19,818,567	-£20,737,198	-£20,491,353
30%	60%	-£21,686,321	-£21,125,695	-£21,391,919	-£20,831,293	-£21,933,637	-£21,639,235
35%	60%	-£22,841,550	-£22,187,487	-£22,498,081	-£21,844,018	-£23,130,089	-£22,786,618
40%	60%	-£24,000,802	-£23,249,280	-£23,394,245	-£22,856,744	-£24,335,951	-£23,936,385
45%	60%	-£25,174,920	-£24,320,244	-£24,328,100	-£23,871,408	-£25,551,970	-£25,103,144
50%	60%	-£26,340,050	-£25,399,392	-£25,850,355	-£24,900,696	-£26,767,987	-£26,290,292

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£4,477,469	-£4,477,469	-£4,477,469	-£4,477,469	-£4,477,469	-£4,477,469
10%	71%	-£4,812,969	-£4,679,486	-£4,686,142	-£4,562,659	-£4,917,853	-£4,755,027
15%	71%	-£5,391,155	-£5,790,931	-£5,815,915	-£5,615,692	-£5,679,482	-£5,804,243
20%	71%	-£7,169,341	-£6,902,377	-£6,935,689	-£6,668,724	-£7,287,112	-£7,053,459
25%	71%	-£8,947,528	-£8,013,822	-£8,055,463	-£7,721,756	-£8,494,740	-£8,202,675
30%	71%	-£9,525,714	-£9,125,267	-£9,175,296	-£8,774,789	-£9,702,369	-£9,351,891
35%	71%	-£10,703,901	-£10,236,713	-£10,295,009	-£9,827,821	-£10,909,999	-£10,501,107
40%	71%	-£11,889,112	-£11,348,158	-£11,414,182	-£10,880,853	-£12,128,594	-£11,653,596
45%	71%	-£13,086,567	-£12,476,073	-£12,552,251	-£11,941,756	-£13,355,884	-£12,821,568
50%	71%	-£14,284,023	-£13,605,696	-£13,690,339	-£13,012,011	-£14,583,264	-£13,989,580
100%	71%	-£26,258,592	-£24,901,898	-£25,077,213	-£23,716,398	-£26,597,094	-£25,289,694
15%	75%	-£4,627,316	-£4,710,518	-£4,704,649	-£4,587,851	-£4,673,841	-£4,716,173
20%	75%	-£6,012,676	-£5,837,481	-£5,828,675	-£5,653,480	-£6,080,963	-£5,905,961
25%	75%	-£7,198,037	-£6,964,442	-£6,952,702	-£6,719,107	-£7,301,085	-£7,055,750
30%	75%	-£8,387,397	-£8,091,404	-£8,078,726	-£7,784,208	-£8,205,539	-£8,008,744
35%	75%	-£9,588,757	-£9,218,366	-£9,200,155	-£8,950,384	-£9,723,331	-£9,555,328
40%	75%	-£10,754,117	-£10,345,328	-£10,324,781	-£9,915,991	-£10,934,453	-£10,505,117
45%	75%	-£11,947,441	-£11,472,611	-£11,448,308	-£10,981,619	-£12,155,009	-£11,658,214
50%	75%	-£13,139,765	-£12,616,094	-£12,591,155	-£12,058,972	-£13,387,638	-£12,806,907
10%	60%	-£4,767,056	-£4,580,181	-£4,668,922	-£4,482,620	-£4,849,499	-£4,751,382
15%	60%	-£5,522,286	-£5,641,973	-£5,715,065	-£5,494,772	-£5,645,945	-£5,898,744
20%	60%	-£7,074,767	-£7,767,957	-£7,861,207	-£7,507,498	-£7,942,395	-£7,646,127
25%	60%	-£8,232,748	-£7,765,560	-£7,987,412	-£7,520,224	-£8,438,845	-£8,193,510
30%	60%	-£9,387,978	-£8,827,352	-£9,093,576	-£8,532,950	-£9,635,295	-£9,340,893
35%	60%	-£10,543,208	-£9,889,145	-£10,169,739	-£9,545,676	-£10,831,745	-£10,488,275
40%	60%	-£11,702,459	-£10,950,937	-£11,305,502	-£10,558,401	-£12,037,699	-£11,638,652
45%	60%	-£12,876,583	-£12,021,891	-£12,427,758	-£11,573,066	-£13,253,627	-£12,804,801
50%	60%	-£14,050,707	-£13,101,690	-£13,562,019	-£12,602,354	-£14,469,844	-£13,970,950

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,208,957	£3,208,957	£3,208,957	£3,208,957	£3,208,957	£3,208,957
10%	71%	£873,389	£1,008,872	£990,216	£1,123,699	£814,505	£931,331
15%	71%	£304,198	£104,574	£129,557	£79,668	£393,125	£317,886
20%	71%	-£1,482,983	-£1,216,019	-£1,249,331	-£982,366	-£1,600,754	-£1,367,101
25%	71%	-£2,861,170	-£2,327,464	-£2,369,105	-£2,035,398	-£2,808,382	-£2,516,317
30%	71%	-£3,839,356	-£3,438,909	-£3,488,878	-£3,088,431	-£3,816,012	-£3,665,533
35%	71%	-£5,017,543	-£4,550,355	-£4,603,651	-£4,141,463	-£5,223,941	-£4,814,749
40%	71%	-£6,202,754	-£5,661,800	-£5,728,424	-£5,194,495	-£6,442,146	-£5,967,198
45%	71%	-£7,400,209	-£6,789,715	-£6,865,893	-£6,255,398	-£7,669,526	-£7,135,210
50%	71%	-£8,597,665	-£7,919,339	-£8,003,981	-£7,326,653	-£8,996,906	-£8,303,222
100%	71%	-£20,572,225	-£19,215,570	-£19,384,855	-£18,028,201	-£21,170,706	-£19,863,336
10%	75%	£899,042	£975,839	£981,709	£1,098,507	£807,517	£930,185
15%	75%	£326,318	£151,123	£142,317	£32,872	£403,805	£219,603
20%	75%	-£1,511,678	-£1,278,044	-£1,266,344	-£1,032,742	-£1,614,727	-£1,369,392
25%	75%	-£2,697,039	-£2,405,046	-£2,390,370	-£2,098,377	-£2,825,850	-£2,519,181
30%	75%	-£3,882,400	-£3,532,008	-£3,514,397	-£3,184,006	-£4,036,973	-£3,668,790
35%	75%	-£5,067,759	-£4,658,970	-£4,638,423	-£4,229,633	-£5,248,095	-£4,818,759
40%	75%	-£6,261,083	-£5,786,253	-£5,762,560	-£5,266,491	-£6,470,561	-£5,971,856
45%	75%	-£7,465,830	-£6,931,648	-£6,904,797	-£6,370,615	-£7,701,481	-£7,140,450
50%	75%	-£8,670,577	-£8,077,040	-£8,047,208	-£7,453,671	-£8,932,412	-£8,309,043
10%	60%	£919,802	£1,098,171	£1,017,438	£1,253,738	£838,862	£934,096
15%	60%	£235,929	£44,385	£88,727	£101,586	£359,587	£212,386
20%	60%	-£1,391,159	-£1,017,408	-£1,194,891	-£821,140	-£1,556,037	-£1,359,769
25%	60%	-£2,546,390	-£2,078,202	-£2,301,055	-£1,833,867	-£2,752,468	-£2,507,152
30%	60%	-£3,701,620	-£3,140,964	-£3,407,218	-£2,846,592	-£3,948,937	-£3,646,535
35%	60%	-£4,856,850	-£4,202,787	-£4,513,381	-£3,869,318	-£5,145,387	-£4,801,918
40%	60%	-£6,016,101	-£5,264,579	-£5,619,544	-£4,872,043	-£6,351,251	-£5,952,294
45%	60%	-£7,190,225	-£6,335,533	-£6,741,400	-£5,886,708	-£7,567,269	-£7,115,444
50%	60%	-£8,364,350	-£7,414,692	-£7,865,655	-£6,915,966	-£8,783,287	-£8,284,592

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 4		CIL Zone	3
		Value Area	Low
No Units	100	Sales value inflation	0%
Site Area	0.85 Ha	Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£5,759,085	£5,759,085	£5,759,085	£5,759,085	£5,759,085	£5,759,085
10%	71%	£3,699,017	£3,908,186	£3,843,233	£3,952,401	£3,608,891	£3,752,907
15%	71%	£2,668,030	£2,832,736	£2,886,305	£3,049,060	£2,533,494	£2,749,818
20%	71%	£1,638,947	£1,857,486	£1,927,379	£2,145,718	£1,458,297	£1,746,728
25%	71%	£608,912	£881,836	£969,451	£1,242,377	£383,100	£743,639
30%	71%	-£428,010	-£95,145	£11,525	£339,035	-£703,417	-£263,893
35%	71%	-£1,474,891	-£1,088,548	-£961,880	-£575,637	-£1,796,109	-£1,263,188
40%	71%	-£2,521,772	-£2,077,952	-£1,935,474	-£1,491,653	-£2,888,981	-£2,302,683
45%	71%	-£3,568,653	-£3,069,355	-£2,909,067	-£2,409,770	-£3,981,763	-£3,322,177
50%	71%	-£4,615,534	-£4,060,758	-£3,882,662	-£3,327,888	-£5,074,545	-£4,341,673
100%	71%	-£15,384,345	-£13,974,794	-£13,618,598	-£12,598,048	-£16,002,367	-£14,538,622
10%	75%	£3,683,299	£3,778,823	£3,834,726	£3,930,250	£3,604,265	£3,755,692
15%	75%	£2,645,406	£2,788,691	£2,872,546	£3,015,831	£2,526,854	£2,753,995
20%	75%	£1,607,513	£1,768,560	£1,910,366	£2,101,413	£1,449,444	£1,756,297
25%	75%	£569,620	£808,428	£948,186	£1,186,995	£372,034	£750,600
30%	75%	-£475,932	-£184,675	-£14,222	£272,576	-£716,913	-£255,203
35%	75%	-£1,530,801	-£1,191,000	-£962,139	£652,338	-£1,811,945	-£1,273,284
40%	75%	-£2,565,688	-£2,209,326	-£1,970,055	-£1,169,712	-£2,906,977	-£2,291,363
45%	75%	-£3,600,575	-£3,203,651	-£2,947,972	-£2,511,086	-£4,002,008	-£3,306,443
50%	75%	-£4,635,462	-£4,209,976	-£3,925,889	-£3,440,459	-£5,097,040	-£4,327,523
60%	60%	£1,607,513	£2,002,143	£3,370,452	£4,023,296	£2,322,356	£3,743,997
15%	60%	£2,744,423	£2,973,679	£2,926,135	£3,155,391	£2,554,741	£2,736,453
20%	60%	£1,739,536	£2,045,211	£1,981,819	£2,287,493	£1,486,626	£1,728,908
25%	60%	£734,648	£1,116,742	£1,037,501	£1,419,595	£418,511	£721,364
30%	60%	-£174,659	£138,273	£33,189	£351,697	-£860,228	-£290,860
35%	60%	-£1,295,981	-£752,301	-£865,052	-£321,371	-£1,745,812	-£1,314,883
40%	60%	-£2,317,303	-£1,695,955	-£1,824,813	-£1,203,465	-£2,831,396	-£2,338,995
45%	60%	-£3,338,626	-£2,639,609	-£2,784,575	-£2,085,357	-£3,916,981	-£3,363,928
50%	60%	-£4,359,949	-£3,583,262	-£3,744,335	-£2,967,649	-£5,002,564	-£4,386,951

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£70,739,002	-£70,739,002	-£70,739,002	-£70,739,002	-£70,739,002	-£70,739,002
10%	71%	-£72,071,071	-£72,068,091	-£72,064,881	-£72,061,671	-£72,064,881	-£72,061,671
15%	71%	-£73,403,140	-£73,395,351	-£73,387,562	-£73,379,773	-£73,387,562	-£73,379,773
20%	71%	-£74,735,209	-£74,724,801	-£74,714,393	-£74,703,985	-£74,714,393	-£74,703,985
25%	71%	-£76,067,278	-£76,054,251	-£76,041,243	-£76,028,135	-£76,041,243	-£76,028,135
30%	71%	-£77,400,347	-£77,384,636	-£77,368,925	-£77,353,214	-£77,368,925	-£77,353,214
35%	71%	-£78,733,416	-£78,715,125	-£78,696,814	-£78,678,503	-£78,696,814	-£78,678,503
40%	71%	-£80,066,485	-£79,997,443	-£79,979,152	-£79,960,861	-£79,979,152	-£79,960,861
45%	71%	-£81,400,554	-£81,378,912	-£81,359,381	-£81,339,950	-£81,359,381	-£81,339,950
50%	71%	-£82,734,623	-£82,712,281	-£82,692,750	-£82,672,119	-£82,692,750	-£82,672,119
60%	60%	-£81,400,554	-£81,378,912	-£81,359,381	-£81,339,950	-£81,359,381	-£81,339,950
15%	75%	-£72,071,071	-£72,068,091	-£72,064,881	-£72,061,671	-£72,064,881	-£72,061,671
20%	75%	-£73,403,140	-£73,395,351	-£73,387,562	-£73,379,773	-£73,387,562	-£73,379,773
25%	75%	-£74,735,209	-£74,724,801	-£74,714,393	-£74,703,985	-£74,714,393	-£74,703,985
30%	75%	-£76,067,278	-£76,054,251	-£76,041,243	-£76,028,135	-£76,041,243	-£76,028,135
35%	75%	-£77,400,347	-£77,384,636	-£77,368,925	-£77,353,214	-£77,368,925	-£77,353,214
40%	75%	-£78,733,416	-£78,715,125	-£78,696,814	-£78,678,503	-£78,696,814	-£78,678,503
45%	75%	-£80,066,485	-£79,997,443	-£79,979,152	-£79,960,861	-£79,979,152	-£79,960,861
50%	75%	-£81,400,554	-£81,378,912	-£81,359,381	-£81,339,950	-£81,359,381	-£81,339,950
60%	60%	-£80,066,485	-£79,997,443	-£79,979,152	-£79,960,861	-£79,979,152	-£79,960,861
15%	60%	-£72,071,071	-£72,068,091	-£72,064,881	-£72,061,671	-£72,064,881	-£72,061,671
20%	60%	-£73,403,140	-£73,395,351	-£73,387,562	-£73,379,773	-£73,387,562	-£73,379,773
25%	60%	-£74,735,209	-£74,724,801	-£74,714,393	-£74,703,985	-£74,714,393	-£74,703,985
30%	60%	-£76,067,278	-£76,054,251	-£76,041,243	-£76,028,135	-£76,041,243	-£76,028,135
35%	60%	-£77,400,347	-£77,384,636	-£77,368,925	-£77,353,214	-£77,368,925	-£77,353,214
40%	60%	-£78,733,416	-£78,715,125	-£78,696,814	-£78,678,503	-£78,696,814	-£78,678,503
45%	60%	-£80,066,485	-£79,997,443	-£79,979,152	-£79,960,861	-£79,979,152	-£79,960,861
50%	60%	-£81,400,554	-£81,378,912	-£81,359,381	-£81,339,950	-£81,359,381	-£81,339,950
60%	60%	-£80,066,485	-£79,997,443	-£79,979,152	-£79,960,861	-£79,979,152	-£79,960,861

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£55,715,152	-£55,715,152	-£55,715,152	-£55,715,152	-£55,715,152	-£55,715,152
10%	71%	-£57,775,697	-£57,668,527	-£57,631,481	-£57,522,312	-£57,668,527	-£57,721,806
15%	71%	-£59,836,242	-£59,641,977	-£59,599,408	-£59,425,854	-£59,641,977	-£59,724,895
20%	71%	-£61,896,787	-£61,717,423	-£61,675,353	-£61,421,799	-£61,675,353	-£61,797,983
25%	71%	-£63,957,332	-£63,792,870	-£63,750,801	-£63,427,745	-£63,750,801	-£63,957,971
30%	71%	-£66,017,877	-£66,158,316	-£66,116,252	-£65,723,691	-£66,116,252	-£66,373,060
35%	71%	-£68,078,422	-£68,518,761	-£68,476,697	-£68,029,637	-£68,476,697	-£68,698,149
40%	71%	-£70,138,967	-£70,879,206	-£70,837,142	-£70,325,583	-£70,837,142	-£71,023,238
45%	71%	-£72,199,512	-£73,239,651	-£73,197,087	-£72,621,529	-£73,197,087	-£73,348,327
50%	71%	-£74,259,057	-£75,600,096	-£75,557,532	-£74,917,475	-£75,557,532	-£76,073,416
60%	60%	-£72,199,512	-£72,177,945	-£72,156,389	-£72,134,833	-£72,156,389	-£72,134,833
15%	75%	-£57,775,697	-£57,668,527	-£57,631,481	-£57,522,312	-£57,668,527	-£57,721,806
20%	75%	-£59,836,242	-£59,641,977	-£59,599,408	-£59,425,854	-£59,641,977	-£59,724,895
25%	75%	-£61,896,787	-£61,717,423	-£61,675,353	-£61,421,799	-£61,675,353	-£61,797,983
30%	75%	-£63,957,332	-£63,792,870	-£63,750,801	-£63,427,745	-£63,750,801	-£63,957,971
35%	75%	-£66,017,877	-£66,158,316	-£66,116,252	-£65,723,691	-£66,116,252	-£66,373,060
40%	75%	-£68,078,422	-£68,518,761	-£68,476,697	-£68,029,637	-£68,476,697	-£68,698,149
45%	75%	-£70,138,967	-£70,879,206	-£70,837,142	-£70,325,583	-£70,837,142	-£71,023,238
50%	75%	-£72,199,512	-£73,239,651	-£73,197,087	-£72,621,529	-£73,197,087	-£73,348,327
60%	60%	-£70,138,967	-£70,117,410	-£70,095,854	-£70,074,298	-£70,095,854	-£70,074,298
15%	60%	-£57,775,697	-£57,668,527	-£57,631,481	-£57,522,312	-£57,668,527	-£57,721,806
20%	60%	-£59,836,242	-£59,641,977	-£59,599,408	-£59,425,854	-£59,641,977	-£59,724,895
25%	60%	-£61,896,787	-£61,717,423	-£61,675,353	-£61,421,799	-£61,675,353	-£61,797,983
30%	60%	-£63,957,332	-£63,792,870	-£63,750,801	-£63,427,745	-£63,750,801	-£63,957,971
35%	60%	-£66,017,877	-£66,158,316	-£66,116,252	-£65,723,691	-£66,116,252	-£66,373,060
40%	60%	-£68,078,422	-£68,518,761	-£68,476,697	-£68,029,637	-£68,476,697	-£68,698,149
45%	60%	-£70,138,967	-£70,879,206	-£70,837,142	-£70,325,583	-£70,837,142	-£71,023,238
50%	60%	-£72,199,512	-£73,239,651	-£73,197,087	-£72,621,529	-£73,197,087	-£73,348,327
60%	60%	-£70,138,967	-£70,117,410	-£70,095,854	-£70,074,298	-£70,095,854	-£70,074,298

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£29,559,232	-£29,559,232	-£29,559,232	-£29,559,232	-£29,559,232	-£29,559,232
10%	71%	-£31,619,777	-£31,510,131	-£31,475,084	-£31,365,438	-£31,475,084	-£31,565,410
15%	71%	-£33,680,322	-£33,465,581	-£33,430,532	-£33,269,985	-£33,430,532	-£33,565,400
20%	71%	-£35,740,867	-£35,461,031	-£35,390,938	-£35,172,600	-£35,390,938	-£35,571,589
25%	71%	-£37,801,412	-£37,456,481	-£37,348,866	-£37,075,940	-£37,456,481	-£37,677,778
30%	71%	-£39,861,957	-£39,451,931	-£39,307,792	-£36,773,284	-£39,307,792	-£39,883,967
35%	71%	-£41,922,502	-£41,447,381	-£41,266,718	-£40,470,628	-£41,266,718	-£41,090,157
40%	71%	-£43,983,047	-£43,442,831	-£43,226,168	-£42,167,972	-£43,226,168	-£42,296,347
45%	71%	-£46,043,592	-£45,438,281	-£45,180,618	-£43,865,316	-£45,180,618	-£44,502,537
50%	71%	-£48,104,137	-£47,433,731	-£47,135,068	-£45,562,660	-£47,135,068	-£46,708,727
60%	60%	-£46,043,592	-£46,429,181	-£46,381,518	-£46,070,104	-£46,381,518	-£46,414,914
15%	75%	-£37,801,412	-£37,782,855	-£37,764,298	-£37,745,741		

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£17,720,728	-£17,720,728	-£17,720,728	-£17,720,728	-£17,720,728	-£17,720,728
10%	71%	-£19,780,786	-£19,671,687	-£19,630,586	-£19,627,419	-£19,671,122	-£19,720,688
15%	71%	-£20,810,832	-£20,647,077	-£20,594,538	-£20,540,753	-£20,640,310	-£20,729,995
20%	71%	-£21,840,868	-£21,622,527	-£21,582,434	-£21,534,095	-£22,021,516	-£21,733,085
25%	71%	-£22,870,901	-£22,597,977	-£22,510,362	-£22,237,436	-£23,096,713	-£22,736,174
30%	71%	-£23,900,922	-£23,573,428	-£23,468,308	-£23,140,778	-£24,163,226	-£23,740,268
35%	71%	-£24,954,704	-£24,568,361	-£24,441,693	-£24,053,360	-£25,276,012	-£24,763,001
40%	71%	-£26,010,585	-£25,557,785	-£25,415,287	-£24,971,466	-£26,388,794	-£25,782,496
45%	71%	-£27,088,466	-£26,549,168	-£26,388,890	-£25,899,583	-£27,461,676	-£26,801,990
50%	71%	-£28,189,347	-£27,540,571	-£27,362,476	-£26,807,899	-£28,524,358	-£27,821,486
100%	71%	-£38,564,158	-£37,454,607	-£37,098,412	-£35,988,861	-£39,482,180	-£38,016,435
10%	75%	-£19,796,514	-£19,700,990	-£19,645,087	-£19,549,563	-£19,875,548	-£19,724,121
15%	75%	-£20,834,407	-£20,691,127	-£20,607,267	-£20,483,963	-£20,862,959	-£20,726,810
20%	75%	-£21,872,300	-£21,681,253	-£21,569,447	-£21,378,400	-£22,030,369	-£21,727,516
25%	75%	-£22,910,193	-£22,671,385	-£22,531,627	-£22,292,818	-£23,107,778	-£22,728,213
30%	75%	-£23,958,745	-£23,684,488	-£23,494,035	-£23,207,231	-£24,196,726	-£23,735,016
35%	75%	-£25,010,814	-£24,670,613	-£24,471,862	-£24,124,151	-£25,291,758	-£24,753,097
40%	75%	-£26,065,482	-£25,677,139	-£25,449,868	-£25,061,625	-£26,386,799	-£25,771,176
45%	75%	-£27,120,349	-£26,693,464	-£26,427,785	-£25,990,899	-£27,481,821	-£26,789,258
50%	75%	-£28,189,218	-£27,699,789	-£27,455,192	-£26,920,272	-£28,578,853	-£27,807,336
10%	60%	-£19,730,502	-£19,577,665	-£19,609,361	-£19,456,524	-£19,856,958	-£19,735,616
15%	60%	-£20,735,390	-£20,508,134	-£20,583,678	-£20,324,422	-£20,925,072	-£20,743,360
20%	60%	-£21,740,277	-£21,434,602	-£21,497,594	-£21,192,320	-£21,993,187	-£21,750,905
25%	60%	-£22,745,165	-£22,364,921	-£22,462,918	-£22,060,518	-£23,068,449	-£22,758,449
30%	60%	-£23,754,472	-£23,291,540	-£23,386,626	-£22,928,116	-£24,140,641	-£23,770,673
35%	60%	-£24,775,794	-£24,232,114	-£24,344,805	-£23,801,184	-£25,225,625	-£24,794,698
40%	60%	-£25,797,116	-£25,175,738	-£25,304,696	-£24,683,278	-£26,311,209	-£25,802,718
45%	60%	-£26,818,439	-£26,119,422	-£26,254,368	-£25,565,370	-£27,396,794	-£26,812,741
50%	60%	-£27,839,762	-£27,063,073	-£27,224,148	-£26,447,462	-£28,482,377	-£27,868,164

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£11,844,897	-£11,844,897	-£11,844,897	-£11,844,897	-£11,844,897	-£11,844,897
10%	71%	-£11,004,766	-£10,895,596	-£10,860,550	-£10,751,381	-£11,095,091	-£10,950,875
15%	71%	-£12,034,801	-£11,871,046	-£11,818,477	-£11,654,723	-£12,107,288	-£11,953,964
20%	71%	-£13,064,836	-£12,846,496	-£12,776,404	-£12,558,065	-£13,245,485	-£12,957,054
25%	71%	-£14,094,871	-£13,821,946	-£13,724,331	-£13,461,406	-£14,383,682	-£13,950,143
30%	71%	-£15,131,793	-£14,798,927	-£14,652,257	-£14,364,748	-£15,407,199	-£14,967,476
35%	71%	-£16,178,674	-£15,790,331	-£15,665,663	-£15,277,320	-£16,499,982	-£15,989,971
40%	71%	-£17,226,555	-£16,781,734	-£16,659,296	-£16,190,436	-£17,609,465	-£17,006,465
45%	71%	-£18,272,436	-£17,773,138	-£17,612,560	-£17,113,562	-£18,685,546	-£18,025,960
50%	71%	-£19,319,317	-£18,764,541	-£18,586,444	-£18,031,668	-£19,778,328	-£19,045,455
100%	71%	-£29,788,127	-£28,678,576	-£28,322,282	-£27,212,830	-£30,706,459	-£29,249,404
10%	75%	-£11,004,766	-£10,924,046	-£10,869,057	-£10,773,833	-£11,099,517	-£10,946,090
15%	75%	-£12,058,297	-£11,915,092	-£11,831,237	-£11,687,951	-£12,176,928	-£11,949,788
20%	75%	-£13,098,269	-£12,905,222	-£12,793,416	-£12,602,369	-£13,254,338	-£12,951,485
25%	75%	-£14,134,103	-£13,895,354	-£13,755,596	-£13,516,788	-£14,331,749	-£13,953,182
30%	75%	-£15,178,716	-£14,885,486	-£14,718,026	-£14,431,026	-£15,409,698	-£14,956,886
35%	75%	-£16,234,583	-£15,894,783	-£15,695,921	-£15,356,121	-£16,515,727	-£15,977,066
40%	75%	-£17,289,451	-£16,901,108	-£16,673,338	-£16,285,495	-£17,610,759	-£16,995,146
45%	75%	-£18,344,319	-£17,907,433	-£17,651,154	-£17,214,869	-£18,705,791	-£18,013,225
50%	75%	-£19,399,188	-£18,913,758	-£18,629,671	-£18,144,242	-£19,800,822	-£19,031,306
10%	60%	-£10,954,472	-£10,801,634	-£10,833,331	-£10,680,493	-£11,080,927	-£10,959,785
15%	60%	-£11,959,359	-£11,730,103	-£11,777,647	-£11,548,391	-£12,149,041	-£11,967,329
20%	60%	-£12,964,247	-£12,658,571	-£12,724,164	-£12,416,299	-£13,217,156	-£12,974,614
25%	60%	-£13,969,134	-£13,587,040	-£13,666,281	-£13,284,187	-£14,285,271	-£13,982,418
30%	60%	-£14,974,442	-£14,515,509	-£14,610,597	-£14,152,085	-£15,364,011	-£14,994,842
35%	60%	-£15,989,753	-£15,450,983	-£15,563,835	-£15,025,154	-£16,449,594	-£16,013,958
40%	60%	-£17,021,066	-£16,399,737	-£16,529,596	-£15,907,247	-£17,535,178	-£17,042,688
45%	60%	-£18,042,409	-£17,343,392	-£17,488,357	-£16,789,339	-£18,620,763	-£18,066,711
50%	60%	-£19,063,751	-£18,287,645	-£18,448,118	-£17,671,431	-£19,706,347	-£19,090,734

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£7,170	-£7,170	-£7,170	-£7,170	-£7,170	-£7,170
10%	71%	-£2,067,239	-£1,858,069	-£1,823,023	-£1,813,854	-£2,157,564	-£2,013,348
15%	71%	-£3,097,275	-£2,833,519	-£2,880,951	-£2,717,196	-£3,232,762	-£3,016,437
20%	71%	-£4,127,309	-£3,808,970	-£3,838,677	-£3,600,536	-£4,307,959	-£4,019,527
25%	71%	-£5,157,344	-£4,884,420	-£4,796,804	-£4,523,879	-£5,383,156	-£5,022,616
30%	71%	-£6,194,266	-£5,861,400	-£5,754,731	-£5,427,221	-£6,469,673	-£6,029,949
35%	71%	-£7,241,147	-£6,832,804	-£6,728,136	-£6,330,393	-£7,562,455	-£7,049,444
40%	71%	-£8,288,028	-£7,844,208	-£7,701,730	-£7,257,909	-£8,655,237	-£8,068,939
45%	71%	-£9,334,909	-£8,835,611	-£8,675,323	-£8,176,025	-£9,748,019	-£9,088,433
50%	71%	-£10,381,790	-£9,827,014	-£9,645,918	-£9,094,142	-£10,840,801	-£10,107,929
100%	71%	-£20,800,697	-£19,744,049	-£19,364,854	-£18,276,304	-£21,768,623	-£20,300,877
10%	75%	-£2,082,957	-£1,987,433	-£1,931,530	-£1,836,006	-£2,161,991	-£2,010,564
15%	75%	-£3,120,849	-£2,977,565	-£2,893,710	-£2,750,424	-£3,239,402	-£3,019,261
20%	75%	-£4,159,743	-£3,967,696	-£3,853,890	-£3,684,843	-£4,316,811	-£4,013,958
25%	75%	-£5,196,636	-£4,957,828	-£4,818,070	-£4,579,261	-£5,394,222	-£5,015,656
30%	75%	-£6,242,188	-£5,950,931	-£5,780,478	-£5,493,679	-£6,483,169	-£6,021,459
35%	75%	-£7,297,057	-£6,957,258	-£6,758,395	-£6,418,594	-£7,578,201	-£7,039,540
40%	75%	-£8,351,926	-£7,963,581	-£7,726,311	-£7,247,869	-£8,673,233	-£8,051,619
45%	75%	-£9,406,792	-£8,969,906	-£8,714,228	-£8,277,342	-£9,768,264	-£9,075,699
50%	75%	-£10,461,661	-£9,976,232	-£9,692,145	-£9,206,715	-£10,863,296	-£10,093,779
10%	60%	-£2,016,945	-£1,864,107	-£1,845,894	-£1,742,964	-£2,143,400	-£2,022,258
15%	60%	-£3,021,833	-£2,792,576	-£2,840,121	-£2,610,894	-£3,211,514	-£3,029,802
20%	60%	-£4,026,720	-£3,721,044	-£3,784,437	-£3,478,762	-£4,279,630	-£4,037,347
25%	60%	-£5,031,607	-£4,649,513	-£4,728,754	-£4,346,660	-£5,347,745	-£5,044,892
30%	60%	-£6,040,915	-£5,577,982	-£5,673,071	-£5,214,558	-£6,426,484	-£6,057,116
35%	60%	-£7,062,237	-£6,518,557	-£6,631,308	-£6,087,627	-£7,512,068	-£7,081,138
40%	60%	-£8,083,559	-£7,462,211	-£7,591,089	-£6,969,720	-£8,597,652	-£8,105,161
45%	60%	-£9,104,882	-£8,405,865	-£8,550,631	-£7,851,813	-£9,683,236	-£9,126,184
50%	60%	-£10,126,205	-£9,348,516	-£9,513,681	-£8,733,805	-£10,768,820	-£10,153,207

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

E27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£17,991,871	-£17,991,871	-£17,991,871	-£17,991,871	-£17,991,871	-£17,991,871
10%	71%	-£20,051,940	-£19,942,770	-£19,907,724	-£19,798,555	-£20,142,265	-£19,999,049
15%	71%	-£21,081,976	-£20,916,820	-£20,863,561	-£20,754,462	-£21,011,462	-£20,911,158
20%	71%	-£22,112,010	-£21,893,670	-£21,833,577	-£21,605,239	-£22,292,659	-£22,004,228
25%	71%	-£23,142,044	-£22,869,120	-£22,781,505	-£22,508,580	-£23,367,858	-£23,007,317
30%	71%	-£24,178,067	-£23,845,101	-£23,730,431	-£23,411,923	-£24,444,373	-£24,014,560
35%	71%	-£25,225,948	-£24,837,504	-£24,712,837	-£24,324,493	-£25,547,155	-£25,034,144
40%	71%	-£26,272,729	-£25,828,908	-£25,696,430	-£25,242,610	-£26,639,937	-£26,053,639
45%	71%	-£27,319,610	-£26,820,312	-£26,680,024	-£26,160,728	-£27,732,720	-£27,073,134
50%	71%	-£28,368,494	-£27,811,714	-£27,663,618	-£27,078,842	-£28,825,502	-£28,092,609
100%	71%	-£38,835,301	-£37,725,750	-£37,369,555	-£36,260,004	-£38,753,323	-£38,287,578
10%	75%	-£20,067,657	-£19,972,133	-£19,916,230	-£19,820,709	-£20,148,691	-£19,995,264
15%	75%	-£21,108,559	-£20,992,285	-£20,938,410	-£20,835,125	-£21,224,103	-£20,999,982
20%	75%	-£22,143,443	-£21,952,396	-£21,840,590	-£21,649,543	-£22,301,512	-£21,968,659
25%	75%	-£23,181,337	-£22,942,528	-£22,802,770	-£22,583,962	-£23,378,923	-£22,900,356
30%	75%	-£24,226,898	-£23,935,632	-£23,785,178	-£23,478,380	-£24,467,870	-£24,006,160
35%	75%	-£25,281,757	-£24,941,057	-£24,743,095	-£24,403,295	-£25,562,801	-£25,020,240
40%	75%	-£26,336,625	-£25,948,282	-£25,721,012	-£25,332,668	-£26,657,933	-£26,042,330
45%	75%	-£27,391,493	-£26,954,607	-£26,698,928	-£26,262,042	-£27,752,964	-£27,060,399
50%	75%	-£28,446,361	-£27,960,932	-£27,676,845	-£27,191,415	-£28,847,996	-£28,076,479
10%	60%	-£20,001,846	-£19,848,808	-£19,880,550	-£19,727,867	-£20,128,101	-£20,009,959
15%	60%	-£21,008,533	-£20,777,277	-£20,824,821	-£20,595,565	-£21,196,215	-£21,014,503
20%	60%	-£22,011,420	-£21,705,745	-£21,789,137	-£21,463,463	-£22,264,339	-£22,022,048
25%	60%	-£23,018,308	-£22,634,213	-£22,613,495	-£22,332,361	-£23,332,448	-£23,029,592
30%	60%	-£24,025,615	-£23,562,683	-£23,657,771	-£23,199,250	-£24,411,184	-£24,041,816
35%	60%	-£25,048,937	-£24,503,257	-£24,616,009	-£24,072,328	-£25,496,768	-£25,059,839
40%	60%	-£26,068,260	-£25,445,911	-£25,575,789	-£24,954,421	-£26,582,352	-£26,080,362
45%	60%	-£27,089,552	-£26,396,565	-£26,535,531	-£25,836,513	-£27,667,937	-£27,113,884
50%	60%	-£28,110,905	-£27,334,219	-£27,495,292	-£26,718,605	-£28,752,521	-£28,137,907

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

E13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£7,869,568	-£7,869,568	-£7,869,568	-£7,869,568	-£7,869,568	-£7,869,568
10%	71%	-£7,753,597	-£7,644,427	-£7,609,381	-£7,500,212	-£7,843,922	-£7,699,706
15%	71%	-£8,783,633	-£8,191,877	-£8,567,308	-£8,403,554	-£8,910,119	-£8,702,795
20%	71%	-£9,813,667	-£9,595,327	-£9,525,235	-£9,306,896	-£9,984,316	-£9,705,885
25%	71%	-£10,843,702	-£10,570,777	-£10,463,182	-£10,210,237	-£11,069,513	-£10,708,974
30%	71%	-£11,880,624	-£11,547,758	-£11,441,089	-£11,113,679	-£12,156,031	-£11,716,307
35%	71%	-£12,927,605	-£12,539,162	-£12,414,494	-£12,026,151	-£13,248,813	-£12,735,802
40%	71%	-£13,974,586	-£13,530,566	-£13,380,989	-£12,944,981	-£14,341,595	-£13,756,296
45%	71%	-£15,021,267	-£14,521,969	-£14,381,681	-£13,862,383	-£15,434,377	-£14,774,791
50%	71%	-£16,068,148	-£15,513,372	-£15,335,276	-£14,780,499	-£16,527,159	-£15,794,287
100%	71%	-£26,536,459	-£25,427,407	-£25,071,913	-£24,981,962	-£27,494,989	-£26,889,235
10%	75%	-£7,769,315	-£7,674,701	-£7,611,898	-£7,522,364	-£7,849,340	-£7,698,922
15%	75%	-£8,807,207	-£8,663,923	-£8,580,088	-£8,496,782	-£8,925,759	-£8,698,619
20%	75%	-£9,845,101	-£9,654,054	-£9,542,248	-£9,351,201	-£10,003,169	-£9,700,316
25%	75%	-£10,883,094	-£10,644,186	-£10,504,228	-£10,300,269	-£11,080,588	-£10,702,133
30%	75%	-£11,928,546	-£11,634,299	-£11,468,536	-£11,180,037	-£12,169,027	-£11,707,817
35%	75%	-£12,983,415	-£12,643,614	-£12,444,753	-£12,104,952	-£13,264,559	-£12,726,989
40%	75%	-£14,038,282	-£13,649,639	-£13,422,669	-£13,034,526	-£14,359,390	-£13,743,977
45%	75%	-£15,093,150	-£14,656,264	-£14,400,596	-£13,963,709	-£15,454,672	-£14,762,966
50%	75%	-£16,148,019	-£15,662,589	-£15,378,502	-£14,893,073	-£16,549,653	-£15,780,137
10%	60%	-£7,703,303	-£7,550,465	-£7,582,162	-£7,429,324	-£7,829,758	-£7,708,616
15%	60%	-£8,708,190	-£8,478,934	-£8,526,478	-£8,297,222	-£8,997,872	-£8,716,160
20%	60%	-£9,713,076	-£9,407,402	-£9,470,765	-£9,185,120	-£9,965,987	-£9,723,705
25%	60%	-£10,717,065	-£10,335,871	-£10,415,112	-£10,033,018	-£11,034,102	-£10,731,249
30%	60%	-£11,727,273	-£11,264,340	-£11,359,429	-£10,900,916	-£12,112,842	-£11,743,473
35%	60%	-£12,748,595	-£12,204,914	-£12,317,668	-£11,773,865	-£13,198,428	-£12,767,486
40%	60%	-£13,769,917	-£13,143,569	-£13,277,427	-£12,656,078	-£14,284,009	-£13,791,519
45%	60%	-£14,791,240	-£14,092,223	-£14,237,188	-£13,538,171	-£15,369,594	-£14,815,542
50%	60%	-£15,812,562	-£15,035,878	-£15,198,949	-£14,420,263	-£16,455,178	-£15,839,565

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

E6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£7,170	-£7,170	-£7,170	-£7,170	-£7,170	-£7,170
10%	71%	-£2,087,239	-£1,958,069	-£1,923,023	-£1,813,854	-£2,157,564	-£2,013,348
15%	71%	-£3,097,275	-£2,933,519	-£2,980,951	-£2,717,196	-£3,232,762	-£3,016,437
20%	71%	-£4,127,309	-£3,908,970	-£3,838,877	-£3,620,538	-£4,307,956	-£4,019,527
25%	71%	-£5,157,344	-£4,884,420	-£4,796,804	-£4,523,879	-£5,383,156	-£5,022,616
30%	71%	-£6,187,378	-£5,861,400	-£5,754,731	-£5,427,221	-£6,468,356	-£6,029,949
35%	71%	-£7,217,412	-£6,838,380	-£6,723,198	-£6,309,793	-£7,553,556	-£7,049,444
40%	71%	-£8,288,028	-£7,844,208	-£7,701,730	-£7,257,909	-£8,655,237	-£8,068,939
45%	71%	-£9,334,909	-£8,835,611	-£8,675,323	-£8,176,025	-£9,748,019	-£9,088,433
50%	71%	-£10,381,790	-£9,827,014	-£9,848,918	-£9,094,142	-£10,840,801	-£10,107,929
100%	71%	-£20,860,607	-£19,741,049	-£19,384,855	-£18,275,304	-£21,768,623	-£20,802,877
10%	75%	-£2,082,957	-£1,987,433	-£1,931,530	-£1,836,006	-£2,161,991	-£2,010,564
15%	75%	-£3,120,843	-£2,977,565	-£2,893,710	-£2,750,424	-£3,239,402	-£3,012,261
20%	75%	-£4,158,743	-£3,967,696	-£3,855,690	-£3,694,943	-£4,316,311	-£4,015,956
25%	75%	-£5,196,636	-£4,957,828	-£4,818,070	-£4,579,261	-£5,394,222	-£5,015,656
30%	75%	-£6,242,188	-£5,950,931	-£5,780,478	-£5,493,679	-£6,483,169	-£6,021,459
35%	75%	-£7,297,057	-£6,957,296	-£6,758,395	-£6,418,694	-£7,578,201	-£7,039,540
40%	75%	-£8,351,925	-£7,963,581	-£7,746,311	-£7,247,988	-£8,673,232	-£8,057,619
45%	75%	-£9,406,792	-£8,969,906	-£8,714,228	-£8,277,342	-£9,768,264	-£9,075,699
50%	75%	-£10,461,661	-£9,976,232	-£9,692,145	-£9,206,715	-£10,863,296	-£10,093,779
10%	60%	-£2,016,845	-£1,884,107	-£1,895,894	-£1,742,866	-£2,143,400	-£2,022,258
15%	60%	-£3,021,833	-£2,792,576	-£2,840,121	-£2,610,864	-£3,211,514	-£3,029,802
20%	60%	-£4,026,720	-£3,721,044	-£3,784,437	-£3,478,762	-£4,279,630	-£4,037,347
25%	60%	-£5,031,607	-£4,649,513	-£4,728,754	-£4,346,660	-£5,347,745	-£5,044,892
30%	60%	-£6,040,915	-£5,577,982	-£5,671,071	-£5,214,558	-£6,424,864	-£6,057,116
35%	60%	-£7,062,237	-£6,518,557	-£6,631,308	-£6,087,627	-£7,512,068	-£7,081,138
40%	60%	-£8,083,559	-£7,462,211	-£7,591,089	-£6,969,720	-£8,597,652	-£8,105,161
45%	60%	-£9,104,882	-£8,405,865	-£8,550,831	-£7,851,813	-£9,689,236	-£9,129,184
50%	60%	-£10,126,205	-£9,349,518	-£9,510,591	-£8,733,905	-£10,768,820	-£10,153,207

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 5

CL Zone  
Value Area 1  
High

No Units  
Site Area 180  
1.81 Ha

Sales value inflation  
Build cost inflation 0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£113,071,332	£113,071,332	£113,071,332	£113,071,332	£113,071,332	£113,071,332
10%	71%	£99,557,913	£99,900,073	£99,580,710	£99,922,869	£99,608,549	£99,631,345
15%	71%	£92,801,203	£93,314,442	£92,835,399	£93,346,638	£92,877,156	£92,911,352
20%	71%	£86,044,493	£86,726,812	£86,090,087	£86,774,406	£86,145,764	£86,191,358
25%	71%	£79,287,782	£80,143,181	£79,344,776	£80,200,175	£79,414,371	£79,471,365
30%	71%	£72,531,072	£73,557,852	£72,599,464	£73,629,943	£72,692,979	£72,751,371
35%	71%	£65,774,363	£66,971,922	£65,854,154	£67,051,712	£66,151,588	£66,211,378
40%	71%	£59,017,653	£60,386,291	£59,108,842	£60,477,481	£59,220,195	£59,311,384
45%	71%	£52,260,943	£53,800,661	£52,363,531	£53,903,249	£52,488,803	£52,591,391
50%	71%	£45,504,233	£47,215,031	£45,618,219	£47,329,018	£45,757,410	£45,871,397
10%	75%	£23,459,198	£19,855,439	£23,266,409	£19,810,451	£22,859,835	£22,717,146
15%	75%	£19,542,944	£16,426,334	£19,566,882	£16,426,334	£19,587,250	£16,426,334
20%	75%	£15,626,750	£13,001,835	£15,651,656	£13,001,835	£15,672,029	£13,001,835
25%	75%	£11,710,556	£9,577,335	£11,735,461	£9,577,335	£11,750,209	£9,577,335
30%	75%	£7,794,362	£6,152,835	£7,819,267	£6,152,835	£7,834,015	£6,152,835
35%	75%	£3,878,168	£2,728,335	£3,903,073	£2,728,335	£3,917,821	£2,728,335
40%	75%	£-1,038,026	£-1,297,835	£-1,012,931	£-1,297,835	£-1,027,639	£-1,297,835
45%	75%	£-4,152,232	£-4,572,835	£-4,127,137	£-4,572,835	£-4,141,945	£-4,572,835
50%	75%	£-7,266,438	£-7,953,335	£-7,241,343	£-7,953,335	£-7,255,551	£-7,953,335
10%	80%	£19,693,311	£10,394,335	£19,624,335	£10,394,335	£19,555,359	£10,394,335
15%	80%	£15,777,105	£6,969,835	£15,708,129	£6,969,835	£15,639,153	£6,969,835
20%	80%	£11,860,899	£3,545,335	£11,791,923	£3,545,335	£11,722,717	£3,545,335
25%	80%	£7,944,693	£1,120,835	£7,875,717	£1,120,835	£7,806,511	£1,120,835
30%	80%	£4,028,487	£-1,303,665	£4,059,381	£-1,303,665	£4,090,275	£-1,303,665
35%	80%	£1,112,281	£-3,728,165	£1,143,175	£-3,728,165	£1,174,069	£-3,728,165
40%	80%	£-1,803,925	£-6,152,665	£-1,773,029	£-6,152,665	£-1,742,123	£-6,152,665
45%	80%	£-4,695,569	£-8,577,165	£-4,664,623	£-8,577,165	£-4,633,677	£-8,577,165
50%	80%	£-7,587,213	£-11,001,665	£-7,556,267	£-11,001,665	£-7,525,321	£-11,001,665

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£-22,663,900	£-22,663,900	£-22,663,900	£-22,663,900	£-22,663,900	£-22,663,900
10%	71%	£-16,177,300	£-16,177,300	£-16,177,300	£-16,177,300	£-16,177,300	£-16,177,300
15%	71%	£-12,261,000	£-12,261,000	£-12,261,000	£-12,261,000	£-12,261,000	£-12,261,000
20%	71%	£-8,344,700	£-8,344,700	£-8,344,700	£-8,344,700	£-8,344,700	£-8,344,700
25%	71%	£-4,428,400	£-4,428,400	£-4,428,400	£-4,428,400	£-4,428,400	£-4,428,400
30%	71%	£-500,100	£-500,100	£-500,100	£-500,100	£-500,100	£-500,100
35%	71%	£1,416,200	£1,416,200	£1,416,200	£1,416,200	£1,416,200	£1,416,200
40%	71%	£3,332,300	£3,332,300	£3,332,300	£3,332,300	£3,332,300	£3,332,300
45%	71%	£5,248,400	£5,248,400	£5,248,400	£5,248,400	£5,248,400	£5,248,400
50%	71%	£7,164,500	£7,164,500	£7,164,500	£7,164,500	£7,164,500	£7,164,500
10%	75%	£-2,512,289	£-2,512,289	£-2,512,289	£-2,512,289	£-2,512,289	£-2,512,289
15%	75%	£-4,428,389	£-4,428,389	£-4,428,389	£-4,428,389	£-4,428,389	£-4,428,389
20%	75%	£-6,344,469	£-6,344,469	£-6,344,469	£-6,344,469	£-6,344,469	£-6,344,469
25%	75%	£-8,260,549	£-8,260,549	£-8,260,549	£-8,260,549	£-8,260,549	£-8,260,549
30%	75%	£-10,176,629	£-10,176,629	£-10,176,629	£-10,176,629	£-10,176,629	£-10,176,629
35%	75%	£-12,092,709	£-12,092,709	£-12,092,709	£-12,092,709	£-12,092,709	£-12,092,709
40%	75%	£-14,008,789	£-14,008,789	£-14,008,789	£-14,008,789	£-14,008,789	£-14,008,789
45%	75%	£-15,924,869	£-15,924,869	£-15,924,869	£-15,924,869	£-15,924,869	£-15,924,869
50%	75%	£-17,840,949	£-17,840,949	£-17,840,949	£-17,840,949	£-17,840,949	£-17,840,949
10%	80%	£-3,428,389	£-3,428,389	£-3,428,389	£-3,428,389	£-3,428,389	£-3,428,389
15%	80%	£-5,344,469	£-5,344,469	£-5,344,469	£-5,344,469	£-5,344,469	£-5,344,469
20%	80%	£-7,260,549	£-7,260,549	£-7,260,549	£-7,260,549	£-7,260,549	£-7,260,549
25%	80%	£-9,176,629	£-9,176,629	£-9,176,629	£-9,176,629	£-9,176,629	£-9,176,629
30%	80%	£-11,092,709	£-11,092,709	£-11,092,709	£-11,092,709	£-11,092,709	£-11,092,709
35%	80%	£-13,008,789	£-13,008,789	£-13,008,789	£-13,008,789	£-13,008,789	£-13,008,789
40%	80%	£-14,924,869	£-14,924,869	£-14,924,869	£-14,924,869	£-14,924,869	£-14,924,869
45%	80%	£-16,840,949	£-16,840,949	£-16,840,949	£-16,840,949	£-16,840,949	£-16,840,949
50%	80%	£-18,757,029	£-18,757,029	£-18,757,029	£-18,757,029	£-18,757,029	£-18,757,029

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£-13,952,391	£-13,952,391	£-13,952,391	£-13,952,391	£-13,952,391	£-13,952,391
10%	71%	£-10,036,091	£-10,036,091	£-10,036,091	£-10,036,091	£-10,036,091	£-10,036,091
15%	71%	£-6,119,791	£-6,119,791	£-6,119,791	£-6,119,791	£-6,119,791	£-6,119,791
20%	71%	£-2,203,491	£-2,203,491	£-2,203,491	£-2,203,491	£-2,203,491	£-2,203,491
25%	71%	£1,713,809	£1,713,809	£1,713,809	£1,713,809	£1,713,809	£1,713,809
30%	71%	£3,629,909	£3,629,909	£3,629,909	£3,629,909	£3,629,909	£3,629,909
35%	71%	£5,546,009	£5,546,009	£5,546,009	£5,546,009	£5,546,009	£5,546,009
40%	71%	£7,462,109	£7,462,109	£7,462,109	£7,462,109	£7,462,109	£7,462,109
45%	71%	£9,378,209	£9,378,209	£9,378,209	£9,378,209	£9,378,209	£9,378,209
50%	71%	£11,294,309	£11,294,309	£11,294,309	£11,294,309	£11,294,309	£11,294,309
10%	75%	£-1,036,391	£-1,036,391	£-1,036,391	£-1,036,391	£-1,036,391	£-1,036,391
15%	75%	£-2,952,491	£-2,952,491	£-2,952,491	£-2,952,491	£-2,952,491	£-2,952,491
20%	75%	£-4,868,591	£-4,868,591	£-4,868,591	£-4,868,591	£-4,868,591	£-4,868,591
25%	75%	£-6,784,691	£-6,784,691	£-6,784,691	£-6,784,691	£-6,784,691	£-6,784,691
30%	75%	£-8,700,791	£-8,700,791	£-8,700,791	£-8,700,791	£-8,700,791	£-8,700,791
35%	75%	£-10,616,891	£-10,616,891	£-10,616,891	£-10,616,891	£-10,616,891	£-10,616,891
40%	75%	£-12,532,991	£-12,532,991	£-12,532,991	£-12,532,991	£-12,532,991	£-12,532,991
45%	75%	£-14,449,091	£-14,449,091	£-14,449,091	£-14,449,091	£-14,449,091	£-14,449,091
50%	75%	£-16,365,191	£-16,365,191	£-16,365,191	£-16,365,191	£-16,365,191	£-16,365,191
10%	80%	£-3,428,389	£-3,428,389	£-3,428,389	£-3,428,389	£-3,428,389	£-3,428,389
15%	80%	£-5,344,469	£-5,344,469	£-5,344,469	£-5,344,469	£-5,344,469	£-5,344,469
20%	80%	£-7,260,549	£-7,260,549	£-7,260,549	£-7,260,549	£-7,260,549	£-7,260,549
25%	80%	£-9,176,629	£-9,176,629	£-9,176,629	£-9,176,629	£-9,176,629	£-9,176,629
30%	80%	£-11,092,709	£-11,092,709	£-11,092,709	£-11,092,709	£-11,092,709	£-11,092,709
35%	80%	£-13,008,789	£-13,008,789	£-13,008,789	£-13,008,789	£-13,008,789	£-13,008,789
40%	80%	£-14,924,869	£-14,924,869	£-14,924,869	£-14,924,869	£-14,924,869	£-14,924,869
45%	80%	£-16,840,949	£-16,840,949	£-16,840,949	£-16,840,949	£-16,840,949	£-16,840,949
50%	80%	£-18,757,029	£-18,757,029	£-18,757,029	£-18,757,029	£-18,757,029	£-18,757,029

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£50,403,884	£50,403,884	£50,403,884	£50,403,884	£50,403,884	£50,403,884
10%	71%	£38,299,464	£37,732,624	£38,013,264	£37,732,624	£38,013,264	£37,732,624
15%	71%	£30,195,044	£29,668,804	£30,195,044	£29,668,804	£30,195,044	£29,668,804
20%	71%	£22,090,624	£21,603,984	£22,090,624	£21,603,984	£22,090,624	£21,603,984
25%	71%	£13,986,204	£13,539,164	£13,986,204	£13,539,164	£13,986,204	£13,539,164
30%	71%	£5,881,784	£5,435,344	£5,881,784	£5,435,344	£5,881,784	£5,435,344
35%	71%	£-2,222,636	£-2,778,524	£-2,222,636	£-2,778,524	£-2,222,636	£-2,778,524
40%	71%	£-8,118,216	£-8,674,404	£-8,118,216	£-8,674,404	£-8,118,216	£-8,674,404
45%	71%	£-14,013,796	£-14,569,584	£-14,013,796	£-14,569,584	£-14,013,796	£-14,569,584
50%	71%	£-19,909,376	£-20,471,164	£-19,909,376	£-20,471,164	£-19,909,376	£-20,471,164
10%	75%	£-1,036,391	£-1,036,391	£-1,036,391	£-1,036,391	£-1,036,391	£-1,036,391
15%	75%	£-2,952,491	£-2,952,491	£-2,952,491	£-2,952,491	£-2,952,491	£-2,952,491
20%							

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£71,409,665	£71,409,665	£71,409,665	£71,409,665	£71,409,665	£71,409,665
10%	71%	£57,988,245	£58,238,695	£57,919,243	£58,281,202	£57,948,881	£57,989,676
15%	71%	£51,139,536	£51,632,775	£51,173,731	£51,686,971	£51,215,488	£51,249,694
20%	71%	£44,382,826	£45,067,145	£44,428,420	£45,112,739	£44,484,097	£44,529,691
25%	71%	£37,626,115	£38,481,514	£37,683,108	£38,538,508	£37,752,704	£37,809,697
30%	71%	£30,869,404	£31,905,884	£30,937,797	£31,964,276	£31,021,312	£31,089,704
35%	71%	£24,112,695	£25,310,255	£24,192,486	£25,380,045	£24,289,920	£24,339,110
40%	71%	£17,355,986	£18,724,624	£17,447,175	£18,815,813	£17,558,527	£17,649,714
45%	71%	£10,599,276	£12,138,994	£10,701,863	£12,241,582	£10,827,136	£10,939,723
50%	71%	£3,842,566	£5,553,363	£3,956,352	£5,967,359	£4,085,743	£4,209,700
100%	71%	£66,160,993	£61,516,906	£64,019,076	£61,274,119	£64,621,602	£64,378,814
10%	75%	£57,881,277	£58,180,667	£57,905,215	£58,204,604	£57,925,583	£57,949,520
15%	75%	£51,117,083	£51,586,167	£51,152,888	£51,602,073	£51,183,582	£51,219,447
20%	75%	£44,352,889	£44,951,668	£44,400,763	£44,999,542	£44,441,501	£44,489,376
25%	75%	£37,588,695	£38,337,169	£37,648,538	£38,397,012	£37,699,480	£37,759,303
30%	75%	£30,824,501	£31,722,670	£30,886,312	£31,794,482	£30,957,419	£31,029,230
35%	75%	£24,060,307	£25,108,171	£24,144,087	£25,191,950	£24,215,378	£24,299,188
40%	75%	£17,296,112	£18,493,671	£17,391,861	£18,589,420	£17,473,337	£17,569,085
45%	75%	£10,531,918	£11,879,172	£10,639,635	£11,986,889	£10,731,295	£10,839,013
50%	75%	£3,767,724	£5,284,673	£3,887,410	£5,804,358	£3,989,235	£4,108,811
10%	60%	£57,944,143	£58,423,167	£57,963,293	£58,442,317	£58,015,033	£58,034,183
15%	60%	£51,211,383	£51,929,918	£51,240,108	£51,958,643	£51,317,171	£51,346,442
20%	60%	£44,478,622	£45,436,669	£44,516,922	£45,474,968	£44,620,402	£44,658,701
25%	60%	£37,745,862	£38,943,426	£37,793,736	£38,991,294	£37,925,086	£37,970,860
30%	60%	£31,015,101	£32,450,171	£31,070,550	£32,507,620	£31,225,789	£31,283,219
35%	60%	£24,280,340	£25,956,922	£24,347,363	£25,023,946	£24,528,454	£24,595,478
40%	60%	£17,541,579	£19,063,673	£17,622,178	£19,149,272	£17,831,138	£17,907,739
45%	60%	£10,814,819	£12,970,425	£10,900,952	£13,056,558	£11,133,823	£11,219,996
50%	60%	£4,082,058	£6,477,175	£4,177,898	£6,872,924	£4,458,506	£4,532,225

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£73,468,093	£73,810,253	£73,490,890	£73,833,049	£73,518,729	£73,541,525
10%	71%	£66,711,383	£67,224,622	£66,745,579	£67,258,818	£66,787,336	£66,821,532
15%	71%	£59,954,673	£60,638,992	£59,990,267	£60,684,587	£59,955,944	£60,101,238
20%	71%	£53,197,963	£54,063,362	£53,234,056	£54,110,355	£53,328,681	£53,381,645
25%	71%	£46,441,253	£47,487,732	£46,500,644	£47,536,124	£46,593,159	£46,681,551
30%	71%	£39,684,543	£40,882,102	£39,764,334	£40,961,892	£39,861,768	£39,941,555
35%	71%	£32,927,833	£34,296,471	£33,019,622	£34,387,661	£33,330,375	£33,421,664
40%	71%	£26,171,123	£27,710,842	£26,273,711	£27,813,429	£26,398,883	£26,501,571
45%	71%	£19,414,413	£21,125,211	£19,528,399	£21,238,198	£19,667,590	£19,781,577
50%	71%	£6,657,703	£10,039,580	£6,771,590	£10,154,349	£6,907,287	£7,033,868
100%	71%	£49,539,016	£45,045,093	£48,549,225	£45,702,271	£49,049,755	£48,596,996
10%	75%	£66,887,930	£67,138,015	£66,724,838	£67,173,920	£66,755,390	£66,791,294
15%	75%	£59,924,736	£60,523,516	£59,972,611	£60,571,390	£60,013,349	£60,061,223
20%	75%	£53,160,543	£53,959,016	£53,220,386	£53,966,859	£53,271,397	£53,331,150
25%	75%	£46,396,349	£47,234,517	£46,468,159	£47,266,327	£46,529,357	£46,601,546
30%	75%	£39,632,155	£40,680,018	£39,716,934	£40,763,798	£39,787,225	£39,871,006
35%	75%	£32,867,960	£34,065,519	£32,963,708	£34,161,267	£33,045,194	£33,140,933
40%	75%	£26,107,766	£27,451,020	£26,211,483	£27,558,731	£26,303,143	£26,410,860
45%	75%	£19,339,572	£20,836,520	£19,450,258	£20,956,206	£19,561,102	£19,680,788
50%	75%	£7,515,991	£13,995,015	£7,535,141	£14,014,165	£7,586,881	£7,606,631
10%	60%	£66,783,231	£67,361,795	£66,811,955	£67,393,491	£66,889,965	£66,918,290
15%	60%	£59,954,673	£60,638,992	£59,990,267	£60,684,587	£59,955,944	£60,101,238
20%	60%	£53,197,963	£54,063,362	£53,234,056	£54,110,355	£53,328,681	£53,381,645
25%	60%	£46,441,253	£47,487,732	£46,500,644	£47,536,124	£46,593,159	£46,681,551
30%	60%	£39,684,543	£40,882,102	£39,764,334	£40,961,892	£39,861,768	£39,941,555
35%	60%	£32,927,833	£34,296,471	£33,019,622	£34,387,661	£33,330,375	£33,421,664
40%	60%	£26,171,123	£27,710,842	£26,273,711	£27,813,429	£26,398,883	£26,501,571
45%	60%	£19,414,413	£21,125,211	£19,528,399	£21,238,198	£19,667,590	£19,781,577
50%	60%	£7,515,991	£13,995,015	£7,535,141	£14,014,165	£7,586,881	£7,606,631

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,764,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£102,839,312	£102,839,312	£102,839,312	£102,839,312	£102,839,312	£102,839,312
10%	71%	£89,326,492	£89,688,653	£89,349,290	£89,691,449	£89,377,128	£89,399,625
15%	71%	£82,569,783	£83,053,022	£82,603,979	£83,111,218	£82,645,736	£82,679,931
20%	71%	£75,813,073	£76,407,392	£75,858,667	£76,494,986	£75,914,344	£75,969,698
25%	71%	£69,056,362	£69,911,761	£69,113,356	£69,968,755	£69,182,951	£69,239,944
30%	71%	£62,299,652	£63,326,132	£62,368,044	£63,394,523	£62,451,559	£62,519,951
35%	71%	£55,542,942	£56,740,502	£55,622,734	£56,828,292	£55,720,187	£55,799,587
40%	71%	£48,786,233	£50,154,871	£48,877,422	£50,246,060	£48,988,775	£49,079,964
45%	71%	£42,029,523	£43,569,241	£42,132,111	£43,671,829	£42,257,383	£42,369,970
50%	71%	£35,272,813	£36,983,610	£35,386,795	£37,097,597	£35,525,990	£35,639,977
100%	71%	£63,763,616	£60,068,669	£63,467,829	£60,843,872	£63,191,365	£62,648,507
10%	75%	£89,311,524	£89,610,914	£89,335,462	£89,634,851	£89,355,830	£89,379,767
15%	75%	£82,547,330	£82,996,414	£82,583,236	£83,032,320	£82,613,789	£82,649,695
20%	75%	£75,781,136	£76,381,815	£75,831,010	£76,428,790	£75,871,749	£75,919,623
25%	75%	£69,018,942	£69,767,416	£69,076,785	£69,827,259	£69,129,707	£69,189,550
30%	75%	£62,254,748	£63,152,917	£62,326,559	£63,224,729	£62,387,666	£62,459,477
35%	75%	£55,490,554	£56,538,418	£55,574,334	£56,622,197	£55,645,625	£55,729,405
40%	75%	£48,726,359	£49,933,919	£48,827,108	£49,919,667	£48,903,584	£48,989,333
45%	75%	£41,962,165	£43,309,419	£42,060,883	£43,417,137	£42,161,542	£42,269,290
50%	75%	£35,197,971	£36,694,920	£35,317,657	£36,814,605	£35,419,592	£35,539,188
10%	60%	£89,311,524	£89,653,614	£89,393,541	£89,872,581	£89,445,281	£89,484,430
15%	60%	£82,547,330	£83,080,185	£82,620,355	£83,386,890	£82,747,584	£82,776,690
20%	60%	£75,781,136	£76,566,917	£75,947,169	£76,905,215	£76,050,649	£76,088,948
25%	60%	£69,018,942	£70,373,667	£69,223,983	£70,421,541	£69,353,333	£69,401,207
30%	60%	£62,254,748	£63,880,418	£62,500,797	£63,937,865	£62,658,017	£62,713,468
35%	60%	£55,490,554	£57,387,169	£55,777,611	£57,454,194	£55,958,701	£56,026,725
40%	60%	£48,726,359	£50,893,920	£49,054,425	£50,970,519	£49,261,385	£49,337,984
45%	60%	£41,962,165	£44,400,672	£42,331,238	£44,486,845	£42,584,070	£42,650,243
50%	60%	£35,197,971	£37,907,422	£35,608,053	£38,003,171	£35,866,754	£35,942,602

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£70,928,559	£70,928,559	£70,928,559	£70,928,559	£70,928,559	£70,928,559
10%	71%	£57,415,139	£57,415,139	£57,437,837	£57,780,096	£57,465,775	£57,488,272
15%	71%	£50,656,480	£51,117,669	£50,692,265	£51,029,865	£50,734,382	£50,768,575
20%	71%	£43,901,720	£44,586,039	£43,947,314	£44,631,633	£44,002,991	£44,048,585
25%	71%	£37,145,009	£38,000,408	£37,202,002	£38,057,402	£37,271,598	£37,328,591
30%	71%	£30,389,299	£31,414,779	£30,456,891	£31,483,170	£30,540,296	£30,600,598
35%	71%	£23,631,589	£24,829,140	£23,711,380	£24,908,939	£23,808,814	£23,888,604
40%	71%	£16,874,880	£18,243,518	£16,966,069	£18,334,707	£17,077,421	£17,168,611
45%	71%	£10,118,170	£11,657,898	£10,220,757	£11,780,476	£10,346,030	£10,448,617
50%	71%	£3,361,460	£3,072,267	£3,453,446	£3,156,244	£3,814,633	£3,799,624
100%	71%	£65,641,969	£61,998,012	£65,399,152	£61,755,225	£65,102,708	£64,859,620
10%	75%	£57,400,171	£57,699,561	£57,424,109	£57,723,498	£57,444,477	£57,488,414
15%	75%	£50,633,977	£51,085,081	£50,677,362	£51,120,967	£50,702,436	£50,738,341
20%	75%	£43,871,783	£44,470,562	£43,919,657	£44,518,436	£43,966,395	£44,008,270
25%	75%	£37,107,589	£37,866,063	£37,167,432	£37,915,906	£37,218,364	£37,278,197
30%	75%	£30,343,395	£31,241,564	£30,415,206	£31,312,376	£30,476,313	£30,548,124
35%	75%	£23,579,201	£24,627,065	£23,662,981	£24,719,844	£23,734,272	£23,819,052
40%	75%	£16,815,006	£18,012,565	£16,910,755	£18,108,314	£16,992,231	£17,087,979
45%	75%	£10,050,812	£11,398,066	£10,158,529	£11,505,783	£10,250,189	£10,357,907
50%	75%	£3,286,618	£4,783,567	£3,406,364	£4,803,255	£3,508,149	£3,637,835
60%	80%	£57,463,037	£57,542,091	£57,482,187	£57,961,211	£57,533,027	£57,553,077
15%	80%	£50,730,277	£51,448,812	£50,759,002	£51,477,537	£50,836,611	£50,865,336
20%	80%	£43,997,516	£44,955,563	£44,035,816	£44,993,862	£44,139,296	£44,177,595
25%	80%	£37,262,814	£38,462,314	£37,312,635	£38,510,186	£37,441,980	£37,489,854
30%	80%	£30,531,995	£31,989,065	£30,580,444	£32,026,514	£30,744,663	£30,802,113
35%	80%	£23,799,234	£25,475,816	£23,865,257	£25,542,840	£24,047,348	£24,114,372
40%	80%	£17,068,473	£18,962,267	£17,143,072	£19,059,186	£17,350,032	£17,426,630
45%	80%	£10,333,743	£12,489,316	£10,415,886	£12,575,462	£10,652,747	£10,748,690
50%	80%	£3,600,952	£5,906,069	£3,696,700	£6,091,818	£3,955,400	£4,051,149

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£79,236,840	£79,579,000	£79,259,638	£79,601,797	£79,287,476	£79,310,273
10%	71%	£72,480,130	£72,993,370	£72,514,326	£73,027,566	£72,556,083	£72,590,279
15%	71%	£65,723,421	£66,407,740	£65,769,015	£66,453,334	£65,824,692	£65,870,286
20%	71%	£58,966,710	£59,622,109	£59,023,703	£59,876,102	£59,093,299	£59,160,292
25%	71%	£52,210,000	£53,236,479	£52,276,392	£53,304,871	£52,361,907	£52,430,290
30%	71%	£45,453,290	£46,650,849	£45,533,981	£46,730,640	£45,630,515	£45,710,305
35%	71%	£38,696,580	£40,065,919	£38,787,770	£40,155,409	£38,893,192	£38,990,312
40%	71%	£31,939,871	£33,479,589	£32,042,458	£33,582,177	£32,167,730	£32,270,314
45%	71%	£25,183,161	£26,893,958	£25,297,147	£27,007,945	£25,436,338	£25,560,325
50%	71%	£18,426,451	£20,308,327	£18,542,835	£20,423,713	£18,785,940	£18,939,219
100%	71%	£42,820,668	£40,176,311	£43,577,487	£39,926,624	£43,221,097	£43,039,219
10%	75%	£72,457,878	£72,906,762	£72,493,583	£72,942,668	£72,524,137	£72,560,042
15%	75%	£65,693,484	£66,292,263	£65,741,358	£66,340,137	£65,782,096	£65,829,971
20%	75%	£58,929,890	£59,627,784	£58,989,133	£59,737,607	£59,040,085	£59,098,698
25%	75%	£52,165,096	£53,063,265	£52,236,307	£53,135,076	£52,308,014	£52,366,625
30%	75%	£45,400,902	£46,448,765	£45,484,682	£46,532,545	£45,555,972	£45,639,753
35%	75%	£38,636,707	£39,834,266	£38,732,455	£39,930,015	£38,813,032	£38,909,680
40%	75%	£31,871,513	£33,219,713	£31,980,230	£33,327,484	£32,071,890	£32,179,607
45%	75%	£25,108,319	£26,605,268	£25,228,005	£26,724,953	£25,329,850	£25,440,536
50%	75%	£18,344,125	£20,019,817	£18,463,790	£20,137,422	£18,688,657	£18,829,343
10%	80%	£79,284,738	£79,763,762	£79,303,888	£79,782,912	£79,355,628	£79,374,778
15%	80%	£72,521,978	£73,070,513	£72,560,720	£73,296,238	£72,638,312	£72,687,037
20%	80%	£65,759,174	£66,177,494	£65,807,517	£66,351,963	£65,890,597	£65,949,266
25%	80%	£58,996,467	£60,284,015	£59,134,331	£60,331,889	£59,263,681	£59,311,555
30%	80%	£52,235,695	£54,790,796	£52,411,145	£53,848,215	£52,566,364	£52,623,814
35%	80%	£45,470,935	£47,207,517	£45,637,959	£47,364,541	£45,800,049	£45,869,073
40%	80%	£38,708,174	£40,804,268	£38,984,773	£40,880,866	£39,171,733	£39,248,331
45%	80%	£31,945,414	£34,311,019	£32,241,587	£34,397,192	£32,474,417	£32,560,590
50%	80%	£25,182,653	£27,817,779	£25,518,491	£27,813,519	£25,777,101	£25,872,659

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£102,839,912	£102,839,912	£102,839,912	£102,839,912	£102,839,912	£102,839,912
10%	71%	£89,326,492	£89,688,653	£89,349,290	£89,691,449	£89,377,128	£89,399,625
15%	71%	£82,569,783	£83,083,022	£82,603,978	£83,117,219	£82,645,736	£82,679,631
20%	71%	£75,813,073	£76,497,392	£75,858,667	£76,542,986	£75,914,344	£75,959,938
25%	71%	£69,056,362	£69,911,761	£69,113,356	£69,968,755	£69,182,951	£69,239,944
30%	71%	£62,299,652	£63,326,132	£62,368,044	£63,384,523	£62,451,559	£62,519,951
35%	71%	£55,542,942	£56,740,502	£55,622,734	£56,803,292	£55,720,167	£55,788,657
40%	71%	£48,786,233	£50,154,871	£48,877,422	£50,246,060	£48,986,775	£49,079,964
45%	71%	£42,029,523	£43,569,241	£42,132,111	£43,671,829	£42,257,393	£42,359,970
50%	71%	£35,272,813	£36,983,610	£35,386,799	£37,097,597	£35,525,990	£35,639,977
100%	71%	£63,730,616	£60,086,059	£63,497,829	£60,943,872	£63,191,355	£62,948,567
10%	75%	£89,311,524	£89,610,914	£89,335,462	£89,634,851	£89,355,830	£89,379,767
15%	75%	£82,547,330	£82,996,414	£82,583,236	£83,032,320	£82,613,769	£82,649,695
20%	75%	£75,783,136	£76,381,915	£75,831,019	£76,429,790	£75,871,749	£75,919,623
25%	75%	£69,018,942	£69,787,416	£69,078,785	£69,827,259	£69,129,707	£69,189,550
30%	75%	£62,254,748	£63,152,917	£62,326,559	£63,224,729	£62,387,666	£62,459,477
35%	75%	£55,490,554	£56,538,819	£55,574,334	£56,622,197	£55,645,695	£55,729,695
40%	75%	£48,726,359	£49,923,019	£48,822,108	£49,919,687	£48,903,584	£48,989,333
45%	75%	£41,962,165	£43,309,419	£42,069,883	£43,417,137	£42,161,542	£42,269,290
50%	75%	£35,197,971	£36,694,920	£35,317,657	£36,814,605	£35,419,502	£35,539,188
10%	80%	£89,373,961	£89,853,414	£89,393,541	£89,872,564	£89,445,261	£89,484,430
15%	80%	£82,611,630	£83,390,165	£82,670,355	£83,388,890	£82,747,964	£82,776,690
20%	80%	£75,848,869	£76,888,917	£75,947,169	£76,905,215	£76,050,649	£76,088,948
25%	80%	£69,078,109	£70,373,667	£69,223,983	£70,421,541	£69,353,333	£69,401,207
30%	80%	£62,303,349	£63,880,418	£62,500,797	£63,937,866	£62,658,017	£62,715,466
35%	80%	£55,527,587	£57,387,169	£55,777,611	£57,454,194	£55,958,701	£56,025,725
40%	80%	£48,757,826	£50,893,920	£49,054,425	£50,970,519	£49,261,385	£49,337,984
45%	80%	£41,987,066	£44,400,672	£42,331,239	£44,489,945	£42,561,070	£42,650,243
50%	80%	£35,212,305	£37,907,422	£35,608,053	£38,003,171	£35,866,754	£35,962,502

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 5

CL Zone  
Value Area 1  
Med

No Units  
Site Area 180  
1.51 Ha

Sales value inflation 0%  
Build cost inflation 0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council income thresholds	SR and SO at GLA income thresholds	LAR and SO at council income thresholds	LAR and SO at GLA income thresholds	SR and LLR	LAR and LLR
0%	71%	£59,604,459	£59,604,459	£59,604,459	£59,604,459	£59,604,459	£59,604,459
10%	71%	£51,423,445	£51,765,004	£51,460,524	£51,802,683	£51,471,961	£51,509,040
15%	71%	£47,332,638	£47,446,177	£47,388,556	£47,801,746	£47,405,712	£47,461,330
20%	71%	£43,235,519	£43,926,750	£43,308,745	£44,000,907	£43,331,946	£43,407,175
25%	71%	£39,123,500	£39,991,214	£39,217,532	£40,085,246	£39,246,537	£39,340,668
30%	71%	£35,013,480	£36,054,737	£35,126,319	£36,167,576	£35,161,124	£35,273,962
35%	71%	£30,903,660	£32,119,891	£31,035,105	£32,249,906	£31,075,712	£31,207,366
40%	71%	£26,793,441	£28,181,783	£26,943,892	£28,332,235	£26,990,300	£27,140,751
45%	71%	£22,683,420	£24,245,306	£22,852,678	£24,414,564	£22,904,887	£23,074,145
50%	71%	£18,573,400	£20,308,830	£18,742,966	£20,496,893	£18,801,925	£18,983,964
100%	71%	£23,651,295	£20,907,438	£23,256,409	£19,812,481	£23,154,604	£22,139,717
0%	75%	£51,407,782	£51,707,152	£51,446,695	£51,746,085	£51,450,214	£51,489,147
15%	75%	£47,308,414	£47,758,498	£47,367,813	£47,816,898	£47,373,091	£47,431,491
20%	75%	£43,201,703	£43,859,104	£43,200,690	£43,867,711	£43,287,609	£43,366,616
25%	75%	£39,083,729	£39,842,970	£39,182,463	£39,941,713	£39,191,387	£39,290,120
30%	75%	£34,965,755	£35,876,855	£35,084,236	£35,995,336	£35,094,945	£35,213,424
35%	75%	£30,847,781	£31,910,732	£30,986,009	£32,048,989	£30,985,502	£31,136,728
40%	75%	£26,729,808	£27,844,698	£26,867,792	£28,102,582	£26,862,680	£27,060,034
45%	75%	£22,611,835	£23,978,484	£22,789,555	£24,156,205	£22,805,617	£22,983,338
50%	75%	£18,470,985	£20,121,361	£18,671,681	£20,209,828	£18,689,821	£18,890,519
10%	80%	£51,473,658	£51,952,852	£51,504,135	£51,963,798	£51,541,551	£51,572,697
15%	80%	£47,408,213	£48,126,748	£47,454,932	£48,173,468	£47,510,097	£47,556,816
20%	80%	£43,335,332	£44,300,845	£43,398,521	£44,363,138	£43,473,133	£43,536,322
25%	80%	£39,260,764	£40,465,365	£39,329,751	£40,544,552	£39,423,017	£39,502,004
30%	80%	£35,186,398	£36,623,958	£35,260,952	£36,715,742	£35,372,900	£35,467,884
35%	80%	£31,081,632	£32,782,352	£31,192,213	£32,892,933	£31,322,784	£31,433,365
40%	80%	£26,997,064	£28,940,745	£27,123,443	£29,067,124	£27,272,667	£27,399,046
45%	80%	£22,912,498	£25,099,137	£23,044,874	£23,241,314	£23,232,560	£23,384,726
50%	80%	£18,810,519	£21,257,531	£18,971,078	£21,415,505	£19,160,656	£19,321,214

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council income thresholds	SR and SO at GLA income thresholds	LAR and SO at council income thresholds	LAR and SO at GLA income thresholds	SR and LLR	LAR and LLR
0%	71%	-£76,130,773	-£76,130,773	-£76,130,773	-£76,130,773	-£76,130,773	-£76,130,773
10%	71%	-£81,571,786	-£83,969,628	-£84,274,706	-£83,093,549	-£84,263,272	-£84,226,169
15%	71%	-£88,402,288	-£97,889,068	-£98,545,676	-£97,833,437	-£98,320,521	-£98,473,803
20%	71%	-£92,501,713	-£101,808,483	-£102,426,488	-£101,734,325	-£102,403,284	-£102,328,058
25%	71%	-£96,611,733	-£105,724,018	-£106,317,701	-£105,649,987	-£106,488,596	-£106,394,664
30%	71%	-£100,721,753	-£109,640,405	-£110,505,914	-£109,561,697	-£110,574,109	-£110,461,271
35%	71%	-£104,831,772	-£113,556,972	-£114,700,128	-£113,485,327	-£114,659,621	-£114,527,676
40%	71%	-£108,941,792	-£117,473,449	-£118,913,340	-£117,402,998	-£118,744,933	-£118,594,481
45%	71%	-£113,051,812	-£121,388,926	-£122,126,554	-£121,300,668	-£122,180,348	-£122,061,088
50%	71%	-£117,161,832	-£125,304,403	-£126,340,766	-£125,268,339	-£126,303,399	-£126,142,166
100%	71%	-£159,386,627	-£155,742,570	-£158,901,641	-£155,347,684	-£158,869,836	-£158,474,949
0%	75%	-£84,327,470	-£84,028,991	-£84,289,538	-£83,999,147	-£84,285,018	-£84,246,995
15%	75%	-£88,435,610	-£87,617,234	-£88,367,416	-£88,315,345	-£88,341,141	-£88,344,715
20%	75%	-£92,553,530	-£91,526,129	-£92,454,543	-£91,847,522	-£92,447,403	-£92,368,418
25%	75%	-£96,651,504	-£95,392,253	-£96,552,769	-£95,793,510	-£96,543,846	-£96,445,112
30%	75%	-£100,769,477	-£99,258,377	-£100,650,996	-£99,739,896	-£100,640,288	-£100,521,569
35%	75%	-£104,887,451	-£103,124,501	-£104,749,220	-£103,686,279	-£104,736,730	-£104,598,524
40%	75%	-£108,905,424	-£107,000,624	-£108,847,450	-£107,632,651	-£108,833,173	-£108,675,199
45%	75%	-£113,023,398	-£111,756,748	-£112,945,678	-£111,579,028	-£112,929,616	-£112,751,895
50%	75%	-£117,141,372	-£115,522,872	-£117,053,551	-£115,985,605	-£117,045,412	-£116,844,715
10%	80%	-£84,201,605	-£83,782,581	-£84,220,458	-£83,751,434	-£84,190,681	-£84,162,535
15%	80%	-£88,327,019	-£87,608,485	-£88,280,300	-£87,561,765	-£88,225,136	-£88,178,416
20%	80%	-£92,453,408	-£91,434,388	-£92,336,712	-£91,372,095	-£92,262,099	-£92,188,910
25%	80%	-£96,584,468	-£95,269,687	-£96,495,451	-£95,190,681	-£96,312,216	-£96,233,229
30%	80%	-£100,715,528	-£99,111,274	-£100,474,251	-£99,016,490	-£100,362,332	-£100,267,549
35%	80%	-£104,846,588	-£102,952,881	-£104,543,020	-£102,842,300	-£104,412,440	-£104,301,867
40%	80%	-£108,977,648	-£106,794,437	-£108,811,769	-£106,688,108	-£108,658,268	-£108,538,157
45%	80%	-£113,108,708	-£110,636,095	-£112,680,559	-£110,463,918	-£112,512,682	-£112,370,506
50%	80%	-£117,239,768	-£114,477,702	-£116,764,159	-£114,319,728	-£116,574,576	-£116,414,018

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council income thresholds	SR and SO at GLA income thresholds	LAR and SO at council income thresholds	LAR and SO at GLA income thresholds	SR and LLR	LAR and LLR
0%	71%	-£49,473,892	-£49,473,892	-£49,473,892	-£49,473,892	-£49,473,892	-£49,473,892
10%	71%	-£57,654,896	-£57,312,737	-£57,617,817	-£57,275,658	-£57,606,380	-£57,569,301
15%	71%	-£61,745,403	-£61,232,164	-£61,689,785	-£61,176,546	-£61,672,629	-£61,617,911
20%	71%	-£65,841,420	-£65,181,591	-£65,769,592	-£65,077,434	-£65,745,612	-£65,671,168
25%	71%	-£69,954,841	-£69,087,127	-£69,860,909	-£69,093,095	-£69,930,804	-£69,737,773
30%	71%	-£74,064,861	-£73,923,804	-£74,952,022	-£73,910,765	-£74,917,217	-£73,904,379
35%	71%	-£78,174,881	-£78,960,980	-£78,943,236	-£78,828,435	-£78,902,630	-£77,870,985
40%	71%	-£82,284,900	-£83,866,248	-£83,134,449	-£83,745,106	-£83,089,411	-£81,957,367
45%	71%	-£86,394,921	-£88,833,035	-£88,225,663	-£88,663,777	-£88,173,544	-£86,004,196
50%	71%	-£90,504,941	-£93,769,511	-£93,335,375	-£93,581,448	-£93,276,416	-£90,085,277
10%	75%	-£102,729,658	-£102,650,678	-£102,336,750	-£102,660,792	-£102,312,045	-£101,818,058
15%	75%	-£107,070,579	-£107,371,189	-£107,631,646	-£107,332,256	-£107,628,127	-£107,588,194
20%	75%	-£111,411,500	-£111,319,843	-£111,710,528	-£111,261,443	-£111,705,250	-£111,646,850
25%	75%	-£115,752,421	-£115,269,237	-£115,797,651	-£115,190,630	-£115,730,512	-£115,711,525
30%	75%	-£120,093,342	-£120,235,909	-£120,489,769	-£120,136,624	-£120,489,684	-£120,288,221
35%	75%	-£124,434,263	-£124,201,486	-£124,994,105	-£124,083,005	-£124,938,396	-£124,864,917
40%	75%	-£128,775,184	-£128,167,809	-£128,992,332	-£127,029,382	-£128,979,839	-£127,941,613
45%	75%	-£133,116,105	-£132,584,132	-£133,190,559	-£131,160,639	-£133,170,719	-£132,019,201
50%	75%	-£137,457,026	-£136,999,857	-£137,282,786	-£135,122,136	-£137,272,124	-£136,095,003
10%	80%	-£90,607,356	-£89,065,980	-£90,406,630	-£89,868,513	-£90,380,520	-£90,187,823
15%	80%	-£95,994,713	-£93,125,689	-£94,573,568	-£93,094,543	-£95,536,790	-£93,205,844
20%	80%	-£101,382,070	-£98,961,029	-£101,624,913	-£98,904,673	-£101,867,249	-£99,621,799
25%	80%	-£106,769,427	-£104,777,496	-£106,749,820	-£104,715,203	-£106,695,268	-£104,542,019
30%	80%	-£112,156,784	-£108,612,716	-£109,748,590	-£106,533,789	-£109,578,391	-£106,576,337
35%	80%	-£117,544,141	-£112,454,988	-£113,817,359	-£110,369,599	-£113,705,441	-£110,607,627
40%	80%	-£122,931,498	-£116,295,265	-£122,889,126	-£116,185,408	-£122,755,557	-£119,644,976
45%	80%	-£128,318,855	-£120,135,542	-£128,846,899	-£120,011,217	-£128,805,674	-£126,879,295
50%	80%	-£133,706,212	-£133,979,204	-£133,827,667	-£133,837,027	-£133,785,791	-£133,715,815
100%	80%	-£40,267,622	-£47,600,810	-£46,107,265	-£47,662,636	-£46,917,685	-£46,257,122

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council income thresholds	SR and SO at GLA income thresholds	LAR and SO at council income thresholds	LAR and SO at GLA income thresholds	SR and LLR	LAR and LLR
0%	71%	-£3,062,989	-£3,062,989	-£3,062,989	-£3,062,989	-£3,062,989	-£3,062,989
10%	71%	-£11,244,004	-£10,961,845	-£11,206,924	-£10,864,785	-£11,195,488	-£11,159,408
15%	71%	-£15,334,511	-£14,821,272	-£15,278,892	-£14,765,653	-£15,261,737	-£15,206,119
20%	71%	-£19,433,929	-£18,740,699	-£19,358,704	-£18,666,541	-£19,335,500	-£19,260,274
25%	71%	-£23,543,949	-£22,616,235	-£23,449,917	-£22,582,203	-£23,420,912	-£23,326,889
30%	71%	-£27,653,969	-£26,412,711	-£27,541,130	-£26,499,679	-£27,506,325	-£27,395,456
35%	71%	-£31,763,989	-£30,149,188	-£31,632,344	-£30,417,543	-£31,591,737	-£31,460,092
40%	71%	-£35,874,008	-£33,845,669	-£35,723,557	-£34,335,214	-£35,677,149	-£35,5

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£17,942,792	£17,942,792	£17,942,792	£17,942,792	£17,942,792	£17,942,792
10%	71%	£9,761,779	£10,103,357	£9,756,857	£10,141,916	£9,810,254	£9,817,375
15%	71%	£9,671,270	£9,153,269	£9,153,269	£9,240,128	£9,744,044	£9,739,693
20%	71%	£1,571,852	£2,265,082	£1,647,077	£2,339,240	£1,670,281	£1,745,507
25%	71%	£2,538,187	£1,670,453	£2,444,136	£1,576,422	£2,415,131	£2,321,099
30%	71%	£9,648,388	£9,602,520	£9,602,520	£9,602,520	£9,500,543	£9,367,367
35%	71%	£10,758,207	£9,543,407	£10,626,562	£9,411,762	£10,585,666	£10,454,311
40%	71%	£14,868,227	£13,479,884	£14,717,275	£13,329,433	£14,671,368	£14,520,916
45%	71%	£18,978,247	£17,416,361	£18,808,889	£17,247,103	£18,756,780	£18,587,522
50%	71%	£25,108,841	£21,352,838	£22,918,702	£21,184,774	£22,889,743	£22,689,905
100%	71%	£65,312,962	£61,689,095	£64,918,078	£61,274,119	£64,796,271	£64,401,384
10%	75%	£9,746,995	£10,045,485	£9,785,028	£10,084,418	£9,789,547	£9,827,480
15%	75%	£9,947,747	£9,098,831	£9,706,146	£9,755,230	£9,711,424	£9,769,823
20%	75%	£1,540,035	£2,147,436	£1,619,022	£2,226,043	£1,626,162	£1,705,149
25%	75%	£2,677,938	£1,818,688	£2,479,204	£1,719,954	£2,470,280	£2,371,547
30%	75%	£6,995,912	£5,784,812	£6,917,431	£5,666,331	£6,966,723	£6,446,243
35%	75%	£10,813,898	£9,750,590	£10,676,859	£9,612,708	£10,663,165	£10,524,939
40%	75%	£14,931,859	£13,717,059	£14,773,885	£13,559,085	£14,759,608	£14,601,634
45%	75%	£19,049,833	£17,683,183	£18,872,112	£17,505,463	£18,856,050	£18,678,330
50%	75%	£25,168,827	£21,649,307	£22,969,986	£21,451,680	£22,937,687	£22,717,159
10%	60%	£9,811,960	£10,290,984	£9,843,107	£10,322,131	£9,876,854	£9,911,030
15%	60%	£5,746,546	£6,465,080	£5,793,265	£6,511,801	£5,848,429	£5,895,149
20%	60%	£1,673,684	£2,936,178	£1,786,653	£2,701,470	£1,811,486	£1,874,655
25%	60%	£2,410,903	£3,196,102	£2,331,915	£3,112,115	£2,238,691	£2,159,684
30%	60%	£6,495,469	£5,037,709	£6,400,685	£4,942,925	£6,288,767	£6,103,983
35%	60%	£10,590,036	£8,879,316	£10,469,455	£8,769,735	£10,338,884	£10,129,302
40%	60%	£14,694,603	£12,720,922	£14,538,224	£12,594,583	£14,399,000	£14,189,000
45%	60%	£18,749,169	£16,562,530	£18,606,954	£16,420,353	£18,439,117	£18,296,941
50%	60%	£22,851,148	£20,404,137	£22,690,591	£20,246,183	£22,501,011	£22,340,453

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£25,333,625	£25,333,625	£25,333,625	£25,333,625	£25,333,625	£25,333,625
10%	71%	£25,333,625	£25,333,625	£25,333,625	£25,333,625	£25,333,625	£25,333,625
15%	71%	£21,243,118	£21,758,357	£21,268,736	£21,811,975	£21,315,892	£21,371,510
20%	71%	£17,143,700	£17,636,930	£17,218,925	£17,911,088	£17,242,129	£17,317,355
25%	71%	£13,053,898	£13,961,394	£13,127,712	£13,995,426	£13,165,117	£13,250,939
30%	71%	£9,927,890	£9,964,918	£9,936,499	£10,077,756	£9,971,304	£9,184,142
35%	71%	£4,813,640	£9,028,441	£4,845,285	£5,160,086	£4,985,891	£5,117,636
40%	71%	£3,703,921	£2,997,853	£3,542,721	£2,242,415	£3,600,493	£1,050,891
45%	71%	£3,406,400	£1,844,513	£3,237,142	£1,675,255	£3,184,533	£3,015,675
50%	71%	£7,537,994	£5,780,990	£7,346,854	£5,592,926	£7,287,895	£7,096,755
100%	71%	£49,741,115	£48,997,157	£49,548,229	£48,702,274	£49,294,424	£48,828,536
10%	75%	£25,333,625	£25,333,625	£25,333,625	£25,333,625	£25,333,625	£25,333,625
15%	75%	£21,216,594	£21,688,678	£21,277,993	£21,727,078	£21,283,272	£21,341,671
20%	75%	£17,111,883	£17,719,284	£17,190,870	£17,797,891	£17,198,010	£17,276,997
25%	75%	£12,993,969	£13,753,159	£13,062,644	£13,861,894	£13,101,567	£13,260,301
30%	75%	£8,876,935	£9,747,816	£8,944,416	£9,855,142	£8,905,142	£9,023,665
35%	75%	£4,757,961	£5,820,912	£4,896,189	£5,956,139	£4,908,662	£5,046,909
40%	75%	£639,985	£1,854,768	£797,962	£2,012,762	£812,240	£970,214
45%	75%	£3,477,085	£2,111,335	£3,300,265	£1,933,616	£3,284,203	£3,108,462
50%	75%	£7,618,835	£6,077,450	£7,418,139	£5,879,992	£7,399,999	£7,199,302
10%	60%	£25,383,808	£25,862,832	£25,414,955	£25,893,979	£25,451,731	£25,482,877
15%	60%	£21,318,393	£22,036,926	£21,365,113	£22,083,648	£21,420,277	£21,466,996
20%	60%	£17,243,118	£18,111,022	£17,298,712	£18,273,318	£17,353,315	£17,446,502
25%	60%	£13,160,945	£14,375,745	£13,239,931	£14,454,732	£13,333,197	£13,412,184
30%	60%	£9,076,378	£10,534,139	£9,171,162	£10,628,922	£9,283,080	£9,377,864
35%	60%	£4,991,812	£6,662,832	£5,102,393	£6,803,113	£5,232,984	£5,343,546
40%	60%	£9,076,378	£2,850,925	£1,033,623	£2,977,304	£1,182,847	£1,309,226
45%	60%	£3,177,322	£9,062,682	£3,035,146	£9,848,505	£2,862,269	£2,725,093
50%	60%	£7,279,301	£4,832,289	£7,118,743	£4,674,315	£6,929,164	£6,768,606

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£49,373,039	£49,373,039	£49,373,039	£49,373,039	£49,373,039	£49,373,039
10%	71%	£41,192,025	£41,534,184	£41,229,104	£41,541,263	£41,240,541	£41,277,620
15%	71%	£37,101,518	£37,614,757	£37,157,136	£37,670,375	£37,174,292	£37,229,910
20%	71%	£33,002,099	£33,630,330	£33,077,324	£33,769,467	£33,100,568	£33,175,794
25%	71%	£28,892,080	£29,759,794	£28,986,112	£29,853,826	£29,015,117	£29,109,148
30%	71%	£24,782,059	£25,823,317	£24,894,899	£25,936,156	£24,929,704	£25,042,642
35%	71%	£20,672,040	£21,888,841	£20,803,885	£22,018,485	£20,844,281	£20,975,936
40%	71%	£16,562,020	£17,950,363	£16,712,472	£18,100,814	£16,758,879	£16,909,331
45%	71%	£12,452,000	£14,013,886	£12,621,258	£14,183,144	£12,673,467	£12,842,725
50%	71%	£8,342,000	£10,077,410	£8,511,546	£10,263,473	£8,570,554	£8,751,844
100%	71%	£68,862,015	£69,208,768	£68,862,015	£69,208,768	£68,862,015	£69,208,768
10%	75%	£41,176,342	£41,475,732	£41,215,275	£41,514,665	£41,218,794	£41,257,727
15%	75%	£37,077,994	£37,527,078	£37,136,393	£37,585,477	£37,141,671	£37,200,071
20%	75%	£33,072,283	£33,577,883	£33,049,270	£33,566,281	£33,056,490	£33,133,396
25%	75%	£29,067,569	£29,611,559	£29,051,043	£29,710,293	£29,059,967	£29,058,700
30%	75%	£24,734,335	£25,845,435	£24,852,816	£25,763,916	£24,863,324	£24,982,004
35%	75%	£20,616,361	£21,679,312	£20,754,588	£21,817,539	£20,767,082	£20,905,368
40%	75%	£16,496,389	£17,713,198	£16,656,362	£17,871,162	£16,670,639	£16,828,013
45%	75%	£12,380,414	£13,747,064	£12,558,135	£13,924,785	£12,574,197	£12,751,917
50%	75%	£9,291,565	£9,780,911	£9,440,261	£9,978,407	£9,458,400	£9,659,097
10%	60%	£41,242,208	£41,721,231	£41,279,358	£41,752,379	£41,309,000	£41,341,277
15%	60%	£37,176,793	£37,595,528	£37,223,512	£37,642,048	£37,278,677	£37,325,356
20%	60%	£33,103,912	£33,069,425	£33,167,101	£33,141,717	£33,241,713	£33,304,902
25%	60%	£29,019,344	£29,234,145	£29,088,331	£29,313,132	£29,191,596	£29,270,583
30%	60%	£24,934,779	£25,392,538	£25,029,565	£26,481,322	£25,141,480	£25,256,364
35%	60%	£20,850,211	£22,550,932	£20,980,792	£22,661,612	£21,091,383	£21,201,945
40%	60%	£16,765,644	£18,709,325	£16,892,023	£18,838,704	£17,041,247	£17,167,626
45%	60%	£12,681,078	£14,867,717	£12,823,254	£15,009,894	£12,991,150	£13,133,366
50%	60%	£8,570,689	£11,026,111	£8,739,656	£11,184,085	£8,920,236	£9,083,794

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

E27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	E17,461,686	E17,461,686	E17,461,686	E17,461,686	E17,461,686	E17,461,686
10%	71%	E9,280,672	E9,622,831	E9,217,751	E9,659,910	E9,329,188	E9,366,267
15%	71%	E5,186,164	E5,763,463	E5,455,753	E5,759,022	E5,265,038	E5,315,257
20%	71%	E1,090,746	E1,783,976	E1,165,971	E1,858,134	E1,189,175	E1,264,401
25%	71%	-E3,019,273	-E2,151,559	-E2,925,242	-E2,057,528	-E2,896,237	-E2,802,205
30%	71%	-E7,129,294	-E8,098,058	-E7,016,454	-E5,975,198	-E6,981,640	-E8,968,811
35%	71%	-E11,239,313	-E10,024,513	-E11,107,668	-E9,892,868	-E11,067,062	-E10,935,417
40%	71%	-E15,349,333	-E13,960,990	-E15,198,881	-E13,810,539	-E15,152,474	-E15,002,022
45%	71%	-E19,459,353	-E17,897,467	-E19,290,095	-E17,228,209	-E19,337,686	-E19,089,628
50%	71%	-E23,569,373	-E21,834,944	-E23,399,839	-E21,645,680	-E23,390,949	-E23,149,348
100%	71%	-E65,794,068	-E62,150,111	-E65,399,152	-E61,755,225	-E65,277,377	-E64,882,490
10%	75%	E9,294,989	E9,564,379	E9,303,922	E9,603,312	E9,307,441	E9,346,374
15%	75%	E5,186,681	E5,615,225	E5,220,940	E5,674,124	E5,230,319	E5,288,317
20%	75%	E1,058,929	E1,656,330	E1,137,916	E1,744,957	E1,145,056	E1,224,043
25%	75%	-E3,059,044	-E2,299,794	-E2,960,310	-E2,201,060	-E2,951,386	-E2,852,653
30%	75%	-E7,177,018	-E6,265,918	-E7,058,537	-E6,147,437	-E7,047,829	-E6,929,349
35%	75%	-E11,294,002	-E10,232,042	-E11,158,765	-E10,093,814	-E11,144,221	-E11,008,045
40%	75%	-E15,412,965	-E14,198,165	-E15,254,991	-E14,040,191	-E15,240,714	-E15,082,740
45%	75%	-E19,530,939	-E18,164,289	-E19,353,218	-E17,988,569	-E19,337,156	-E19,159,436
50%	75%	-E23,648,913	-E22,300,413	-E23,471,698	-E22,032,966	-E23,466,669	-E23,289,259
10%	60%	E5,330,854	E5,599,878	E5,362,001	E5,841,022	E5,366,778	E5,429,924
15%	60%	E5,265,440	E5,983,974	E5,312,159	E6,030,696	E5,367,323	E5,414,043
20%	60%	E1,182,558	E2,138,072	E1,255,747	E2,220,364	E1,330,390	E1,393,549
25%	60%	-E2,869,099	-E1,677,028	-E2,813,022	-E1,698,221	-E2,719,787	-E2,640,174
30%	60%	-E6,976,575	-E5,518,815	-E6,881,791	-E5,424,031	-E6,769,873	-E6,675,080
35%	60%	-E11,081,142	-E9,360,422	-E10,950,561	-E9,249,841	-E10,819,960	-E10,709,498
40%	60%	-E15,185,709	-E13,202,528	-E15,019,330	-E13,075,649	-E14,870,106	-E14,743,721
45%	60%	-E19,290,276	-E17,045,638	-E19,088,109	-E16,901,459	-E18,920,225	-E18,775,047
50%	60%	-E23,332,254	-E20,885,242	-E23,171,697	-E20,727,269	-E22,982,117	-E22,821,560

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

E13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	E31,102,372	E31,444,532	E31,139,452	E31,481,611	E31,159,888	E31,187,968
10%	71%	E27,011,865	E27,525,104	E27,067,484	E27,580,723	E27,084,639	E27,140,258
15%	71%	E22,912,447	E23,655,677	E22,987,672	E23,679,835	E23,010,876	E23,086,102
20%	71%	E18,802,428	E19,670,142	E18,886,456	E19,764,173	E18,925,464	E19,019,496
25%	71%	E14,692,407	E15,733,665	E14,805,246	E15,846,503	E14,840,062	E14,952,890
30%	71%	E10,582,388	E11,797,188	E10,714,933	E11,828,833	E10,758,639	E10,886,284
35%	71%	E6,472,369	E7,861,711	E6,622,320	E8,011,162	E6,689,237	E6,819,679
40%	71%	E2,362,348	E3,234,234	E2,531,698	E4,093,492	E2,583,814	E2,753,072
45%	71%	-E1,769,247	-E12,243	-E1,878,107	-E175,821	-E1,519,148	-E1,328,008
50%	71%	-E4,972,267	-E40,228,410	-E43,977,487	-E49,933,624	-E43,459,676	-E49,080,789
10%	75%	E31,086,909	E31,966,079	E31,125,413	E31,425,013	E31,149,162	E31,168,074
15%	75%	E28,986,341	E27,437,426	E27,046,741	E27,498,825	E27,050,019	E27,110,418
20%	75%	E22,880,630	E24,048,031	E22,959,617	E23,566,638	E22,966,757	E23,045,744
25%	75%	E18,782,607	E19,561,967	E18,860,641	E19,680,641	E18,870,315	E18,960,048
30%	75%	E14,684,683	E15,555,783	E14,763,154	E15,674,264	E14,773,972	E14,892,352
35%	75%	E10,526,709	E11,589,659	E10,664,936	E11,727,887	E10,677,430	E10,815,656
40%	75%	E6,408,736	E7,623,236	E6,586,710	E7,781,610	E6,580,987	E6,738,061
45%	75%	E2,290,767	E3,657,412	E2,469,462	E3,836,132	E2,464,545	E2,662,265
50%	75%	-E1,850,087	-E308,732	-E1,649,391	-E111,245	-E1,631,252	-E1,430,555
10%	60%	E31,152,555	E31,631,679	E31,183,702	E31,662,726	E31,220,479	E31,251,625
15%	60%	E27,087,141	E27,855,675	E27,133,866	E27,862,388	E27,189,024	E27,235,744
20%	60%	E23,014,259	E23,719,712	E23,077,448	E23,746,065	E23,155,061	E23,115,265
25%	60%	E18,926,692	E20,144,493	E19,008,679	E20,223,480	E19,101,944	E19,180,931
30%	60%	E14,845,126	E16,202,986	E14,939,909	E16,397,670	E15,015,828	E15,146,612
35%	60%	E10,760,569	E12,461,279	E10,871,146	E12,571,860	E11,001,711	E11,112,293
40%	60%	E6,675,992	E8,619,673	E6,802,371	E8,746,052	E6,951,595	E7,077,973
45%	60%	E2,591,425	E4,778,065	E2,733,601	E4,920,242	E2,901,476	E3,043,654
50%	60%	-E1,510,553	-E968,458	-E1,249,996	-E1,094,432	-E1,160,416	-E999,858

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

E6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	E48,373,030	E48,373,030	E48,373,030	E48,373,030	E48,373,030	E48,373,030
10%	71%	E41,192,025	E41,534,184	E41,229,104	E41,571,263	E41,240,541	E41,277,620
15%	71%	E37,101,518	E37,614,157	E37,157,136	E37,670,375	E37,174,292	E37,229,910
20%	71%	E33,002,009	E33,695,330	E33,077,324	E33,769,487	E33,100,528	E33,175,754
25%	71%	E28,892,080	E29,759,794	E28,986,112	E29,853,826	E29,015,117	E29,109,148
30%	71%	E24,782,059	E26,823,217	E24,884,899	E25,936,156	E24,929,704	E25,042,242
35%	71%	E20,672,040	E21,886,841	E20,803,895	E22,018,465	E20,844,291	E20,976,936
40%	71%	E16,562,020	E17,950,363	E16,712,472	E18,100,814	E16,758,879	E16,909,331
45%	71%	E12,452,000	E14,013,886	E12,621,258	E14,183,144	E12,673,467	E12,842,725
50%	71%	E8,342,406	E10,077,410	E8,511,546	E10,265,473	E8,570,594	E8,761,644
100%	71%	-E43,882,715	-E40,238,755	-E43,487,829	-E42,843,812	-E43,386,024	-E42,971,137
10%	75%	E41,176,342	E41,475,732	E41,215,275	E41,514,665	E41,218,794	E41,257,727
15%	75%	E37,077,994	E37,527,078	E37,136,392	E37,585,477	E37,141,671	E37,200,071
20%	75%	E33,070,263	E33,617,683	E33,049,270	E33,656,291	E33,056,400	E33,135,396
25%	75%	E29,052,309	E29,611,550	E29,051,643	E29,710,293	E29,059,967	E29,088,700
30%	75%	E24,734,335	E25,645,435	E24,852,616	E25,763,916	E24,863,524	E24,982,004
35%	75%	E20,616,361	E21,619,312	E20,754,588	E21,817,539	E20,767,862	E20,905,368
40%	75%	E16,498,388	E17,713,186	E16,656,362	E17,871,162	E16,670,639	E16,828,613
45%	75%	E12,380,414	E13,747,064	E12,558,135	E13,924,785	E12,574,197	E12,751,917
50%	75%	E8,239,565	E9,780,941	E8,440,261	E9,978,407	E8,458,400	E8,659,097
10%	60%	E41,242,208	E41,721,331	E41,273,356	E41,763,376	E41,310,151	E41,341,377
15%	60%	E33,105,912	E34,069,425	E33,167,101	E34,131,717	E33,241,713	E33,304,902
20%	60%	E29,019,344	E30,234,145	E29,098,331	E30,313,132	E29,191,586	E29,270,563
25%	60%	E24,934,778	E26,392,536	E25,029,662	E26,487,322	E25,141,480	E25,236,894
30%	60%	E20,850,211	E22,560,932	E20,960,792	E22,661,512	E21,091,363	E21,201,945
35%	60%	E16,765,644	E18,709,325	E16,892,623	E18,835,704	E17,041,247	E17,167,626
40%	60%	E12,681,078	E14,867,717	E12,823,254	E15,009,894	E12,991,130	E13,133,305
50%	60%	E8,579,099	E11,026,111	E8,739,856	E11,184,085	E8,929,236	E9,089,794

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 5

CIL Zone	1
Value Area	Low

No Units	180
Site Area	1.51 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£41,852,948	£41,852,948	£41,852,948	£41,852,948	£41,852,948	£41,852,948
10%	71%	£35,391,173	£35,738,259	£35,452,586	£35,799,671	£35,440,388	£35,501,800
15%	71%	£32,160,286	£32,680,915	£32,252,404	£32,773,033	£32,234,108	£32,306,227
20%	71%	£28,929,399	£29,623,571	£29,052,224	£29,748,395	£29,027,829	£29,150,553
25%	71%	£25,698,512	£26,566,227	£25,852,043	£26,719,758	£25,821,548	£25,970,079
30%	71%	£22,467,625	£23,508,882	£22,847,934	£23,893,119	£22,810,741	£22,797,992
35%	71%	£19,236,738	£20,438,317	£19,423,108	£20,566,777	£19,378,718	£19,503,177
40%	71%	£16,005,851	£17,357,665	£16,196,283	£17,807,333	£16,148,694	£16,396,362
45%	71%	£12,774,964	£14,277,013	£12,970,459	£14,557,889	£12,914,670	£13,195,547
50%	71%	£9,544,077	£11,196,360	£9,744,633	£11,508,445	£9,682,647	£9,994,732
100%	71%	£23,901,161	£23,257,205	£23,456,409	£23,814,451	£23,384,470	£22,708,717
10%	75%	£35,374,075	£35,677,775	£35,438,558	£35,742,258	£35,411,138	£35,481,621
15%	75%	£32,134,639	£32,590,189	£32,231,383	£32,686,914	£32,199,233	£32,295,958
20%	75%	£28,893,202	£29,502,022	£29,019,169	£29,811,369	£28,981,338	£29,110,295
25%	75%	£25,652,767	£26,415,017	£25,816,974	£26,576,224	£25,763,424	£25,924,631
30%	75%	£22,408,549	£23,327,431	£22,605,163	£23,520,880	£22,538,851	£22,736,464
35%	75%	£19,142,827	£20,223,161	£19,372,209	£20,452,544	£19,296,012	£19,525,394
40%	75%	£15,877,105	£17,111,773	£16,139,266	£17,374,925	£16,052,173	£16,314,240
45%	75%	£12,611,382	£14,000,384	£12,906,302	£14,295,304	£12,808,334	£13,103,255
50%	75%	£9,345,660	£10,888,995	£9,673,348	£11,216,684	£9,564,495	£9,892,185
60%	75%	£35,453,987	£35,931,807	£35,497,474	£35,983,393	£35,478,787	£35,568,375
15%	60%	£32,242,356	£32,971,237	£32,319,377	£33,048,617	£32,345,708	£32,423,088
20%	60%	£29,038,826	£29,010,667	£29,142,000	£30,113,840	£29,176,628	£29,279,802
25%	60%	£25,835,296	£27,050,997	£25,984,263	£27,179,063	£26,007,549	£26,136,515
30%	60%	£22,621,569	£24,089,527	£22,734,800	£24,244,297	£22,831,562	£22,983,229
35%	60%	£19,398,280	£21,126,816	£19,581,786	£21,309,510	£19,643,376	£19,826,881
40%	60%	£16,169,051	£18,144,520	£16,378,771	£18,354,241	£16,449,161	£16,658,881
45%	60%	£12,939,822	£15,162,224	£13,175,568	£15,398,161	£13,254,945	£13,490,882
50%	60%	£9,710,593	£12,179,930	£9,972,744	£12,442,081	£10,060,729	£10,322,881

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£99,882,285	£99,882,285	£99,882,285	£99,882,285	£99,882,285	£99,882,285
10%	71%	£89,344,960	£89,344,960	£89,344,960	£89,344,960	£89,344,960	£89,344,960
15%	71%	£80,574,947	£80,574,947	£80,574,947	£80,574,947	£80,574,947	£80,574,947
20%	71%	£72,598,834	£72,598,834	£72,598,834	£72,598,834	£72,598,834	£72,598,834
25%	71%	£65,336,721	£65,336,721	£65,336,721	£65,336,721	£65,336,721	£65,336,721
30%	71%	£58,798,608	£58,798,608	£58,798,608	£58,798,608	£58,798,608	£58,798,608
35%	71%	£52,936,495	£52,936,495	£52,936,495	£52,936,495	£52,936,495	£52,936,495
40%	71%	£47,734,382	£47,734,382	£47,734,382	£47,734,382	£47,734,382	£47,734,382
45%	71%	£43,132,269	£43,132,269	£43,132,269	£43,132,269	£43,132,269	£43,132,269
50%	71%	£39,130,156	£39,130,156	£39,130,156	£39,130,156	£39,130,156	£39,130,156
60%	71%	£35,628,043	£35,628,043	£35,628,043	£35,628,043	£35,628,043	£35,628,043
10%	75%	£110,079,468	£110,079,468	£110,079,468	£110,079,468	£110,079,468	£110,079,468
15%	75%	£103,045,650	£103,045,650	£103,045,650	£103,045,650	£103,045,650	£103,045,650
20%	75%	£96,811,832	£96,811,832	£96,811,832	£96,811,832	£96,811,832	£96,811,832
25%	75%	£91,378,014	£91,378,014	£91,378,014	£91,378,014	£91,378,014	£91,378,014
30%	75%	£86,654,196	£86,654,196	£86,654,196	£86,654,196	£86,654,196	£86,654,196
35%	75%	£82,540,378	£82,540,378	£82,540,378	£82,540,378	£82,540,378	£82,540,378
40%	75%	£78,926,560	£78,926,560	£78,926,560	£78,926,560	£78,926,560	£78,926,560
45%	75%	£75,792,742	£75,792,742	£75,792,742	£75,792,742	£75,792,742	£75,792,742
50%	75%	£73,038,924	£73,038,924	£73,038,924	£73,038,924	£73,038,924	£73,038,924
60%	75%	£70,654,106	£70,654,106	£70,654,106	£70,654,106	£70,654,106	£70,654,106
10%	60%	£100,289,346	£100,289,346	£100,289,346	£100,289,346	£100,289,346	£100,289,346
15%	60%	£93,492,876	£93,492,876	£93,492,876	£93,492,876	£93,492,876	£93,492,876
20%	60%	£87,106,406	£87,106,406	£87,106,406	£87,106,406	£87,106,406	£87,106,406
25%	60%	£81,099,936	£81,099,936	£81,099,936	£81,099,936	£81,099,936	£81,099,936
30%	60%	£75,426,466	£75,426,466	£75,426,466	£75,426,466	£75,426,466	£75,426,466
35%	60%	£70,052,996	£70,052,996	£70,052,996	£70,052,996	£70,052,996	£70,052,996
40%	60%	£64,939,526	£64,939,526	£64,939,526	£64,939,526	£64,939,526	£64,939,526
45%	60%	£60,036,056	£60,036,056	£60,036,056	£60,036,056	£60,036,056	£60,036,056
50%	60%	£55,392,586	£55,392,586	£55,392,586	£55,392,586	£55,392,586	£55,392,586
60%	60%	£51,059,116	£51,059,116	£51,059,116	£51,059,116	£51,059,116	£51,059,116

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£51,225,331	£51,225,331	£51,225,331	£51,225,331	£51,225,331	£51,225,331
10%	71%	£47,687,168	£47,687,168	£47,687,168	£47,687,168	£47,687,168	£47,687,168
15%	71%	£44,919,055	£44,919,055	£44,919,055	£44,919,055	£44,919,055	£44,919,055
20%	71%	£42,464,770	£42,464,770	£42,464,770	£42,464,770	£42,464,770	£42,464,770
25%	71%	£40,379,829	£40,379,829	£40,379,829	£40,379,829	£40,379,829	£40,379,829
30%	71%	£38,617,658	£38,617,658	£38,617,658	£38,617,658	£38,617,658	£38,617,658
35%	71%	£37,149,692	£37,149,692	£37,149,692	£37,149,692	£37,149,692	£37,149,692
40%	71%	£35,911,726	£35,911,726	£35,911,726	£35,911,726	£35,911,726	£35,911,726
45%	71%	£34,789,760	£34,789,760	£34,789,760	£34,789,760	£34,789,760	£34,789,760
50%	71%	£33,765,794	£33,765,794	£33,765,794	£33,765,794	£33,765,794	£33,765,794
60%	71%	£32,833,828	£32,833,828	£32,833,828	£32,833,828	£32,833,828	£32,833,828
10%	75%	£78,943,702	£78,943,702	£78,943,702	£78,943,702	£78,943,702	£78,943,702
15%	75%	£75,185,139	£75,185,139	£75,185,139	£75,185,139	£75,185,139	£75,185,139
20%	75%	£71,842,576	£71,842,576	£71,842,576	£71,842,576	£71,842,576	£71,842,576
25%	75%	£68,869,792	£68,869,792	£68,869,792	£68,869,792	£68,869,792	£68,869,792
30%	75%	£66,193,518	£66,193,518	£66,193,518	£66,193,518	£66,193,518	£66,193,518
35%	75%	£63,781,244	£63,781,244	£63,781,244	£63,781,244	£63,781,244	£63,781,244
40%	75%	£61,589,970	£61,589,970	£61,589,970	£61,589,970	£61,589,970	£61,589,970
45%	75%	£59,572,696	£59,572,696	£59,572,696	£59,572,696	£59,572,696	£59,572,696
50%	75%	£57,714,422	£57,714,422	£57,714,422	£57,714,422	£57,714,422	£57,714,422
60%	75%	£55,989,148	£55,989,148	£55,989,148	£55,989,148	£55,989,148	£55,989,148
10%	60%	£80,515,151	£80,515,151	£80,515,151	£80,515,151	£80,515,151	£80,515,151
15%	60%	£77,243,045	£77,243,045	£77,243,045	£77,243,045	£77,243,045	£77,243,045
20%	60%	£74,259,939	£74,259,939	£74,259,939	£74,259,939	£74,259,939	£74,259,939
25%	60%	£71,526,833	£71,526,833	£71,526,833	£71,526,833	£71,526,833	£71,526,833
30%	60%	£69,003,727	£69,003,727	£69,003,727	£69,003,727	£69,003,727	£69,003,727
35%	60%	£66,650,621	£66,650,621	£66,650,621	£66,650,621	£66,650,621	£66,650,621
40%	60%	£64,437,515	£64,437,515	£64,437,515	£64,437,515	£64,437,515	£64,437,515
45%	60%	£62,324,409	£62,324,409	£62,324,409	£62,324,409	£62,324,409	£62,324,409
50%	60%	£60,281,303	£60,281,303	£60,281,303	£60,281,303	£60,281,303	£60,281,303
60%	60%	£58,288,197	£58,288,197	£58,288,197	£58,288,197	£58,288,197	£58,288,197

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£20,814,501	£20,814,501	£20,814,501	£20,814,501	£20,814,501	£20,814,501
10%	71%	£22,273,180	£22,273,180	£22,273,180	£22,273,180	£22,273,180	£22,273,180
15%	71%	£24,507,163	£24,507,163	£24,507,163	£24,507,163	£24,507,163	£24,507,163
20%	71%	£27,338,050	£27,338,050	£27,338,050	£27,338,050	£27,338,050	£27,338,050
25%	71%	£30,669,937	£30,669,937	£30,669			

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£191,280	£191,280	£191,280	£191,280	£191,280	£191,280
10%	71%	£8,270,495	£8,923,498	£8,209,982	£8,861,996	£8,221,279	£8,159,867
15%	71%	£9,501,382	£8,980,752	£9,409,263	£8,866,634	£9,427,560	£9,335,441
20%	71%	£12,732,269	£12,038,097	£12,609,443	£11,915,272	£12,633,839	£12,511,014
25%	71%	£15,963,156	£15,095,441	£15,809,825	£14,941,910	£15,840,119	£15,586,588
30%	71%	£18,194,043	£18,152,785	£18,152,785	£17,068,548	£18,050,926	£18,063,675
35%	71%	£22,458,019	£21,223,350	£22,230,559	£21,004,891	£22,292,950	£22,084,490
40%	71%	£25,715,052	£24,304,002	£25,465,384	£24,054,334	£25,514,973	£25,285,305
45%	71%	£28,972,085	£27,384,654	£28,691,204	£27,103,778	£28,746,997	£28,466,121
50%	71%	£32,229,119	£30,465,307	£31,917,034	£30,153,222	£31,970,021	£31,186,436
100%	71%	£65,562,828	£61,918,872	£64,916,076	£61,274,119	£65,046,137	£64,401,384
10%	75%	£6,287,592	£5,983,892	£6,223,109	£5,919,409	£6,244,530	£6,180,047
15%	75%	£9,527,023	£9,071,479	£9,430,304	£9,074,754	£9,462,434	£9,385,709
20%	75%	£12,766,465	£12,159,064	£12,637,498	£12,030,098	£12,680,339	£12,551,373
25%	75%	£16,005,907	£15,246,851	£15,844,693	£15,085,443	£15,898,244	£15,737,036
30%	75%	£19,245,349	£18,334,236	£19,056,505	£18,140,788	£19,121,816	£18,925,203
35%	75%	£22,484,791	£21,422,619	£22,289,458	£21,209,124	£22,365,656	£22,136,273
40%	75%	£25,724,233	£24,510,006	£25,522,411	£24,287,743	£25,609,495	£25,347,343
45%	75%	£28,963,675	£27,597,393	£28,755,366	£27,366,363	£28,853,333	£28,558,412
50%	75%	£32,203,117	£30,681,782	£31,968,319	£30,444,984	£31,997,172	£31,186,436
10%	60%	£6,215,781	£5,729,860	£6,164,193	£5,678,274	£6,146,880	£6,005,203
15%	60%	£9,419,311	£8,690,431	£9,341,930	£8,813,050	£9,315,959	£9,238,580
20%	60%	£12,622,841	£11,551,000	£12,519,667	£11,547,827	£12,485,040	£12,381,966
25%	60%	£15,826,371	£14,611,570	£15,697,408	£14,482,634	£15,654,119	£15,505,153
30%	60%	£19,034,158	£17,572,141	£18,876,867	£17,417,380	£18,824,076	£18,668,430
35%	60%	£22,243,387	£20,534,851	£22,079,882	£20,352,158	£22,018,292	£21,834,786
40%	60%	£25,452,617	£23,497,561	£25,288,896	£23,897,427	£25,382,968	£25,062,966
45%	60%	£28,661,846	£26,460,271	£28,497,910	£26,852,507	£28,406,722	£28,170,186
50%	60%	£31,871,075	£29,422,981	£31,688,924	£29,219,587	£31,600,938	£31,338,787

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,239,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£16,159,000	£16,159,000	£16,159,000	£16,159,000	£16,159,000	£16,159,000
10%	71%	£9,301,353	£9,848,439	£9,362,766	£9,709,852	£9,350,568	£9,411,980
15%	71%	£6,070,466	£6,991,095	£6,162,585	£6,838,213	£6,144,288	£6,236,407
20%	71%	£2,830,579	£3,533,751	£2,962,410	£3,086,576	£2,938,009	£3,067,635
25%	71%	£3,301,308	£3,876,407	£3,277,777	£3,269,938	£3,269,272	£3,114,740
30%	71%	£3,629,137	£2,580,937	£3,441,886	£2,396,701	£3,479,079	£3,291,828
35%	71%	£8,886,171	£5,651,503	£8,667,712	£5,433,043	£8,711,102	£8,492,643
40%	71%	£10,143,204	£8,732,155	£9,893,536	£8,462,467	£9,943,126	£9,693,458
45%	71%	£15,400,238	£11,812,907	£13,119,361	£11,531,931	£13,175,149	£12,894,273
50%	71%	£16,657,272	£14,893,460	£16,345,187	£14,581,375	£16,407,173	£16,095,088
100%	71%	£48,999,854	£46,347,025	£49,346,220	£45,702,271	£49,474,250	£48,829,836
10%	75%	£9,284,256	£9,581,666	£9,348,738	£9,652,458	£9,327,316	£9,591,864
15%	75%	£5,044,819	£6,500,369	£6,141,543	£6,597,094	£5,109,413	£6,206,138
20%	75%	£2,808,382	£3,412,783	£2,934,349	£3,541,749	£2,891,508	£3,020,475
25%	75%	£4,434,053	£6,325,167	£2,722,845	£4,865,405	£4,326,366	£4,165,188
30%	75%	£3,081,127	£2,762,389	£3,464,587	£2,568,940	£3,540,968	£3,339,566
35%	75%	£6,046,993	£5,866,658	£6,717,811	£5,837,278	£6,793,808	£6,564,426
40%	75%	£10,212,715	£8,978,046	£9,950,964	£8,715,895	£10,037,647	£9,775,496
45%	75%	£13,476,438	£12,089,436	£13,183,516	£11,704,516	£13,291,486	£12,986,565
50%	75%	£16,744,160	£15,200,825	£16,416,471	£14,873,138	£16,525,325	£16,197,635
10%	60%	£9,356,067	£9,841,987	£9,407,654	£9,893,573	£9,424,967	£9,476,555
15%	60%	£6,152,537	£6,881,477	£6,229,917	£6,958,797	£6,255,888	£6,333,268
20%	60%	£2,946,901	£3,923,849	£3,024,020	£4,024,020	£3,095,958	£3,189,982
25%	60%	£2,524,523	£960,277	£1,125,567	£1,089,243	£82,271	£46,695
30%	60%	£3,462,311	£2,000,293	£3,305,020	£1,845,533	£3,252,228	£3,096,591
35%	60%	£6,691,540	£4,963,004	£5,508,034	£4,760,310	£6,446,444	£6,262,036
40%	60%	£9,920,769	£7,945,300	£9,711,048	£7,735,679	£9,640,659	£9,430,938
45%	60%	£13,149,998	£10,927,595	£12,914,062	£10,691,659	£12,834,875	£12,598,938
50%	60%	£16,379,227	£13,909,890	£16,117,076	£13,847,239	£16,029,090	£15,766,839

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£31,621,527	£31,621,527	£31,621,527	£31,621,527	£31,621,527	£31,621,527
10%	71%	£25,159,752	£25,508,839	£25,221,166	£25,968,251	£25,208,968	£25,270,380
15%	71%	£21,928,865	£22,449,446	£22,020,884	£22,941,613	£22,002,688	£22,094,807
20%	71%	£18,697,979	£19,362,151	£18,820,804	£19,514,975	£18,796,408	£18,919,233
25%	71%	£15,467,091	£16,334,806	£15,620,623	£16,488,338	£15,590,128	£15,743,659
30%	71%	£12,229,263	£13,277,462	£12,416,514	£13,461,699	£12,379,321	£12,566,572
35%	71%	£9,072,229	£10,208,897	£9,180,889	£10,428,356	£9,147,297	£9,365,757
40%	71%	£5,715,195	£7,126,245	£5,964,863	£7,375,913	£5,915,274	£6,104,942
45%	71%	£2,458,163	£4,045,593	£2,739,039	£4,326,468	£2,683,250	£2,964,197
50%	71%	£1,798,872	£3,953,945	£1,486,787	£3,277,025	£1,548,773	£2,263,689
100%	71%	£34,946,919	£31,486,855	£33,647,804	£30,943,672	£34,616,890	£33,407,137
10%	75%	£25,142,655	£25,446,355	£25,207,138	£25,510,838	£25,185,718	£25,250,201
15%	75%	£21,903,219	£22,358,789	£21,999,943	£22,455,494	£21,967,813	£22,094,538
20%	75%	£18,663,782	£19,271,193	£18,792,749	£19,400,149	£18,743,988	£18,878,875
25%	75%	£15,424,346	£16,183,596	£15,585,554	£16,344,804	£15,532,003	£15,693,211
30%	75%	£12,177,129	£13,096,011	£12,373,742	£13,289,460	£12,308,431	£12,505,044
35%	75%	£8,911,407	£9,991,741	£9,140,789	£10,221,124	£9,064,591	£9,293,074
40%	75%	£5,645,095	£6,861,353	£5,907,836	£7,142,524	£5,826,753	£6,062,904
45%	75%	£2,379,962	£3,768,964	£2,674,882	£4,063,884	£2,576,914	£2,871,835
50%	75%	£885,760	£657,575	£358,072	£985,264	£866,925	£1,339,235
10%	60%	£26,214,466	£25,700,397	£25,866,054	£26,751,973	£26,283,367	£26,394,864
15%	60%	£22,010,936	£22,739,916	£22,088,317	£22,817,197	£22,114,236	£22,191,267
20%	60%	£18,807,406	£19,779,247	£18,910,580	£19,882,420	£18,945,208	£19,048,381
25%	60%	£15,603,876	£16,818,677	£15,732,843	£16,947,643	£15,776,128	£15,905,094
30%	60%	£12,399,089	£13,853,107	£12,553,980	£14,112,861	£12,690,171	£12,761,608
35%	60%	£9,166,860	£10,895,398	£9,350,366	£11,078,050	£9,411,956	£9,595,481
40%	60%	£5,937,631	£7,913,100	£6,147,351	£8,122,821	£6,217,741	£6,427,461
45%	60%	£2,708,462	£4,930,894	£2,644,439	£5,166,741	£2,623,525	£3,269,461
50%	60%	£820,828	£1,948,589	£258,677	£2,210,860	£1,701,691	£31,466

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£289,826	-£289,826	-£289,826	-£289,826	-£289,826	-£289,826
10%	71%	-£6,751,601	-£6,404,514	-£6,690,188	-£6,343,102	-£6,702,385	-£6,640,973
15%	71%	-£9,864,458	-£9,461,538	-£9,800,369	-£9,369,740	-£9,806,666	-£9,616,547
20%	71%	-£13,213,375	-£12,519,203	-£13,090,549	-£12,396,378	-£13,114,945	-£11,992,120
25%	71%	-£16,444,262	-£15,576,547	-£16,290,731	-£15,423,016	-£16,321,225	-£16,167,894
30%	71%	-£19,683,090	-£18,683,881	-£19,494,893	-£18,449,654	-£19,532,032	-£19,344,181
35%	71%	-£22,939,126	-£21,704,456	-£22,700,665	-£21,485,997	-£22,784,056	-£22,545,596
40%	71%	-£26,196,158	-£24,785,108	-£25,946,490	-£24,535,440	-£25,996,079	-£25,746,411
45%	71%	-£29,453,191	-£27,865,760	-£29,172,915	-£27,584,885	-£29,228,103	-£28,947,227
50%	71%	-£32,710,226	-£30,946,413	-£32,398,140	-£30,634,328	-£32,460,127	-£32,148,042
100%	71%	-£68,043,934	-£62,399,978	-£65,396,182	-£61,755,226	-£65,527,243	-£64,682,490
10%	75%	-£8,768,698	-£8,464,998	-£8,704,215	-£8,400,615	-£8,725,636	-£8,661,153
15%	75%	-£10,008,134	-£9,552,595	-£9,811,810	-£9,455,860	-£9,943,540	-£9,880,815
20%	75%	-£13,247,571	-£12,640,170	-£13,116,604	-£12,511,204	-£13,161,445	-£13,032,479
25%	75%	-£16,487,007	-£15,727,757	-£16,325,799	-£15,566,549	-£16,379,590	-£16,218,142
30%	75%	-£19,734,224	-£18,815,342	-£19,537,611	-£18,621,894	-£19,602,922	-£19,406,309
35%	75%	-£22,980,946	-£21,910,612	-£22,790,864	-£21,609,229	-£22,846,762	-£22,617,379
40%	75%	-£26,226,668	-£25,031,000	-£26,003,617	-£24,768,849	-£26,009,691	-£25,528,444
45%	75%	-£29,473,392	-£28,142,389	-£29,236,472	-£27,847,469	-£29,334,439	-£28,939,519
50%	75%	-£32,720,114	-£31,253,778	-£32,469,425	-£30,926,090	-£32,472,176	-£32,050,688
10%	60%	-£6,696,887	-£6,210,966	-£6,645,299	-£6,159,380	-£6,627,896	-£6,576,399
15%	60%	-£9,900,417	-£9,171,537	-£9,823,036	-£9,094,156	-£9,797,065	-£9,719,686
20%	60%	-£13,103,947	-£12,132,106	-£13,000,773	-£12,028,933	-£12,966,146	-£12,862,972
25%	60%	-£16,307,477	-£15,062,677	-£15,173,510	-£14,063,710	-£15,135,225	-£15,006,259
30%	60%	-£19,510,264	-£18,053,247	-£19,357,973	-£17,898,486	-£19,305,182	-£19,149,545
35%	60%	-£22,744,493	-£21,015,957	-£22,560,988	-£20,833,264	-£22,499,398	-£22,315,892
40%	60%	-£25,973,722	-£23,956,293	-£25,764,602	-£23,768,533	-£25,693,612	-£25,483,892
45%	60%	-£29,202,952	-£26,880,449	-£28,967,015	-£26,616,816	-£28,887,826	-£28,651,692
50%	60%	-£32,432,181	-£29,802,844	-£32,170,030	-£29,700,693	-£32,082,044	-£31,819,893

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,430,011	£1,430,011	£1,430,011	£1,430,011	£1,430,011	£1,430,011
10%	71%	£15,070,100	£15,417,187	£15,131,513	£15,478,599	£15,119,316	£15,180,728
15%	71%	£11,839,213	£12,399,843	£11,931,332	£12,451,960	£11,913,035	£12,006,154
20%	71%	£8,608,326	£9,302,496	£8,711,152	£9,425,322	£8,706,796	£8,829,381
25%	71%	£5,377,439	£6,245,150	£5,380,670	£6,398,665	£5,369,476	£5,654,067
30%	71%	£2,136,610	£3,187,810	£2,336,861	£3,372,047	£2,289,669	£2,476,930
35%	71%	-£1,117,424	-£1,117,245	-£898,064	-£335,794	-£942,855	-£723,895
40%	71%	-£4,374,457	-£2,983,407	-£4,124,769	-£2,719,739	-£4,174,319	-£3,354,711
45%	71%	-£7,631,490	-£6,044,059	-£7,350,614	-£5,763,184	-£7,406,402	-£7,125,526
50%	71%	-£10,888,524	-£9,124,712	-£10,676,439	-£8,812,627	-£10,638,426	-£10,326,341
100%	71%	-£44,222,254	-£40,579,277	-£43,577,481	-£39,939,524	-£43,705,592	-£43,059,799
10%	75%	£15,053,302	£15,365,103	£15,117,425	£15,417,458	£15,066,645	£15,160,548
15%	75%	£11,813,567	£12,269,116	£11,910,291	£12,365,841	£11,878,161	£11,974,886
20%	75%	£8,574,130	£9,181,531	£8,703,097	£9,310,497	£8,650,255	£8,789,222
25%	75%	£5,343,684	£5,894,944	£5,465,929	£6,055,162	£5,416,476	£5,603,859
30%	75%	£2,087,476	£3,006,338	£2,284,090	£3,199,807	£2,218,779	£2,415,392
35%	75%	-£1,178,246	-£97,911	-£948,863	£131,471	-£1,025,061	-£795,678
40%	75%	-£4,443,958	-£3,209,299	-£4,181,916	-£2,947,148	-£4,268,900	-£3,006,749
45%	75%	-£7,709,691	-£6,320,686	-£7,414,771	-£6,025,768	-£7,512,738	-£7,217,615
50%	75%	-£10,975,413	-£9,432,077	-£10,647,724	-£9,104,389	-£10,756,577	-£10,428,688
10%	60%	£15,124,814	£15,610,734	£15,176,401	£15,662,321	£15,193,715	£15,245,302
15%	60%	£11,592,284	£12,050,164	£11,698,663	£12,127,545	£12,024,636	£12,102,815
20%	60%	£8,117,754	£8,650,929	£8,200,768	£8,749,768	£8,355,555	£8,565,729
25%	60%	£5,514,224	£6,729,025	£5,643,191	£6,857,991	£5,686,476	£5,815,442
30%	60%	£2,508,437	£3,768,464	£2,493,728	£3,323,214	£2,515,519	£2,672,156
35%	60%	-£322,702	£395,741	-£739,287	£988,437	-£677,697	-£404,191
40%	60%	-£4,152,022	-£2,176,552	-£3,942,501	-£1,968,832	-£3,871,611	-£3,662,191
45%	60%	-£7,381,251	-£5,158,848	-£7,145,314	-£4,922,912	-£7,068,127	-£6,830,191
50%	60%	-£10,610,480	-£8,141,143	-£10,348,329	-£7,878,992	-£10,260,343	-£9,998,192

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£31,621,527	£31,621,527	£31,621,527	£31,621,527	£31,621,527	£31,621,527
10%	71%	£26,159,752	£26,506,839	£26,221,166	£26,568,251	£26,208,968	£26,270,380
15%	71%	£21,920,865	£22,449,495	£22,030,084	£22,541,615	£22,002,889	£22,084,897
20%	71%	£18,697,978	£19,392,151	£18,820,804	£19,514,975	£18,796,408	£18,919,233
25%	71%	£15,467,091	£16,334,806	£15,620,623	£16,488,338	£15,590,128	£15,743,659
30%	71%	£12,229,203	£13,277,462	£12,416,514	£13,461,699	£12,379,321	£12,596,572
35%	71%	£9,072,299	£10,206,897	£9,190,698	£10,426,356	£9,147,297	£9,365,747
40%	71%	£5,715,195	£7,126,245	£5,964,863	£7,375,913	£5,915,274	£6,164,942
45%	71%	£2,458,162	£4,045,593	£2,739,039	£4,226,468	£2,683,250	£2,964,127
50%	71%	-£798,872	£394,940	-£466,787	£1,277,325	-£548,373	£236,689
100%	71%	-£34,132,551	-£30,486,625	-£33,487,626	-£29,843,872	-£33,615,590	-£32,971,137
10%	75%	£25,142,655	£25,446,355	£25,207,138	£25,510,836	£25,185,718	£25,290,201
15%	75%	£21,903,219	£22,358,789	£21,699,943	£22,155,494	£21,967,813	£22,064,538
20%	75%	£18,663,782	£19,271,183	£18,792,749	£19,490,149	£18,749,989	£18,876,815
25%	75%	£15,424,346	£16,183,596	£15,585,554	£16,344,804	£15,532,003	£15,693,211
30%	75%	£12,177,129	£13,096,611	£12,373,742	£13,289,460	£12,308,431	£12,505,044
35%	75%	£8,911,407	£9,991,741	£9,140,289	£10,221,126	£9,064,591	£9,293,974
40%	75%	£5,645,885	£6,880,353	£5,907,639	£7,142,504	£5,820,753	£6,082,504
45%	75%	£2,379,962	£3,768,964	£2,674,882	£4,063,684	£2,578,914	£2,871,835
50%	75%	-£685,760	£167,575	-£358,072	£985,264	-£666,925	£-339,235
10%	60%	£26,214,466	£26,700,397	£26,068,054	£26,751,973	£26,281,367	£26,334,654
15%	60%	£22,910,936	£22,739,816	£22,088,317	£22,817,197	£22,114,298	£22,191,667
20%	60%	£19,807,406	£19,779,247	£19,910,580	£19,882,420	£19,945,208	£19,048,381
25%	60%	£16,603,876	£16,819,877	£15,732,843	£16,847,643	£15,776,128	£15,965,094
30%	60%	£13,396,069	£13,858,107	£12,653,360	£14,112,860	£12,605,171	£13,781,898
35%	60%	£9,166,860	£10,895,396	£9,360,366	£11,078,050	£9,411,956	£9,595,461
40%	60%	£5,937,631	£7,913,100	£6,147,351	£8,122,821	£6,217,741	£6,427,461
45%	60%	£2,708,402	£4,930,894	£2,944,338	£5,166,741	£3,023,526	£3,250,461
50%	60%	-£520,828	£1,948,509	-£258,677	£2,210,660	-£170,691	£91,460

**LB SOUTHWARK HOUSING POLICY VIABILITY STUDY**

Site typology 5

CIL Zone 2  
Value Area High

No Units 180  
Site Area 1.51 Ha

Sales value inflation 0%  
Build cost inflation 0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£45,578,738	£45,578,738	£45,578,738	£45,578,738	£45,578,738	£45,578,738
10%	71%	£38,746,765	£39,100,532	£38,805,797	£39,159,565	£38,696,541	£38,755,573
15%	71%	£35,330,751	£35,861,430	£35,419,327	£35,849,979	£35,255,442	£35,343,992
20%	71%	£31,914,737	£32,622,327	£31,532,857	£32,740,393	£31,614,344	£31,932,410
25%	71%	£28,498,805	£29,383,225	£28,646,386	£29,530,806	£28,373,246	£28,520,827
30%	71%	£25,082,818	£26,144,122	£25,259,916	£26,321,220	£24,932,147	£25,109,245
35%	71%	£21,666,831	£22,905,019	£21,873,445	£22,111,633	£21,487,326	£21,897,139
40%	71%	£18,250,844	£19,665,916	£18,461,392	£19,899,608	£18,017,220	£18,257,213
45%	71%	£14,834,857	£16,426,813	£15,049,339	£16,684,501	£14,547,115	£14,817,106
50%	71%	£11,418,870	£13,187,710	£11,637,286	£13,429,394	£11,077,008	£11,376,999
100%	71%	£-23,976,174	£-20,160,062	£-23,256,409	£-19,542,296	£-24,403,459	£-23,763,692
10%	75%	£38,729,786	£39,039,333	£38,791,769	£39,101,316	£38,885,840	£38,747,824
15%	75%	£35,305,309	£35,769,630	£35,366,285	£35,862,806	£35,239,391	£35,332,367
20%	75%	£31,889,832	£32,489,927	£32,004,802	£32,623,896	£31,792,915	£31,816,910
25%	75%	£28,474,355	£29,230,225	£28,611,318	£29,385,185	£28,346,493	£28,501,453
30%	75%	£25,058,878	£25,969,522	£25,217,833	£26,146,474	£24,900,044	£25,085,996
35%	75%	£21,643,401	£22,720,416	£21,851,356	£22,807,764	£21,449,280	£21,669,752
40%	75%	£18,227,924	£19,471,311	£18,464,365	£19,662,804	£18,017,115	£18,225,701
45%	75%	£14,812,447	£16,222,208	£14,382,652	£16,398,396	£14,498,171	£14,781,663
50%	75%	£11,396,970	£12,973,105	£11,560,940	£13,133,988	£11,022,628	£11,337,618
60%	60%	£38,305,985	£38,295,373	£38,350,685	£38,345,961	£38,370,785	£38,769,372
15%	60%	£35,412,278	£36,155,191	£35,486,659	£36,229,572	£35,306,808	£35,381,189
20%	60%	£32,023,458	£32,014,008	£32,122,633	£33,113,183	£31,882,832	£31,982,006
25%	60%	£28,634,638	£29,872,826	£28,756,606	£29,996,794	£28,458,855	£28,582,823
30%	60%	£25,245,817	£26,731,644	£25,394,580	£26,880,405	£25,034,978	£25,193,640
35%	60%	£21,856,997	£23,590,461	£22,030,554	£23,764,017	£21,809,139	£21,784,457
40%	60%	£18,468,176	£20,449,279	£18,643,881	£20,647,628	£18,156,436	£18,358,029
45%	60%	£15,079,355	£17,298,096	£15,253,107	£17,617,298	£14,703,732	£14,930,523
50%	60%	£11,690,534	£14,125,221	£11,860,335	£14,377,212	£11,251,028	£11,503,019

Residual Land values compared to benchmark land values

£90,000,000

Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£90,158,494	£90,158,494	£90,158,494	£90,158,494	£90,158,494	£90,158,494
10%	71%	£86,674,780	£87,028,247	£86,329,335	£86,683,802	£86,338,692	£86,697,659
15%	71%	£83,191,066	£83,544,714	£82,846,421	£83,200,889	£82,855,782	£83,164,541
20%	71%	£79,707,352	£80,059,182	£79,362,506	£80,115,357	£79,710,866	£79,779,418
25%	71%	£76,223,638	£76,573,650	£75,888,591	£76,429,825	£76,265,955	£76,334,967
30%	71%	£72,739,924	£73,088,112	£72,403,676	£73,144,293	£72,721,044	£72,790,526
35%	71%	£69,256,210	£69,597,574	£68,918,761	£69,258,761	£68,974,133	£69,043,085
40%	71%	£65,772,496	£66,107,036	£65,433,846	£65,773,224	£65,489,222	£65,558,137
45%	71%	£62,288,782	£62,616,498	£61,948,931	£62,287,689	£61,994,311	£62,069,189
50%	71%	£58,805,068	£59,125,959	£58,464,016	£58,802,154	£58,519,400	£58,588,241
60%	60%	£89,720,969	£89,710,357	£89,775,669	£89,765,057	£89,790,371	£90,189,964
10%	60%	£86,237,255	£86,746,717	£85,851,800	£86,361,276	£86,016,365	£86,325,332
15%	60%	£82,753,541	£83,256,179	£82,366,885	£82,976,744	£82,631,834	£82,940,796
20%	60%	£79,269,827	£79,772,711	£78,883,966	£79,487,212	£79,142,301	£79,451,263
25%	60%	£75,786,113	£76,281,173	£75,397,051	£76,197,680	£75,852,390	£76,160,725
30%	60%	£72,302,399	£72,785,635	£71,912,136	£72,907,148	£72,562,479	£72,870,187
35%	60%	£68,818,685	£69,290,091	£68,427,221	£69,016,616	£68,671,705	£68,981,649
40%	60%	£65,334,971	£65,792,547	£64,942,306	£65,526,084	£65,176,794	£65,486,601
45%	60%	£61,851,257	£62,294,003	£61,457,391	£62,035,552	£61,626,883	£61,936,562
50%	60%	£58,367,543	£58,795,459	£57,972,474	£58,545,020	£58,227,972	£58,536,024
60%	60%	£88,682,660	£88,672,048	£88,737,362	£88,726,750	£88,752,064	£89,151,657
10%	60%	£85,198,946	£85,708,408	£84,814,001	£85,318,876	£84,973,965	£85,282,927
15%	60%	£81,715,232	£82,217,870	£81,330,894	£81,830,344	£81,485,433	£81,794,395
20%	60%	£78,231,518	£78,729,304	£77,846,978	£78,349,794	£78,004,883	£78,313,347
25%	60%	£74,747,804	£75,241,766	£74,365,062	£74,859,244	£74,514,333	£74,822,805
30%	60%	£71,264,090	£71,736,228	£70,883,146	£71,368,696	£71,018,422	£71,377,267
35%	60%	£67,780,376	£68,230,684	£67,400,231	£67,878,148	£67,452,511	£67,881,729
40%	60%	£64,296,662	£64,731,146	£63,918,316	£64,387,608	£64,002,600	£64,411,191
45%	60%	£60,812,948	£61,221,608	£60,433,401	£60,897,068	£60,517,689	£60,820,653
50%	60%	£57,329,234	£57,712,066	£56,950,485	£57,406,528	£57,035,700	£57,440,115

Residual Land values compared to benchmark land values

£72,325,000

Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£72,325,000	£72,325,000	£72,325,000	£72,325,000	£72,325,000	£72,325,000
10%	71%	£68,841,286	£69,194,753	£68,494,801	£68,848,268	£68,503,357	£68,857,824
15%	71%	£65,357,572	£65,709,039	£64,949,316	£65,302,735	£64,997,824	£65,012,291
20%	71%	£61,873,858	£62,223,325	£61,464,803	£61,817,204	£61,512,913	£61,537,370
25%	71%	£58,389,144	£58,737,612	£57,980,290	£58,371,673	£58,067,002	£58,091,529
30%	71%	£54,905,430	£55,251,900	£54,505,777	£54,886,142	£54,582,111	£54,606,586
35%	71%	£51,421,716	£51,766,188	£51,021,264	£51,395,607	£51,087,600	£51,112,057
40%	71%	£47,938,002	£48,280,480	£47,546,752	£47,925,072	£47,622,091	£47,646,548
45%	71%	£44,454,288	£44,782,776	£44,062,240	£44,454,544	£44,159,570	£44,184,027
50%	71%	£40,970,574	£41,297,072	£40,577,728	£40,969,008	£40,665,049	£40,689,496
60%	60%	£71,290,969	£71,280,357	£71,345,669	£71,335,057	£71,360,371	£71,760,964
10%	60%	£67,807,255	£68,316,717	£67,422,340	£67,931,816	£67,576,905	£67,885,867
15%	60%	£64,323,541	£64,833,179	£63,938,425	£64,442,284	£64,087,373	£64,396,325
20%	60%	£60,839,827	£61,343,641	£60,453,510	£60,951,750	£60,606,839	£60,915,287
25%	60%	£57,356,113	£57,858,095	£56,968,594	£57,467,218	£57,122,307	£57,431,749
30%	60%	£53,872,399	£54,370,557	£53,488,078	£53,976,682	£53,631,771	£53,941,201
35%	60%	£50,388,685	£50,882,019	£49,998,562	£50,481,146	£50,136,260	£50,445,653
40%	60%	£46,904,971	£47,385,481	£46,521,046	£46,985,600	£46,640,689	£46,950,101
45%	60%	£43,421,257	£43,886,991	£43,037,530	£43,490,054	£43,145,143	£43,454,555
50%	60%	£39,937,543	£40,402,499	£39,554,015	£40,004,558	£39,659,632	£39,969,004
60%	60%	£70,202,660	£70,192,048	£70,257,362	£70,246,750	£70,272,064	£70,671,657
10%	60%	£66,718,946	£66,708,334	£66,773,458	£66,762,846	£66,788,160	£67,187,753
15%	60%	£63,235,232	£63,224,620	£63,289,744	£63,279,132	£63,304,446	£63,704,039
20%	60%	£59,751,518	£59,740,906	£59,806,020	£59,795,408	£59,820,722	£60,220,315
25%	60%	£56,267,804	£56,257,192	£56,322,306	£56,311,694	£56,337,008	£56,736,591
30%	60%	£52,784,090	£52,773,478	£52,838,520	£52,827,908	£52,853,222	£53,252,804
35%	60%	£49,299,376	£49,288,764	£49,343,878	£49,333,266	£49,358,580	£49,758,167
40%	60%	£45,815,662	£45,805,050	£45,860,164	£45,849,552	£45,874,866	£46,273,759
45%	60%	£42,331,948	£42,321,336	£42,376,450	£42,365,838	£42,391,152	£42,790,645
50%	60%	£38,848,234	£38,837,622	£38,892,736	£38,882,124	£38,907,438	£39,306,931

Residual Land values compared to benchmark land values

£41,552,000

Benchmark Z1 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£41,552,000	£41,552,000	£41,552,000	£41,552,000	£41,552,000	£41,552,000
10%	71%	£38,068,286	£38,421,753	£37,724,801	£38,078,268	£37,733,357	£37,787,824
15%	71%	£34,584,572	£34,936,039	£34,239,316	£34,594,735	£34,244,406	£34,298,873
20%	71%	£31,100,858	£31,447,325	£30,754,803	£31,150,204	£30,760,275	£30,814,740
25%	71%	£27,617,144	£27,954,612	£27,270,290	£27,675,673	£27,275,306	£27,329,207
30%	71%	£24,133,430	£24,461,900	£23,785,777	£24,181,142	£23,790,795	£23,844,656
35%	71%	£20,649,716	£20,970,188	£20,301,264	£20,685,607	£20,310,700	£20,364,557
40%	71%	£17,166,002	£17,470,480	£16,816,752	£17,190,072	£16,821,801	£16,875,702
45%	71%	£13,682,288					

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,917,071	£3,917,071	£3,917,071	£3,917,071	£3,917,071	£3,917,071
10%	71%	£2,914,803	£2,591,130	£2,855,870	£2,592,103	£2,965,127	£2,896,094
15%	71%	£6,330,889	£5,800,237	£6,242,341	£5,711,688	£6,406,225	£6,317,676
20%	71%	£9,746,676	£9,039,340	£9,628,811	£9,921,275	£9,921,275	£9,729,258
25%	71%	£13,162,863	£12,278,442	£13,015,281	£12,130,861	£13,298,422	£13,140,841
30%	71%	£16,578,849	£15,517,545	£16,401,751	£15,340,447	£16,729,520	£16,552,422
35%	71%	£19,995,684	£18,750,648	£19,788,222	£18,550,034	£20,174,342	£19,964,348
40%	71%	£23,440,267	£22,002,052	£23,200,275	£21,762,059	£23,844,447	£23,404,455
45%	71%	£26,884,850	£25,266,858	£26,614,859	£24,986,866	£27,114,553	£26,844,561
50%	71%	£30,330,433	£28,542,664	£30,029,443	£28,211,874	£30,384,659	£30,284,668
100%	71%	£65,637,842	£61,823,730	£64,918,076	£61,203,963	£66,065,128	£65,445,359
10%	75%	£2,931,882	£2,622,335	£2,869,898	£2,590,351	£2,975,828	£2,913,843
15%	75%	£6,356,358	£5,899,037	£6,263,382	£5,799,081	£6,422,278	£6,329,300
20%	75%	£9,780,834	£9,161,740	£9,656,866	£9,037,772	£9,868,726	£9,744,758
25%	75%	£13,205,310	£12,431,443	£13,050,350	£12,276,482	£13,315,175	£13,160,214
30%	75%	£16,629,786	£15,701,145	£16,443,834	£15,515,193	£16,761,623	£16,575,671
35%	75%	£20,054,262	£18,970,848	£19,857,316	£18,753,903	£20,212,408	£19,961,915
40%	75%	£23,478,738	£22,240,551	£23,287,303	£21,988,863	£23,867,952	£23,435,960
45%	75%	£26,903,214	£25,510,254	£26,679,015	£25,263,271	£27,163,496	£26,890,005
50%	75%	£30,327,690	£28,779,957	£30,100,728	£28,537,878	£30,559,040	£30,289,053
10%	60%	£2,860,569	£2,365,294	£2,810,582	£2,315,707	£2,930,883	£2,881,295
15%	60%	£6,249,389	£5,506,477	£6,175,008	£5,432,096	£6,354,859	£6,280,478
20%	60%	£9,638,209	£8,647,659	£9,539,035	£8,548,484	£9,778,836	£9,670,861
25%	60%	£13,027,029	£11,788,841	£12,963,061	£11,664,874	£13,202,812	£13,076,844
30%	60%	£16,415,850	£14,930,024	£16,267,087	£14,781,262	£16,626,789	£16,478,027
35%	60%	£19,804,670	£18,071,208	£19,631,114	£17,897,650	£20,052,528	£19,877,210
40%	60%	£23,193,490	£21,212,392	£23,017,146	£21,014,039	£23,566,232	£23,380,986
45%	60%	£26,582,310	£24,353,576	£26,407,172	£24,144,370	£26,976,936	£26,731,144
50%	60%	£30,035,325	£27,536,447	£29,801,332	£27,284,455	£30,410,640	£30,158,648

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£12,656,945	£13,010,712	£12,715,978	£13,069,745	£12,696,721	£12,655,733
10%	71%	£9,240,958	£9,771,810	£9,329,507	£9,860,159	£9,165,622	£9,254,172
15%	71%	£5,824,971	£6,532,507	£5,943,027	£6,650,573	£5,724,524	£5,842,580
20%	71%	£2,408,985	£3,293,495	£2,556,567	£3,440,567	£2,283,426	£2,431,033
30%	71%	£1,007,002	£34,302	£828,904	£231,400	£1,157,673	£980,575
35%	71%	£4,423,936	£3,184,801	£4,216,375	£2,978,187	£4,602,494	£4,399,501
40%	71%	£7,839,419	£6,493,204	£7,628,428	£6,190,212	£8,072,600	£7,839,607
45%	71%	£11,313,003	£9,695,010	£11,043,012	£9,425,019	£11,542,705	£11,272,714
50%	71%	£14,787,586	£12,959,816	£14,457,596	£12,659,828	£15,012,811	£14,712,820
100%	71%	£49,995,992	£48,267,832	£49,266,229	£49,592,116	£50,493,279	£49,979,612
10%	75%	£12,940,515	£13,040,515	£13,701,919	£13,011,407	£12,596,026	£12,596,026
15%	75%	£9,215,480	£9,679,810	£9,305,465	£9,772,786	£9,140,571	£9,242,547
20%	75%	£5,781,014	£6,410,108	£5,914,982	£6,534,076	£5,703,122	£5,827,090
25%	75%	£2,269,537	£3,140,105	£2,521,498	£3,265,368	£2,070,572	£2,111,634
30%	75%	£1,057,939	£1,292,295	£971,987	£1,266,054	£1,190,776	£1,003,824
35%	75%	£4,484,235	£3,399,000	£4,265,471	£3,182,056	£4,640,560	£4,420,068
40%	75%	£7,937,447	£6,679,007	£7,665,455	£6,427,018	£8,116,104	£7,864,113
45%	75%	£11,390,858	£9,974,915	£11,107,168	£9,691,423	£11,591,649	£11,308,157
50%	75%	£14,843,870	£13,270,822	£14,528,880	£12,955,832	£15,067,192	£14,752,202
10%	60%	£12,711,278	£13,206,553	£12,760,866	£13,256,141	£12,640,965	£12,690,552
15%	60%	£9,222,458	£10,965,371	£9,396,839	£10,139,752	£9,216,988	£9,291,369
20%	60%	£5,833,436	£6,924,183	£6,032,833	£6,702,363	£5,789,112	£5,892,186
25%	60%	£2,544,818	£3,783,006	£2,668,787	£3,906,975	£2,369,035	£2,493,004
30%	60%	£944,003	£941,824	£695,240	£790,586	£1,054,941	£906,179
35%	60%	£4,232,223	£2,499,359	£4,059,266	£2,326,803	£4,480,860	£4,305,262
40%	60%	£7,647,533	£5,640,541	£7,445,939	£5,442,192	£7,933,384	£7,731,791
45%	60%	£11,064,505	£8,799,315	£10,837,712	£8,572,522	£11,386,088	£11,159,296
50%	60%	£14,481,477	£11,964,599	£14,229,485	£11,712,608	£14,838,792	£14,586,800

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£35,347,318	£35,347,318	£35,347,318	£35,347,318	£35,347,318	£35,347,318
10%	71%	£28,515,344	£28,869,112	£28,574,377	£28,928,145	£28,465,120	£28,524,153
15%	71%	£25,989,355	£26,630,010	£25,187,996	£25,718,958	£25,024,022	£25,112,571
20%	71%	£21,683,371	£22,390,907	£21,861,437	£22,568,872	£21,582,924	£21,709,889
25%	71%	£18,267,384	£19,151,805	£18,414,966	£19,289,386	£18,141,825	£18,289,407
30%	71%	£14,851,398	£15,912,702	£15,028,496	£16,089,900	£14,700,727	£14,877,825
35%	71%	£11,344,965	£12,673,599	£11,442,025	£12,880,213	£11,255,906	£11,465,389
40%	71%	£7,989,981	£9,428,196	£8,229,072	£9,668,188	£7,785,800	£8,025,792
45%	71%	£4,545,397	£5,163,389	£4,815,388	£6,433,381	£4,315,695	£4,585,686
50%	71%	£1,100,314	£2,986,583	£1,400,801	£3,198,574	£945,588	£1,146,573
100%	71%	£94,107,895	£93,963,485	£93,467,645	£93,778,716	£94,634,619	£94,016,112
10%	75%	£28,498,365	£28,807,913	£28,560,349	£28,869,896	£28,514,420	£28,518,404
15%	75%	£25,073,889	£25,538,210	£25,166,865	£25,631,186	£25,007,671	£25,100,947
20%	75%	£21,649,413	£22,269,507	£21,773,382	£22,392,676	£21,561,521	£21,665,490
25%	75%	£18,224,937	£18,995,805	£18,379,897	£19,153,765	£18,115,073	£18,270,033
30%	75%	£14,800,461	£15,729,102	£14,966,413	£15,915,054	£14,668,624	£14,854,576
35%	75%	£11,374,165	£12,450,359	£11,592,929	£12,676,344	£11,217,840	£11,436,332
40%	75%	£7,950,953	£9,179,392	£8,172,945	£9,431,394	£7,742,295	£7,944,287
45%	75%	£4,467,741	£5,883,485	£4,751,232	£6,166,976	£4,266,571	£4,550,243
50%	75%	£1,014,330	£2,587,578	£1,329,520	£2,992,568	£791,208	£1,106,198
10%	60%	£29,599,878	£29,964,953	£29,619,265	£29,114,540	£29,499,365	£29,549,959
15%	60%	£25,180,855	£25,923,771	£25,225,239	£25,398,152	£25,075,385	£25,149,759
20%	60%	£21,792,038	£22,782,588	£21,861,213	£22,861,763	£21,651,411	£21,750,586
25%	60%	£18,403,218	£19,641,406	£18,527,186	£19,765,374	£18,227,435	£18,351,403
30%	60%	£15,014,397	£16,503,223	£15,163,685	£16,648,685	£14,903,655	£14,953,220
35%	60%	£11,625,577	£13,950,041	£11,799,134	£13,532,597	£11,377,719	£11,553,037
40%	60%	£8,210,867	£10,217,859	£8,412,461	£10,416,208	£7,925,015	£8,126,808
45%	60%	£4,793,995	£7,599,085	£5,020,687	£7,265,877	£4,472,312	£4,699,103
50%	60%	£1,276,022	£3,983,801	£1,626,915	£4,145,192	£1,019,008	£1,271,599

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,435,965	£3,435,965	£3,435,965	£3,435,965	£3,435,965	£3,435,965
10%	71%	£3,396,009	£3,042,241	£3,336,976	£2,985,209	£3,446,233	£3,387,200
15%	71%	£3,611,965	£3,291,343	£3,723,447	£3,192,766	£3,697,331	£3,795,752
20%	71%	£10,227,982	£9,520,446	£10,109,917	£9,402,381	£10,328,429	£10,210,364
25%	71%	£13,643,969	£12,759,548	£13,496,387	£12,611,967	£13,769,528	£13,621,947
30%	71%	£17,059,956	£15,998,651	£16,882,857	£15,621,653	£17,210,626	£17,033,789
35%	71%	£20,476,790	£19,237,754	£20,269,328	£19,031,140	£20,655,448	£20,445,454
40%	71%	£23,821,373	£22,483,158	£23,681,381	£22,243,165	£24,125,553	£23,885,561
45%	71%	£27,985,956	£25,747,984	£27,095,955	£25,877,972	£27,995,659	£27,325,667
50%	71%	£30,810,539	£29,012,770	£30,510,549	£29,112,768	£31,065,765	£30,765,774
100%	71%	£66,018,948	£62,304,836	£65,399,182	£61,685,059	£66,546,232	£65,926,465
10%	75%	£3,412,988	£3,103,441	£3,351,004	£3,041,457	£3,456,934	£3,394,949
15%	75%	£3,637,944	£3,373,143	£3,744,498	£3,280,187	£3,903,302	£3,810,408
20%	75%	£10,261,940	£9,642,846	£10,137,972	£9,518,878	£10,349,832	£10,225,864
25%	75%	£13,686,418	£12,912,549	£13,531,456	£12,757,588	£13,796,281	£13,641,320
30%	75%	£17,110,892	£16,182,251	£16,924,340	£15,996,299	£17,242,729	£17,096,777
35%	75%	£20,537,188	£19,451,954	£20,318,424	£19,235,009	£20,693,514	£20,473,021
40%	75%	£23,990,400	£22,711,961	£23,738,406	£22,479,969	£24,169,058	£23,917,066
45%	75%	£27,443,612	£26,027,899	£27,180,121	£25,744,377	£27,844,602	£27,361,111
50%	75%	£30,896,824	£29,322,715	£30,681,854	£29,069,268	£31,126,146	£30,685,186
10%	60%	£3,341,675	£2,846,400	£3,232,088	£2,796,813	£3,411,989	£3,362,401
15%	60%	£6,730,495	£5,987,583	£6,656,114	£5,913,202	£6,836,965	£6,761,584
20%	60%	£10,119,315	£9,128,765	£10,020,141	£9,029,590	£10,259,942	£10,160,767
25%	60%	£13,508,135	£12,269,947	£13,384,167	£12,145,978	£13,684,918	£13,559,950
30%	60%	£16,896,956	£15,411,130	£16,748,193	£15,262,368	£17,107,895	£16,959,133
35%	60%	£20,285,776	£18,552,312	£20,112,220	£18,378,758	£20,533,634	£20,358,316
40%	60%	£23,709,496	£21,693,494	£23,498,862	£21,495,145	£23,968,358	£23,764,745
45%	60%	£27,117,459	£24,834,676	£26,890,568	£24,666,474	£27,439,042	£27,212,222
50%	60%	£30,534,431	£28,017,553	£30,282,438	£27,765,561	£30,891,748	£30,630,754

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£18,425,692	£18,779,460	£18,484,725	£18,838,492	£18,375,465	£18,434,501
10%	71%	£15,009,706	£15,540,358	£15,098,254	£15,628,906	£14,934,370	£15,022,919
20%	71%	£11,593,719	£12,301,255	£11,711,784	£12,419,320	£11,483,272	£11,611,337
25%	71%	£9,177,732	£9,982,153	£9,326,313	£9,269,734	£9,062,173	£9,199,754
30%	71%	£4,761,746	£5,623,050	£4,938,844	£6,000,148	£4,611,074	£4,788,173
35%	71%	£1,344,911	£2,583,947	£1,552,373	£2,790,861	£1,186,253	£1,378,247
40%	71%	£2,999,872	£3,811,457	£3,853,894	£4,211,464	£2,303,852	£2,963,860
45%	71%	£5,544,255	£3,928,263	£5,274,264	£3,656,272	£5,773,958	£5,503,966
50%	71%	£8,988,838	£7,191,069	£8,688,848	£6,891,079	£9,244,064	£8,944,073
100%	71%	£44,197,247	£40,483,435	£43,977,491	£39,269,968	£44,724,527	£44,104,765
10%	75%	£18,408,215	£18,716,260	£18,470,607	£18,860,544	£18,384,314	£18,434,501
15%	75%	£14,984,237	£15,448,558	£15,077,213	£15,541,534	£14,918,319	£15,011,295
20%	75%	£11,559,761	£12,178,855	£11,683,729	£12,302,823	£11,471,859	£11,595,837
25%	75%	£8,135,284	£8,298,152	£8,298,152	£8,298,152	£8,025,420	£8,180,388
30%	75%	£4,710,809	£5,639,450	£4,896,781	£5,825,492	£4,578,972	£4,764,924
35%	75%	£1,284,812	£2,389,747	£1,503,276	£2,586,691	£1,128,187	£1,348,680
40%	75%	£2,188,899	£3,910,260	£3,916,708	£4,653,269	£2,347,357	£2,995,368
45%	75%	£5,627,911	£4,208,168	£5,339,420	£3,902,676	£5,927,901	£5,539,410
50%	75%	£9,075,123	£7,502,074	£8,760,133	£7,187,084	£9,298,445	£8,983,455
10%	60%	£18,480,026	£18,975,301	£18,529,613	£19,024,888	£18,459,712	£18,459,300
15%	60%	£15,091,206	£15,834,118	£15,165,587	£15,968,499	£14,983,736	£15,060,117
20%	60%	£11,676,800	£12,480,160	£11,860,180	£12,182,111	£11,561,759	£11,660,934
25%	60%	£8,313,666	£9,561,754	£8,437,534	£9,675,722	£8,137,783	£8,261,763
30%	60%	£4,924,745	£6,410,571	£5,073,508	£6,559,233	£4,713,908	£4,862,568
35%	60%	£1,635,925	£3,269,393	£1,799,481	£3,442,944	£1,289,067	£1,663,385
40%	60%	£1,878,785	£1,28,206	£1,677,191	£326,556	£2,164,637	£1,963,044
45%	60%	£5,295,758	£3,030,568	£5,068,965	£2,803,775	£5,817,341	£5,390,549
50%	60%	£8,712,730	£6,195,852	£8,460,738	£5,943,880	£9,070,045	£8,818,053

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£35,347,318	£35,347,318	£35,347,318	£35,347,318	£35,347,318	£35,347,318
10%	71%	£28,615,344	£28,869,112	£28,574,377	£28,928,145	£28,465,120	£28,524,153
15%	71%	£25,989,365	£26,830,010	£25,187,966	£25,118,558	£25,234,023	£25,112,571
20%	71%	£21,683,371	£22,996,907	£21,801,437	£22,508,972	£21,582,924	£21,700,989
25%	71%	£18,267,384	£19,151,805	£18,414,366	£19,299,386	£18,141,825	£18,289,407
30%	71%	£14,851,398	£15,912,702	£15,028,496	£16,089,800	£14,700,727	£14,877,825
35%	71%	£11,434,955	£12,974,599	£11,640,025	£12,860,713	£11,255,906	£11,465,989
40%	71%	£7,989,981	£9,428,198	£8,229,972	£9,688,188	£7,785,800	£8,025,792
45%	71%	£4,545,397	£6,163,389	£4,815,388	£6,433,361	£4,315,095	£4,585,686
50%	71%	£1,100,314	£2,998,593	£1,400,894	£3,198,574	£945,398	£1,145,579
100%	71%	£34,107,656	£30,363,483	£33,487,828	£29,773,710	£34,634,970	£34,015,112
10%	75%	£28,486,366	£28,807,913	£28,560,349	£28,869,896	£28,454,420	£28,516,404
15%	75%	£25,073,889	£25,538,210	£25,186,855	£25,631,186	£25,007,971	£25,100,947
20%	75%	£21,649,413	£22,265,507	£21,773,382	£22,362,176	£21,561,521	£21,665,460
25%	75%	£18,224,937	£18,968,805	£18,376,897	£19,153,765	£18,115,073	£18,270,033
30%	75%	£14,800,461	£15,729,102	£14,966,413	£15,915,054	£14,668,624	£14,854,576
35%	75%	£11,374,185	£12,459,289	£11,592,929	£12,676,344	£11,177,840	£11,438,332
40%	75%	£7,950,953	£9,179,392	£8,172,945	£9,451,394	£7,742,295	£7,994,267
45%	75%	£4,467,741	£5,883,485	£4,751,232	£6,166,976	£4,266,571	£4,550,243
50%	75%	£1,014,530	£2,587,578	£1,329,520	£2,902,568	£791,268	£1,106,198
10%	60%	£28,589,878	£29,084,953	£28,619,255	£29,114,640	£28,499,365	£28,548,952
15%	60%	£25,192,038	£25,782,588	£25,181,213	£25,881,783	£25,051,411	£25,150,586
20%	60%	£21,803,215	£21,841,408	£21,527,186	£21,765,374	£21,627,435	£21,761,403
25%	60%	£18,014,301	£18,500,223	£18,163,160	£18,648,985	£18,003,458	£18,155,220
30%	60%	£14,625,577	£13,359,041	£11,798,134	£13,532,587	£11,377,719	£11,553,037
40%	60%	£8,210,867	£10,217,859	£8,412,461	£10,416,208	£7,925,015	£8,126,608
45%	60%	£4,793,995	£7,159,985	£5,020,687	£7,255,817	£4,472,112	£4,669,103
50%	60%	£1,376,922	£3,893,801	£1,828,915	£4,145,782	£1,019,808	£1,271,599

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 5

CLL Zone 2  
Value Area Med

No Units 180  
Site Area 1.51 Ha

Sales value inflation 0%  
Build cost inflation 0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£22,382,400	£22,382,400	£22,382,400	£22,382,400	£22,382,400	£22,382,400
10%	71%	£17,761,504	£18,032,768	£17,892,799	£18,164,062	£17,680,568	£17,811,882
15%	71%	£15,451,956	£15,857,862	£15,647,998	£16,054,993	£15,329,652	£15,528,592
20%	71%	£13,240,608	£13,583,136	£13,403,196	£13,955,725	£12,976,735	£13,241,324
25%	71%	£10,830,160	£11,508,319	£11,158,396	£11,836,556	£10,627,819	£10,956,054
30%	71%	£8,519,712	£9,333,504	£8,913,595	£9,727,387	£8,273,557	£8,670,785
35%	71%	£6,384,987	£7,149,939	£6,840,033	£7,613,894	£6,894,075	£6,361,121
40%	71%	£4,843,935	£4,946,437	£4,377,402	£5,480,204	£3,514,593	£4,048,360
45%	71%	£3,505,283	£2,745,936	£2,105,771	£3,346,422	£1,135,112	£1,735,599
50%	71%	£2,846,693	£2,545,434	£1,168,573	£1,212,642	£1,284,721	£3,886,601
100%	71%	£29,512,949	£21,810,554	£23,238,409	£20,454,312	£25,448,705	£24,052,466
10%	75%	£17,740,682	£17,978,039	£17,878,541	£18,115,897	£17,669,863	£17,807,722
15%	75%	£15,419,823	£15,775,858	£15,626,612	£15,982,646	£15,313,594	£15,520,383
20%	75%	£13,089,867	£13,573,677	£13,374,683	£13,849,394	£13,857,268	£13,233,044
25%	75%	£10,778,106	£11,371,496	£11,122,754	£11,716,143	£10,601,057	£10,945,704
30%	75%	£8,456,851	£9,169,315	£8,870,824	£9,582,802	£8,240,918	£8,658,366
35%	75%	£6,107,918	£6,952,251	£6,596,317	£7,442,650	£5,855,996	£6,346,394
40%	75%	£4,758,986	£4,723,939	£4,319,442	£5,284,392	£3,471,076	£3,101,537
45%	75%	£3,410,054	£2,495,624	£2,040,566	£3,126,136	£1,086,154	£1,716,666
50%	75%	£2,954,235	£2,673,311	£2,242,208	£3,967,879	£1,320,009	£1,607,983
60%	60%	£17,628,607	£18,207,302	£17,938,430	£18,318,180	£17,741,822	£17,825,110
15%	60%	£15,551,000	£16,120,654	£15,716,431	£16,286,085	£15,381,033	£15,546,464
20%	60%	£13,273,866	£14,033,405	£13,494,441	£14,253,980	£13,047,244	£13,267,819
25%	60%	£10,966,733	£11,946,156	£11,272,450	£12,221,874	£10,713,455	£10,986,173
30%	60%	£8,719,599	£9,858,908	£9,050,461	£10,189,769	£8,378,002	£8,710,327
35%	60%	£6,419,003	£7,769,935	£6,811,322	£8,157,665	£6,015,927	£6,408,246
40%	60%	£4,114,511	£5,658,433	£4,562,874	£6,106,797	£3,663,853	£4,102,217
45%	60%	£2,810,019	£3,546,931	£2,314,428	£4,051,341	£1,291,778	£1,796,188
50%	60%	£2,502,560	£1,435,429	£65,981	£1,995,885	£1,087,801	£1,518,180

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£113,352,833	£113,352,833	£113,352,833	£113,352,833	£113,352,833	£113,352,833
10%	71%	£117,729,729	£112,729,486	£112,842,434	£112,871,170	£118,054,684	£111,623,321
15%	71%	£120,264,176	£119,817,251	£120,087,235	£119,880,339	£120,405,581	£120,258,640
20%	71%	£122,594,625	£122,052,096	£122,332,036	£121,789,508	£122,756,497	£122,453,909
25%	71%	£124,905,072	£124,226,913	£124,576,837	£123,988,677	£125,107,414	£124,779,179
30%	71%	£127,191,521	£126,401,738	£126,831,638	£126,107,846	£127,461,054	£127,054,449
35%	71%	£129,554,246	£128,588,294	£129,086,201	£128,121,245	£129,841,157	£129,374,111
40%	71%	£131,891,598	£130,786,796	£131,357,831	£130,255,029	£132,229,639	£131,686,872
45%	71%	£134,229,949	£132,989,297	£133,629,462	£132,388,810	£134,600,120	£134,099,633
50%	71%	£136,561,926	£135,189,799	£135,903,093	£134,522,590	£136,969,604	£136,341,537
100%	71%	£160,347,881	£157,545,786	£158,991,641	£156,158,545	£161,183,939	£159,827,698
10%	75%	£117,994,550	£117,757,194	£117,956,691	£117,619,335	£118,095,359	£117,927,511
15%	75%	£120,315,409	£119,956,375	£120,108,620	£119,752,987	£120,421,638	£120,258,640
20%	75%	£122,636,287	£122,161,556	£122,380,540	£121,985,838	£122,777,906	£122,502,189
25%	75%	£124,957,126	£124,363,737	£124,612,479	£124,019,089	£125,134,176	£124,789,528
30%	75%	£127,278,381	£126,565,918	£126,864,409	£126,152,341	£127,496,315	£127,078,867
35%	75%	£129,627,213	£128,768,015	£129,136,915	£128,292,683	£129,876,236	£129,383,638
40%	75%	£131,978,246	£131,011,295	£131,415,791	£130,450,840	£132,264,157	£131,703,702
45%	75%	£134,325,178	£133,239,608	£133,694,067	£132,609,096	£134,649,079	£134,018,267
50%	75%	£136,689,467	£135,467,932	£135,977,640	£134,763,254	£137,059,242	£136,383,216
10%	60%	£117,907,099	£117,527,330	£117,796,812	£117,417,042	£118,020,411	£117,910,123
15%	60%	£120,184,232	£119,614,578	£120,018,801	£119,449,148	£120,354,199	£120,188,768
20%	60%	£122,461,367	£121,701,828	£122,240,792	£121,481,253	£122,687,988	£122,467,414
25%	60%	£124,738,500	£123,789,792	£124,462,919	£123,617,338	£125,023,777	£124,740,860
30%	60%	£127,015,633	£125,876,324	£126,684,771	£125,545,464	£127,357,231	£127,024,705
35%	60%	£129,292,766	£127,965,298	£128,923,911	£127,577,568	£129,719,905	£129,336,987
40%	60%	£131,569,732	£130,054,799	£131,172,368	£129,628,438	£132,091,980	£131,633,015
45%	60%	£133,846,798	£132,144,300	£133,420,805	£131,683,691	£134,443,454	£133,939,044
50%	60%	£136,123,793	£134,233,803	£135,669,251	£133,739,345	£136,823,034	£136,253,412

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£88,655,191	£88,655,191	£88,655,191	£88,655,191	£88,655,191	£88,655,191
10%	71%	£91,316,837	£91,045,673	£91,185,542	£90,914,279	£91,397,773	£91,268,479
15%	71%	£93,827,285	£93,229,388	£93,430,343	£93,023,448	£93,749,689	£93,551,748
20%	71%	£96,337,733	£95,365,205	£95,635,145	£95,262,616	£96,098,608	£95,831,917
25%	71%	£98,848,181	£97,570,022	£97,919,945	£97,241,785	£98,450,522	£98,122,287
30%	71%	£100,558,629	£99,744,837	£100,184,744	£99,350,954	£100,804,784	£100,407,556
35%	71%	£102,896,354	£101,931,402	£102,420,309	£101,464,367	£103,154,286	£102,717,220
40%	71%	£105,244,704	£104,131,904	£104,700,839	£103,598,197	£105,563,748	£105,026,981
45%	71%	£107,573,054	£106,332,405	£106,972,370	£105,731,919	£107,943,229	£107,342,724
50%	71%	£109,925,034	£108,532,907	£109,246,914	£107,865,699	£110,343,092	£109,694,942
100%	71%	£133,690,999	£130,885,895	£132,334,750	£129,523,053	£134,577,047	£133,170,867
10%	75%	£91,337,659	£91,100,302	£91,199,800	£90,962,444	£91,408,478	£91,270,619
15%	75%	£93,658,518	£93,302,483	£93,451,729	£93,095,695	£93,764,747	£93,557,958
20%	75%	£95,979,376	£95,504,664	£95,703,588	£95,228,947	£96,121,015	£95,845,297
25%	75%	£98,300,236	£97,706,847	£97,967,587	£97,467,294	£98,477,294	£98,133,537
30%	75%	£100,621,400	£99,909,026	£100,207,517	£99,495,440	£100,837,423	£100,419,975
35%	75%	£102,970,422	£102,126,090	£102,480,024	£101,635,691	£103,229,345	£102,731,947
40%	75%	£105,319,444	£104,324,409	£104,733,089	£103,789,989	£105,641,265	£105,048,011
45%	75%	£107,668,287	£106,527,717	£107,037,775	£105,952,205	£107,992,187	£107,361,675
50%	75%	£110,032,578	£108,711,030	£109,320,549	£108,110,462	£110,398,530	£109,698,324
10%	60%	£91,290,205	£90,870,439	£91,139,921	£90,760,151	£91,363,519	£91,253,231
15%	60%	£93,627,341	£93,251,102	£93,491,226	£93,102,298	£93,797,458	£93,651,917
20%	60%	£95,964,475	£95,444,936	£95,583,900	£95,324,361	£96,031,097	£95,810,522
25%	60%	£98,301,608	£97,137,185	£97,806,891	£96,856,467	£98,364,886	£98,089,168
30%	60%	£100,638,742	£98,829,433	£100,027,880	£98,888,972	£100,700,339	£100,367,814
35%	60%	£102,975,876	£100,521,682	£102,267,020	£100,920,678	£103,052,414	£102,670,095
40%	60%	£105,312,010	£102,214,930	£104,515,467	£102,971,544	£105,424,488	£104,976,124
45%	60%	£107,658,144	£103,913,410	£106,783,913	£105,027,000	£107,786,553	£107,292,153
50%	60%	£109,999,991	£107,642,912	£109,012,365	£107,082,456	£110,166,142	£109,566,521

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£40,385,049	£40,285,049	£40,285,049	£40,285,049	£40,385,049	£40,285,049
10%	71%	£41,905,945	£44,634,681	£44,714,893	£44,693,386	£44,988,981	£44,855,587
15%	71%	£47,216,392	£46,809,497	£47,019,451	£46,812,555	£47,337,797	£47,140,857
20%	71%	£49,526,841	£48,984,313	£49,264,252	£48,721,724	£49,688,714	£49,426,125
25%	71%	£51,837,288	£51,159,129	£51,509,053	£50,830,893	£52,039,630	£51,711,395
30%	71%	£54,147,735	£53,333,945	£53,753,854	£52,940,902	£54,393,691	£53,966,663
35%	71%	£56,458,182	£55,520,510	£56,018,417	£55,053,465	£56,773,373	£56,306,327
40%	71%	£58,823,614	£57,717,012	£58,290,047	£57,167,245	£59,152,855	£58,619,089
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Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£19,279,267	-£19,279,267	-£19,279,267	-£19,279,267	-£19,279,267	-£19,279,267
10%	71%	-£25,908,163	-£23,624,690	-£23,768,869	-£23,887,806	-£23,887,806	-£23,887,806
15%	71%	-£26,210,611	-£23,803,716	-£26,013,669	-£25,606,774	-£26,332,016	-£26,133,075
20%	71%	-£28,621,060	-£27,978,531	-£28,258,471	-£27,715,943	-£28,621,060	-£28,420,344
25%	71%	-£30,891,507	-£30,153,348	-£30,503,272	-£29,855,712	-£31,033,849	-£30,705,813
30%	71%	-£33,141,956	-£32,328,164	-£32,748,072	-£31,004,269	-£33,389,110	-£33,090,892
35%	71%	-£35,473,681	-£34,514,729	-£35,012,936	-£34,047,684	-£36,767,592	-£35,300,546
40%	71%	-£37,818,032	-£36,715,231	-£37,284,266	-£36,181,464	-£38,147,074	-£37,813,307
45%	71%	-£40,156,384	-£38,915,732	-£39,555,697	-£38,315,245	-£40,526,555	-£39,826,068
50%	71%	-£42,508,736	-£41,116,234	-£41,830,240	-£40,449,025	-£42,908,959	-£42,246,299
100%	71%	-£66,274,318	-£63,472,221	-£64,918,076	-£62,115,980	-£67,110,373	-£65,754,133
10%	75%	-£23,920,985	-£23,683,629	-£23,783,126	-£23,545,770	-£23,991,804	-£23,853,945
15%	75%	-£26,241,844	-£26,055,810	-£26,030,955	-£25,679,022	-£26,248,073	-£26,141,284
20%	75%	-£28,562,702	-£28,087,991	-£28,286,984	-£27,812,273	-£28,704,341	-£28,428,624
25%	75%	-£30,883,561	-£30,290,172	-£30,538,914	-£29,945,524	-£31,080,611	-£30,715,963
30%	75%	-£33,204,419	-£32,492,353	-£32,790,844	-£32,078,776	-£33,420,749	-£33,003,302
35%	75%	-£35,525,278	-£34,709,416	-£35,063,350	-£34,219,018	-£35,808,671	-£35,313,273
40%	75%	-£37,846,136	-£36,937,729	-£37,342,226	-£36,377,275	-£38,190,592	-£37,630,137
45%	75%	-£40,167,000	-£39,166,043	-£39,621,101	-£38,535,531	-£40,575,513	-£39,945,020
50%	75%	-£42,487,864	-£41,394,356	-£41,900,875	-£40,693,788	-£42,961,878	-£42,259,658
10%	60%	-£23,833,634	-£23,453,765	-£23,723,247	-£23,343,477	-£23,948,846	-£23,836,558
15%	60%	-£26,110,667	-£25,541,013	-£25,945,236	-£25,375,582	-£26,280,634	-£26,115,203
20%	60%	-£28,387,801	-£27,628,263	-£28,167,227	-£27,407,588	-£28,614,428	-£28,393,840
25%	60%	-£30,664,935	-£29,715,511	-£30,389,217	-£29,439,793	-£30,948,212	-£30,672,494
30%	60%	-£32,942,069	-£31,802,759	-£32,611,206	-£31,471,898	-£33,283,665	-£32,951,140
35%	60%	-£35,219,203	-£33,890,007	-£34,833,195	-£33,504,003	-£35,615,740	-£35,253,421
40%	60%	-£37,496,337	-£35,977,255	-£37,055,184	-£35,536,108	-£37,947,815	-£37,559,490
45%	60%	-£39,773,471	-£38,064,503	-£39,277,173	-£37,568,213	-£40,279,890	-£39,885,479
50%	60%	-£42,050,605	-£40,151,751	-£41,500,162	-£39,599,318	-£42,611,965	-£42,179,847

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£8,707,429	-£8,707,429	-£8,707,429	-£8,707,429	-£8,707,429	-£8,707,429
10%	71%	-£8,328,318	-£8,057,052	-£8,197,021	-£7,925,758	-£8,409,252	-£8,277,958
15%	71%	-£10,638,764	-£10,231,868	-£10,441,822	-£10,034,926	-£10,760,168	-£10,563,228
20%	71%	-£12,949,212	-£12,406,684	-£12,686,624	-£12,144,095	-£13,111,085	-£12,848,496
25%	71%	-£15,259,660	-£14,581,500	-£14,931,424	-£14,263,264	-£15,462,001	-£15,133,766
30%	71%	-£17,570,108	-£16,756,316	-£17,176,228	-£16,362,433	-£17,812,263	-£17,419,034
35%	71%	-£19,880,556	-£18,931,132	-£19,421,032	-£18,461,602	-£20,162,515	-£19,728,699
40%	71%	-£22,191,004	-£21,106,000	-£21,665,836	-£20,560,771	-£22,512,767	-£22,041,460
45%	71%	-£24,501,452	-£23,280,816	-£23,910,640	-£22,659,940	-£24,863,019	-£24,354,212
50%	71%	-£26,811,900	-£25,455,632	-£26,155,444	-£24,759,109	-£27,213,271	-£26,670,421
100%	71%	-£50,702,469	-£47,900,973	-£49,346,229	-£46,244,132	-£51,638,526	-£50,189,298
10%	75%	-£9,349,136	-£9,111,721	-£9,211,278	-£8,973,023	-£9,419,856	-£9,283,058
15%	75%	-£10,669,997	-£10,313,952	-£10,463,208	-£10,107,174	-£10,778,226	-£10,569,537
20%	75%	-£12,990,858	-£12,516,143	-£12,715,137	-£12,240,425	-£13,132,494	-£12,856,776
25%	75%	-£15,311,719	-£14,719,324	-£14,964,066	-£14,373,677	-£15,488,763	-£15,144,116
30%	75%	-£17,632,580	-£16,923,506	-£17,212,908	-£16,566,928	-£17,844,032	-£17,451,456
35%	75%	-£19,953,441	-£19,127,688	-£19,461,750	-£18,647,170	-£20,233,824	-£19,743,425
40%	75%	-£22,274,302	-£21,331,870	-£21,710,592	-£20,805,427	-£22,618,744	-£22,058,290
45%	75%	-£24,595,163	-£23,536,052	-£23,959,434	-£22,963,680	-£25,003,666	-£24,373,184
50%	75%	-£26,916,024	-£25,740,234	-£26,208,276	-£25,121,941	-£27,388,588	-£26,687,803
10%	60%	-£8,261,886	-£7,881,918	-£8,151,400	-£7,771,630	-£8,374,998	-£8,264,710
15%	60%	-£10,538,820	-£9,999,166	-£10,373,389	-£9,803,735	-£10,708,767	-£10,543,396
20%	60%	-£12,815,754	-£12,106,414	-£12,566,637	-£11,835,840	-£13,094,536	-£12,922,001
25%	60%	-£15,092,688	-£14,213,662	-£14,817,369	-£13,867,946	-£15,376,365	-£15,100,647
30%	60%	-£17,369,622	-£16,320,910	-£17,068,107	-£15,900,051	-£17,711,818	-£17,379,292
35%	60%	-£19,646,556	-£18,428,158	-£19,318,845	-£17,932,155	-£20,047,270	-£19,651,514
40%	60%	-£21,923,490	-£20,535,406	-£21,569,583	-£19,964,259	-£22,432,722	-£21,967,603
45%	60%	-£24,200,424	-£22,642,654	-£23,820,321	-£22,038,479	-£24,818,174	-£24,293,632
50%	60%	-£26,477,358	-£24,749,902	-£26,071,059	-£24,069,583	-£27,193,626	-£26,608,600

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£12,150,980	£12,150,980	£12,150,980	£12,150,980	£12,150,980	£12,150,980
10%	71%	£7,530,084	£7,801,347	£7,861,378	£7,932,642	£7,449,148	£7,580,442
15%	71%	£5,219,936	£5,626,532	£5,416,978	£5,823,473	£5,098,231	£5,295,172
20%	71%	£2,899,188	£3,451,716	£3,171,776	£3,714,304	£2,747,315	£3,009,903
25%	71%	£598,740	£1,276,899	£926,975	£1,605,136	£396,398	£724,634
30%	71%	-£1,711,708	-£997,918	-£1,317,825	-£504,033	-£1,057,863	-£1,560,635
35%	71%	-£4,040,433	-£3,084,492	-£3,582,388	-£2,617,437	-£4,337,345	-£3,870,299
40%	71%	-£6,367,785	-£5,284,984	-£5,854,018	-£4,751,217	-£6,716,827	-£6,183,060
45%	71%	-£8,726,137	-£7,485,485	-£8,125,649	-£6,884,998	-£9,096,308	-£8,495,821
50%	71%	-£11,078,113	-£9,686,986	-£10,399,993	-£9,018,778	-£11,496,142	-£10,818,022
100%	71%	-£39,844,069	-£36,043,024	-£36,449,609	-£30,685,723	-£46,326,126	-£44,326,886
10%	75%	£7,509,262	£7,746,619	£7,847,121	£7,894,477	£7,438,443	£7,576,302
15%	75%	£5,188,403	£5,544,438	£5,395,192	£5,751,226	£5,082,174	£5,288,953
20%	75%	£2,867,545	£3,242,255	£3,143,263	£3,617,074	£2,726,506	£3,001,624
25%	75%	£546,686	£1,140,075	£891,334	£1,484,723	£369,637	£714,284
30%	75%	-£1,774,569	-£1,062,106	-£1,360,597	-£648,528	-£1,990,502	-£1,573,054
35%	75%	-£4,123,501	-£3,279,169	-£3,633,103	-£2,788,771	-£4,375,424	-£3,885,026
40%	75%	-£6,472,434	-£5,507,452	-£5,911,929	-£4,947,028	-£6,800,345	-£6,199,690
45%	75%	-£8,821,366	-£7,735,796	-£8,190,854	-£7,105,284	-£9,145,266	-£8,514,754
50%	75%	-£11,185,655	-£9,964,109	-£10,473,628	-£9,263,541	-£11,551,429	-£10,839,403
10%	60%	£7,596,713	£7,978,462	£7,707,000	£8,086,770	£7,483,402	£7,593,686
15%	60%	£5,319,380	£5,869,233	£5,465,011	£5,954,685	£5,149,613	£5,315,944
20%	60%	£3,042,446	£3,801,985	£3,263,021	£4,022,569	£2,815,824	£3,036,386
25%	60%	£785,312	£1,714,736	£1,041,030	£1,990,454	£482,035	£767,753
30%	60%	-£1,511,821	-£72,512	-£1,160,969	-£41,651	-£1,853,416	-£1,520,893
35%	60%	-£3,812,417	-£2,461,485	-£3,020,499	-£2,073,756	-£4,215,493	-£3,823,174
40%	60%	-£6,116,909	-£4,572,987	-£5,668,546	-£4,124,623	-£6,577,567	-£6,129,203
45%	60%	-£8,421,401	-£6,684,489	-£7,916,992	-£6,180,079	-£9,839,642	-£9,435,232
50%	60%	-£10,723,980	-£8,795,991	-£10,165,439	-£8,235,635	-£11,819,221	-£10,740,600

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£19,760,373	-£19,760,373	-£19,760,373	-£19,760,373	-£19,760,373	-£19,760,373
10%	71%	-£24,381,269	-£24,110,006	-£24,249,975	-£23,978,711	-£24,462,205	-£24,230,912
15%	71%	-£29,031,717	-£28,264,622	-£28,494,716	-£28,067,680	-£28,513,122	-£28,016,181
20%	71%	-£29,002,168	-£28,459,637	-£28,739,577	-£28,197,040	-£29,164,038	-£28,901,450
25%	71%	-£31,312,613	-£30,634,454	-£30,984,378	-£30,306,218	-£31,514,995	-£31,199,719
30%	71%	-£33,023,059	-£32,809,270	-£33,230,178	-£32,415,386	-£33,969,216	-£33,471,968
35%	71%	-£35,960,787	-£34,995,835	-£35,483,741	-£34,528,790	-£36,248,698	-£35,761,632
40%	71%	-£38,239,138	-£37,198,337	-£37,765,372	-£36,662,570	-£38,628,180	-£38,094,413
45%	71%	-£40,637,490	-£39,398,838	-£39,937,003	-£38,796,351	-£41,007,661	-£40,407,174
50%	71%	-£42,989,466	-£41,599,340	-£42,131,346	-£40,930,133	-£43,407,465	-£42,729,335
100%	71%	-£66,755,422	-£63,953,327	-£65,399,182	-£62,597,086	-£67,591,479	-£66,235,239
15%	75%	-£29,722,953	-£28,399,918	-£29,510,181	-£28,180,128	-£29,928,179	-£28,622,380
20%	75%	-£29,043,608	-£28,569,097	-£28,768,090	-£28,293,379	-£29,165,447	-£28,909,730
25%	75%	-£31,364,667	-£30,771,278	-£31,020,019	-£30,426,630	-£31,541,717	-£31,197,069
30%	75%	-£33,685,922	-£32,973,459	-£33,271,950	-£32,559,882	-£33,901,655	-£33,484,408
35%	75%	-£36,034,854	-£35,180,522	-£35,544,466	-£34,700,124	-£36,266,777	-£35,796,379
40%	75%	-£38,383,787	-£37,418,835	-£37,823,332	-£36,858,381	-£38,671,698	-£38,111,243
45%	75%	-£40,732,719	-£39,647,149	-£40,102,207	-£39,016,837	-£41,058,619	-£40,428,108
50%	75%	-£43,080,068	-£41,874,662	-£42,384,981	-£41,174,664	-£43,462,782	-£42,760,186
10%	60%	-£24,314,640	-£24,304,811	-£24,204,353	-£23,524,583	-£24,427,052	-£24,317,664
15%	60%	-£26,591,773	-£26,022,119	-£26,428,342	-£25,856,688	-£26,761,740	-£26,596,309
20%	60%	-£28,868,907	-£28,109,359	-£28,648,333	-£27,888,794	-£29,095,530	-£28,874,955
25%	60%	-£31,146,041	-£30,196,617	-£30,502,859	-£29,600,869	-£31,429,318	-£31,153,600
30%	60%	-£33,423,174	-£32,283,865	-£33,052,312	-£31,963,004	-£33,764,771	-£33,432,246
35%	60%	-£35,723,770	-£34,372,838	-£35,331,452	-£33,985,109	-£36,128,846	-£35,734,527
40%	60%	-£38,028,262	-£36,464,340	-£37,579,899	-£36,055,976	-£38,488,921	-£38,040,598
45%	60%	-£40,332,754	-£38,556,842	-£39,826,346	-£38,091,432	-£40,850,955	-£40,346,580
50%	60%	-£42,645,334	-£40,707,344	-£42,076,792	-£40,146,888	-£43,230,575	-£42,600,953

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2,288,305	-£2,288,305	-£2,288,305	-£2,288,305	-£2,288,305	-£2,288,305
10%	71%	-£2,559,569	-£2,288,305	-£2,428,274	-£2,157,010	-£2,640,504	-£2,508,211
15%	71%	-£4,870,016	-£4,463,121	-£4,673,075	-£4,266,179	-£4,991,421	-£4,794,480
20%	71%	-£7,180,465	-£6,637,936	-£6,917,876	-£6,375,248	-£7,342,337	-£7,076,749
25%	71%	-£9,490,912	-£8,812,753	-£9,162,677	-£8,484,617	-£9,693,254	-£9,365,016
30%	71%	-£11,801,361	-£10,987,569	-£11,407,478	-£10,593,686	-£12,047,515	-£11,650,287
35%	71%	-£14,139,086	-£13,174,134	-£13,672,041	-£12,707,089	-£14,428,997	-£13,959,951
40%	71%	-£16,477,438	-£15,374,636	-£15,943,671	-£14,840,969	-£16,808,479	-£16,272,712
45%	71%	-£18,815,789	-£17,575,137	-£18,215,302	-£16,974,650	-£19,185,960	-£18,585,473
50%	71%	-£21,167,765	-£19,775,639	-£20,489,645	-£19,108,430	-£21,565,794	-£20,907,674
100%	71%	-£44,993,721	-£42,193,826	-£43,577,481	-£40,775,365	-£45,769,778	-£44,413,638
10%	75%	-£2,580,390	-£2,343,034	-£2,442,631	-£2,205,175	-£2,651,209	-£2,516,351
15%	75%	-£4,901,240	-£4,545,215	-£4,694,460	-£4,338,427	-£5,007,478	-£4,800,689
20%	75%	-£7,222,107	-£6,747,396	-£6,946,389	-£6,471,678	-£7,363,748	-£7,089,029
25%	75%	-£9,542,974	-£8,949,577	-£9,193,629	-£8,694,929	-£9,720,016	-£9,375,368
30%	75%	-£11,864,221	-£11,151,758	-£11,450,249	-£10,738,181	-£12,080,154	-£11,852,707
35%	75%	-£14,213,153	-£13,368,821	-£13,722,755	-£12,878,423	-£14,465,078	-£13,974,678
40%	75%	-£16,562,086	-£15,597,135	-£16,001,831	-£15,036,680	-£16,849,097	-£16,289,542
45%	75%	-£18,911,019	-£17,826,448	-£18,260,506	-£17,194,939	-£19,234,919	-£18,634,407
50%	75%	-£21,275,307	-£20,053,762	-£20,563,280	-£19,353,193	-£21,641,082	-£20,929,506
10%	60%	-£2,492,939	-£2,113,170	-£2,382,652	-£2,002,882	-£2,606,251	-£2,495,963
15%	60%	-£4,770,072	-£4,200,418	-£4,604,641	-£4,034,988	-£4,940,639	-£4,774,609
20%	60%	-£7,047,207	-£6,397,869	-£6,626,632	-£6,067,093	-£7,473,929	-£7,053,254
25%	60%	-£9,324,340	-£8,374,916	-£8,646,622	-£8,099,198	-£9,807,617	-£9,331,901
30%	60%	-£11,601,473	-£10,462,164	-£11,270,811	-£10,131,304	-£11,943,071	-£11,610,545
35%	60%	-£13,928,069	-£12,551,137	-£13,509,751	-£12,163,408	-£14,306,145	-£13,912,827
40%	60%	-£16,206,562	-£14,662,639	-£15,758,198	-£14,214,275	-£16,667,220	-£16,218,855
45%	60%	-£18,511,054	-£16,774,141	-£18,006,645	-£16,269,731	-£19,029,294	-£18,524,884
50%	60%	-£20,823,633	-£18,885,643	-£20,258,091	-£18,425,188	-£21,408,874	-£20,839,252

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£12,150,980	£12,150,980	£12,150,980	£12,150,980	£12,150,980	£12,150,980
10%	71%	£7,530,084	£7,801,347	£7,661,378	£7,932,642	£7,449,148	£7,580,442
15%	71%	£3,919,336	£5,926,532	£5,416,579	£5,623,473	£3,098,231	£5,295,173
20%	71%	£2,909,188	£3,451,716	£3,171,776	£3,714,304	£2,747,315	£3,009,903
25%	71%	£598,740	£1,278,899	£926,975	£1,605,136	£396,398	£724,834
30%	71%	£1,711,708	£967,916	£1,317,825	£504,033	£1,957,863	£1,560,635
35%	71%	£4,049,433	£3,084,452	£3,580,369	£2,617,437	£4,373,345	£3,870,299
40%	71%	£6,387,785	£5,284,984	£5,854,018	£4,751,217	£6,716,827	£5,183,060
45%	71%	£8,726,137	£7,485,485	£8,125,649	£6,884,998	£9,096,308	£8,495,821
50%	71%	£11,078,113	£9,685,986	£10,389,993	£9,018,778	£11,496,142	£10,819,022
100%	71%	£34,844,069	£32,041,974	£33,487,829	£30,688,753	£35,880,126	£34,323,666
10%	75%	£7,509,262	£7,746,619	£7,847,121	£7,884,477	£7,438,443	£7,576,302
15%	75%	£5,189,403	£5,544,438	£5,395,192	£5,741,226	£5,082,174	£5,285,963
20%	75%	£2,867,645	£3,142,255	£3,143,263	£3,617,914	£2,726,906	£3,011,824
25%	75%	£546,686	£1,140,075	£891,334	£1,484,723	£369,637	£714,948
30%	75%	£1,774,569	£1,062,106	£1,360,597	£648,528	£1,990,502	£1,573,054
35%	75%	£4,123,501	£3,279,169	£3,633,103	£2,786,771	£4,375,424	£3,865,006
40%	75%	£6,472,434	£5,507,452	£5,911,979	£4,947,028	£6,760,345	£5,199,850
45%	75%	£8,821,366	£7,735,798	£8,190,854	£7,105,284	£9,145,266	£8,514,754
50%	75%	£11,185,665	£9,964,109	£10,473,628	£9,263,541	£11,551,429	£10,839,403
10%	60%	£7,596,713	£7,076,452	£7,707,090	£8,085,770	£7,483,402	£7,599,899
15%	60%	£5,319,580	£5,889,234	£5,485,011	£6,054,065	£5,149,613	£5,315,044
20%	60%	£3,042,446	£3,801,985	£3,263,021	£4,022,559	£2,815,824	£3,036,398
25%	60%	£765,312	£1,714,735	£1,041,030	£1,990,454	£462,035	£737,253
30%	60%	£1,511,821	£372,512	£1,160,959	£41,851	£1,853,418	£1,520,853
35%	60%	£3,812,417	£2,461,485	£3,420,099	£2,073,756	£4,215,493	£3,823,174
40%	60%	£6,116,909	£4,572,987	£5,668,546	£4,124,623	£6,577,567	£5,129,203
45%	60%	£8,421,401	£6,684,489	£7,916,992	£5,180,079	£8,930,942	£7,435,232
50%	60%	£10,733,980	£8,795,991	£10,165,439	£8,235,535	£11,319,221	£10,749,600

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 5

CIL Zone 2  
Value Area Low

No Units 180  
Site Area 1.51 Ha

Sales value inflation 0%  
Build cost inflation 0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£12,304,267	£12,304,267	£12,304,267	£12,304,267	£12,304,267	£12,304,267
10%	71%	£8,609,272	£8,828,371	£8,817,612	£9,036,711	£8,478,639	£8,686,980
15%	71%	£6,244,002	£7,072,651	£7,066,513	£7,385,161	£6,540,054	£6,860,565
20%	71%	£4,976,734	£5,316,931	£5,295,414	£5,733,812	£4,617,469	£5,134,150
25%	71%	£3,013,465	£3,661,212	£3,534,315	£4,082,063	£2,686,883	£3,207,734
30%	71%	£1,148,195	£1,805,492	£1,773,217	£2,430,513	£1,756,298	£1,381,320
35%	71%	£278,802	£49,713	£12,116	£278,804	£1,193,492	£432,375
40%	71%	£-2,624,577	£-1,733,848	£-1,777,596	£-886,857	£-3,155,653	£-2,908,661
45%	71%	£-4,520,353	£-3,518,282	£-3,567,488	£-2,565,418	£-5,117,813	£-4,164,948
50%	71%	£-6,416,128	£-5,302,717	£-5,357,389	£-4,243,978	£-7,079,973	£-6,021,234
100%	71%	£-25,073,985	£-23,147,063	£-23,238,409	£-21,029,585	£-26,701,575	£-24,584,097
10%	75%	£8,584,364	£8,776,076	£8,803,122	£8,994,834	£8,470,061	£8,688,819
15%	75%	£6,706,642	£6,994,209	£7,034,778	£7,322,346	£6,535,187	£6,863,324
20%	75%	£4,828,919	£5,142,342	£5,206,434	£5,649,658	£4,600,313	£5,072,827
25%	75%	£2,951,197	£3,430,476	£3,498,091	£3,977,370	£2,665,438	£3,212,332
30%	75%	£1,073,474	£1,648,608	£1,729,746	£2,304,881	£730,564	£1,386,836
35%	75%	£-817,402	£-135,437	£39,229	£632,393	£-1,224,007	£-445,833
40%	75%	£-1,726,835	£-1,046,447	£-1,036,494	£-1,197,106	£-2,190,526	£-2,301,165
45%	75%	£-4,834,268	£-3,757,457	£-3,633,760	£-2,756,947	£-5,157,046	£-4,156,536
50%	75%	£-6,542,702	£-5,568,466	£-5,431,025	£-4,456,790	£-7,123,565	£-6,011,888
60%	75%	£-8,683,975	£-7,326,712	£-7,263,293	£-6,193,903	£-9,506,089	£-8,301,095
15%	60%	£6,863,556	£7,323,664	£7,126,065	£7,586,173	£6,589,229	£6,851,738
20%	60%	£5,038,138	£5,651,616	£5,388,151	£6,001,628	£4,672,369	£5,022,380
25%	60%	£3,212,721	£3,979,567	£3,650,236	£4,417,083	£2,755,508	£3,183,023
30%	60%	£1,587,303	£2,307,519	£1,912,321	£2,832,537	£838,646	£1,363,665
35%	60%	£-445,280	£635,470	£174,407	£1,247,992	£-1,095,946	£-473,308
40%	60%	£-2,300,553	£-1,053,531	£-1,589,080	£-242,058	£-3,044,057	£-2,332,585
45%	60%	£-4,159,828	£-2,752,927	£-3,355,478	£-1,952,820	£-5,492,268	£-4,191,862
50%	60%	£-6,011,098	£-4,452,322	£-5,127,157	£-3,562,980	£-8,940,479	£-6,051,139

Residual Land values compared to benchmark land values  
Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£-123,430,985	£-123,430,985	£-123,430,985	£-123,430,985	£-123,430,985	£-123,430,985
10%	71%	£-127,128,861	£-128,686,822	£-128,686,822	£-127,258,822	£-127,258,822	£-127,258,822
15%	71%	£-128,951,230	£-129,692,581	£-128,678,719	£-126,500,071	£-128,197,178	£-128,874,668
20%	71%	£-130,856,499	£-130,418,302	£-130,439,818	£-130,001,620	£-131,117,764	£-130,701,082
25%	71%	£-132,721,768	£-132,174,021	£-132,200,918	£-131,653,170	£-133,048,249	£-132,527,498
30%	71%	£-134,557,037	£-133,927,402	£-133,952,016	£-133,205,719	£-134,970,585	£-134,156,868
35%	71%	£-136,464,035	£-133,685,459	£-135,723,115	£-134,956,268	£-136,928,725	£-136,187,507
40%	71%	£-138,359,810	£-137,469,080	£-137,512,819	£-136,822,089	£-138,890,885	£-138,043,884
45%	71%	£-140,255,586	£-139,253,515	£-139,302,720	£-138,900,650	£-140,853,045	£-139,900,180
50%	71%	£-142,151,361	£-141,037,949	£-141,032,622	£-139,978,211	£-142,815,205	£-141,757,061
100%	71%	£-161,109,119	£-158,882,296	£-158,991,641	£-156,764,818	£-162,436,837	£-160,319,329
10%	75%	£-127,150,858	£-126,959,157	£-126,959,157	£-126,740,399	£-127,265,171	£-127,046,414
15%	75%	£-129,029,591	£-128,741,033	£-128,741,033	£-128,412,887	£-129,209,045	£-129,029,045
20%	75%	£-130,906,314	£-130,522,590	£-130,468,798	£-130,085,375	£-131,134,290	£-130,697,405
25%	75%	£-132,784,038	£-132,304,757	£-132,237,142	£-131,757,863	£-133,069,794	£-132,522,900
30%	75%	£-134,661,758	£-134,086,624	£-134,095,466	£-133,430,351	£-135,004,668	£-134,346,596
35%	75%	£-136,539,483	£-135,871,461	£-135,871,461	£-135,102,839	£-136,959,239	£-136,181,063
40%	75%	£-138,417,207	£-137,661,680	£-137,671,327	£-136,752,338	£-138,925,759	£-138,036,417
45%	75%	£-140,295,500	£-139,452,899	£-139,368,992	£-138,492,180	£-140,892,278	£-139,891,789
50%	75%	£-142,173,793	£-141,243,118	£-141,169,257	£-139,242,029	£-142,859,798	£-141,747,021
10%	60%	£-127,046,258	£-126,739,520	£-126,871,292	£-126,565,329	£-127,229,144	£-127,054,138
15%	60%	£-128,871,676	£-128,411,569	£-128,609,167	£-128,149,060	£-129,148,060	£-128,893,495
20%	60%	£-130,697,094	£-130,083,517	£-130,247,062	£-129,733,605	£-131,062,864	£-130,900,180
25%	60%	£-132,522,512	£-131,764,998	£-131,944,698	£-131,318,150	£-132,979,725	£-132,542,290
30%	60%	£-134,347,930	£-133,427,714	£-133,622,912	£-132,802,698	£-134,896,585	£-134,371,567
35%	60%	£-136,169,512	£-135,099,762	£-135,360,636	£-134,487,241	£-136,813,070	£-136,208,541
40%	60%	£-138,008,785	£-136,780,764	£-137,043,912	£-136,077,291	£-138,739,290	£-138,087,817
45%	60%	£-139,891,057	£-138,468,158	£-139,090,650	£-137,687,752	£-140,727,501	£-139,927,084
50%	60%	£-141,746,330	£-140,157,554	£-140,858,990	£-139,289,215	£-142,675,712	£-141,798,317

Residual Land values compared to benchmark land values  
Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£-100,469,069	£-100,469,069	£-100,469,069	£-100,469,069	£-100,469,069	£-100,469,069
10%	71%	£-102,334,338	£-102,005,590	£-102,021,828	£-101,893,180	£-102,539,287	£-102,217,776
15%	71%	£-104,199,607	£-103,761,410	£-103,782,822	£-103,654,729	£-104,650,572	£-104,346,161
20%	71%	£-106,064,876	£-105,517,129	£-105,544,026	£-104,998,278	£-106,801,458	£-106,507,807
25%	71%	£-107,930,146	£-107,272,849	£-107,305,124	£-106,847,828	£-108,922,043	£-107,697,021
30%	71%	£-109,807,143	£-109,028,568	£-109,066,223	£-108,599,877	£-110,211,833	£-109,530,716
35%	71%	£-111,702,918	£-110,812,189	£-110,855,927	£-109,868,198	£-112,233,990	£-111,387,062
40%	71%	£-113,598,694	£-112,596,623	£-112,645,820	£-111,843,759	£-114,198,154	£-113,243,289
45%	71%	£-115,494,470	£-114,381,058	£-114,435,730	£-113,322,319	£-116,158,314	£-115,099,575
50%	71%	£-117,390,246	£-116,165,493	£-116,233,250	£-113,107,928	£-118,118,474	£-116,952,658
100%	71%	£-100,493,977	£-100,302,265	£-100,275,210	£-100,083,507	£-100,608,280	£-100,389,522
10%	75%	£-102,371,699	£-102,084,132	£-102,043,563	£-101,755,995	£-102,543,154	£-102,215,017
15%	75%	£-104,249,422	£-103,895,999	£-103,811,507	£-103,428,493	£-104,478,028	£-104,040,514
20%	75%	£-106,127,146	£-105,702,820	£-105,590,220	£-105,100,290	£-106,412,903	£-105,990,260
25%	75%	£-108,004,867	£-107,429,733	£-107,348,985	£-106,773,460	£-108,347,777	£-107,691,505
30%	75%	£-109,895,743	£-109,213,779	£-109,117,670	£-108,445,848	£-110,302,348	£-109,524,174
35%	75%	£-111,786,179	£-111,004,765	£-110,913,656	£-110,115,847	£-112,258,117	£-111,310,163
40%	75%	£-113,677,609	£-112,835,798	£-112,712,101	£-111,835,288	£-114,235,887	£-113,234,877
45%	75%	£-115,569,039	£-114,666,807	£-114,509,366	£-113,535,131	£-116,201,908	£-115,090,229
50%	75%	£-117,460,469	£-116,497,816	£-116,324,361	£-115,234,878	£-118,164,929	£-116,947,246
10%	60%	£-104,040,203	£-103,426,725	£-103,690,190	£-103,076,713	£-104,405,972	£-104,055,961
15%	60%	£-105,895,620	£-104,998,774	£-104,428,105	£-104,961,289	£-106,322,833	£-105,898,318
20%	60%	£-107,801,038	£-106,710,822	£-107,166,200	£-106,245,804	£-108,239,693	£-107,716,876
25%	60%	£-109,723,621	£-108,422,571	£-108,803,934	£-107,830,380	£-110,174,198	£-109,551,649
30%	60%	£-111,678,894	£-110,131,872	£-110,667,421	£-109,420,399	£-112,122,398	£-111,410,926
35%	60%	£-113,624,166	£-111,831,268	£-112,433,759	£-111,030,881	£-114,070,690	£-113,270,203
40%	60%	£-115,569,439	£-113,530,665	£-114,200,088	£-112,644,321	£-116,018,820	£-115,129,489

Residual Land values compared to benchmark land values  
Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£-50,363,181	£-50,363,181	£-50,363,181	£-50,363,181	£-50,363,181	£-50,363,181
10%	71%	£-52,228,177	£-51,830,078	£-51,860,837	£-51,630,738	£-52,168,839	£-51,980,480
15%	71%	£-54,093,173	£-53,334,979	£-53,365,597	£-53,100,639	£-54,024,840	£-53,846,021
20%	71%	£-55,958,169	£-54,839,880	£-54,870,416	£-54,595,540	£-54,880,841	£-54,651,562
25%	71%	£-57,823,165	£-56,344,781	£-56,375,353	£-56,080,441	£-55,736,842	£-55,547,103
30%	71%	£-59,688,161	£-57,849,682	£-57,880,225	£-57,165,342	£-56,581,843	£-56,352,604
35%	71%	£-61,553,157	£-59,354,583	£-59,385,107	£-58,250,243	£-57,126,844	£-57,117,605
40%	71%	£-63,418,153	£-60				

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£29,357,400	-£29,357,400	-£29,357,400	-£29,357,400	-£29,357,400	-£29,357,400
10%	71%	-£33,052,398	-£33,052,397	-£33,052,397	-£33,052,397	-£33,183,000	-£33,074,688
15%	71%	-£34,917,665	-£34,959,016	-£34,605,154	-£34,276,506	-£35,113,613	-£34,801,102
20%	71%	-£36,782,934	-£36,344,736	-£36,366,253	-£35,928,055	-£37,044,199	-£36,627,517
25%	71%	-£38,648,203	-£38,100,456	-£38,127,352	-£37,579,605	-£38,974,784	-£38,453,933
30%	71%	-£40,513,472	-£40,856,175	-£40,888,450	-£39,231,154	-£40,900,369	-£40,280,348
35%	71%	-£42,378,741	-£41,611,894	-£41,649,549	-£40,882,703	-£42,825,954	-£42,104,042
40%	71%	-£44,244,010	-£43,367,613	-£43,430,253	-£42,548,254	-£44,751,539	-£43,970,329
45%	71%	-£46,109,279	-£45,123,332	-£45,290,957	-£44,227,805	-£46,677,124	-£45,836,615
50%	71%	-£47,974,548	-£46,879,051	-£47,019,056	-£45,905,356	-£48,602,709	-£47,702,902
100%	71%	-£67,035,554	-£64,808,731	-£64,918,076	-£62,691,252	-£68,363,242	-£66,245,764
10%	75%	-£33,077,303	-£32,895,592	-£32,895,546	-£32,666,833	-£33,191,606	-£32,972,849
15%	75%	-£34,942,572	-£34,667,498	-£34,698,880	-£34,529,322	-£35,126,499	-£34,798,344
20%	75%	-£36,807,841	-£36,449,325	-£36,395,233	-£36,011,810	-£37,051,355	-£36,623,840
25%	75%	-£38,673,110	-£38,231,192	-£38,183,577	-£37,684,298	-£38,976,228	-£38,449,335
30%	75%	-£40,538,379	-£40,013,069	-£39,931,921	-£39,356,796	-£40,901,103	-£40,274,831
35%	75%	-£42,403,648	-£41,794,905	-£41,700,866	-£41,029,274	-£42,825,954	-£42,107,500
40%	75%	-£44,268,917	-£43,576,741	-£43,498,162	-£42,718,773	-£44,751,539	-£43,962,852
45%	75%	-£46,134,186	-£45,358,576	-£45,295,427	-£44,418,815	-£46,677,124	-£45,818,204
50%	75%	-£47,999,455	-£47,140,412	-£47,032,692	-£46,119,458	-£48,602,709	-£47,673,586
10%	60%	-£32,972,693	-£32,665,955	-£32,797,687	-£32,491,764	-£33,155,578	-£32,960,573
15%	60%	-£34,837,962	-£34,338,002	-£34,335,602	-£34,075,494	-£35,077,439	-£34,809,930
20%	60%	-£36,703,231	-£36,010,052	-£36,273,517	-£35,660,039	-£36,999,299	-£36,639,267
25%	60%	-£38,568,500	-£37,682,102	-£37,611,431	-£37,244,586	-£38,921,159	-£38,468,644
30%	60%	-£40,433,769	-£39,353,149	-£39,749,346	-£38,820,131	-£40,843,020	-£40,298,002
35%	60%	-£42,299,038	-£41,024,197	-£41,497,261	-£40,413,878	-£42,757,514	-£42,134,978
40%	60%	-£44,164,307	-£42,695,244	-£43,290,747	-£42,009,728	-£44,672,008	-£43,970,329
45%	60%	-£46,029,576	-£44,366,291	-£44,088,232	-£43,614,167	-£46,586,502	-£45,801,782
50%	60%	-£47,894,845	-£46,037,338	-£45,885,717	-£45,224,647	-£48,501,047	-£47,627,650

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000
10%	71%	-£17,480,548	-£17,261,449	-£17,272,208	-£17,053,109	-£17,611,180	-£17,402,840
15%	71%	-£19,345,817	-£19,017,169	-£19,033,307	-£18,704,659	-£19,541,766	-£19,229,255
20%	71%	-£21,211,086	-£20,772,889	-£20,794,406	-£20,356,207	-£21,472,351	-£21,055,670
25%	71%	-£23,076,355	-£22,528,608	-£22,549,604	-£22,007,747	-£23,402,936	-£22,866,085
30%	71%	-£24,941,624	-£24,284,328	-£24,316,603	-£23,659,297	-£25,333,522	-£24,708,500
35%	71%	-£26,806,893	-£26,040,047	-£26,077,702	-£25,310,855	-£27,264,107	-£26,549,195
40%	71%	-£28,672,162	-£27,795,766	-£27,807,496	-£26,962,413	-£29,194,692	-£28,384,481
45%	71%	-£30,537,431	-£29,546,485	-£29,557,290	-£28,613,971	-£31,125,277	-£30,219,766
50%	71%	-£32,402,700	-£31,297,204	-£31,447,209	-£30,265,529	-£33,055,862	-£32,055,050
100%	71%	-£51,463,707	-£49,238,893	-£49,346,229	-£47,119,405	-£52,791,955	-£50,674,917
10%	75%	-£17,504,088	-£17,315,744	-£17,296,698	-£17,094,956	-£17,611,180	-£17,401,401
15%	75%	-£19,369,357	-£19,095,611	-£19,055,042	-£18,767,474	-£19,541,766	-£19,229,456
20%	75%	-£21,234,626	-£20,877,478	-£20,823,385	-£20,439,962	-£21,472,351	-£21,057,992
25%	75%	-£23,100,895	-£22,659,344	-£22,591,729	-£22,112,450	-£23,402,936	-£22,977,488
30%	75%	-£24,966,164	-£24,441,210	-£24,387,626	-£23,784,938	-£25,333,522	-£24,792,652
35%	75%	-£26,831,433	-£26,223,076	-£26,129,049	-£25,457,427	-£27,264,107	-£26,585,653
40%	75%	-£28,696,702	-£28,004,941	-£27,995,314	-£27,148,926	-£29,194,692	-£28,391,005
45%	75%	-£30,561,971	-£29,786,806	-£29,847,277	-£28,846,767	-£31,125,277	-£30,246,356
50%	75%	-£32,427,240	-£31,568,671	-£31,550,845	-£30,546,610	-£33,055,862	-£32,101,708
10%	60%	-£17,400,845	-£17,094,108	-£17,225,839	-£18,919,917	-£17,583,731	-£17,408,725
15%	60%	-£19,266,114	-£18,765,156	-£18,963,755	-£18,503,647	-£19,500,391	-£19,230,052
20%	60%	-£21,131,383	-£20,436,204	-£20,701,699	-£20,088,192	-£21,421,451	-£21,057,440
25%	60%	-£22,996,652	-£22,107,253	-£22,439,584	-£21,672,737	-£23,346,036	-£22,866,085
30%	60%	-£24,861,921	-£23,778,301	-£24,177,499	-£23,257,283	-£25,266,621	-£24,708,500
35%	60%	-£26,727,190	-£25,449,349	-£25,925,414	-£24,848,828	-£27,197,206	-£26,549,195
40%	60%	-£28,592,459	-£27,120,397	-£27,673,529	-£26,439,875	-£29,127,791	-£28,384,481
45%	60%	-£30,457,728	-£28,791,445	-£29,421,644	-£28,030,922	-£31,058,376	-£30,219,766
50%	60%	-£32,322,997	-£30,462,493	-£31,173,759	-£29,622,969	-£33,000,299	-£32,055,050

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,072,847	£2,072,847	£2,072,847	£2,072,847	£2,072,847	£2,072,847
10%	71%	-£1,822,148	-£1,403,050	-£1,413,808	-£1,184,709	-£1,752,781	-£1,544,441
15%	71%	-£3,487,418	-£3,158,769	-£3,174,907	-£2,846,259	-£3,683,386	-£3,370,855
20%	71%	-£5,152,688	-£4,844,489	-£4,836,006	-£4,407,808	-£5,613,981	-£5,197,270
25%	71%	-£6,817,957	-£6,530,209	-£6,497,105	-£6,149,357	-£7,544,577	-£7,023,686
30%	71%	-£8,483,226	-£8,215,928	-£8,158,203	-£7,890,907	-£9,475,172	-£8,850,101
35%	71%	-£10,148,495	-£9,901,647	-£9,821,302	-£9,632,456	-£11,405,767	-£10,683,785
40%	71%	-£11,813,764	-£11,587,366	-£11,500,006	-£11,378,006	-£13,336,362	-£12,500,461
45%	71%	-£13,479,033	-£13,273,085	-£13,158,105	-£13,160,546	-£15,266,957	-£14,313,146
50%	71%	-£15,144,302	-£14,958,804	-£14,826,204	-£14,943,095	-£17,197,552	-£16,125,831
100%	71%	-£34,606,307	-£33,374,463	-£33,467,609	-£31,991,095	-£36,932,956	-£34,816,517
10%	75%	-£1,847,056	-£1,455,345	-£1,426,298	-£1,236,586	-£1,761,359	-£1,542,601
15%	75%	-£3,512,325	-£3,120,064	-£3,136,642	-£2,909,074	-£3,836,233	-£3,588,097
20%	75%	-£5,177,594	-£4,784,783	-£4,796,986	-£4,581,563	-£5,911,107	-£5,193,593
25%	75%	-£6,842,863	-£6,445,502	-£6,438,089	-£6,254,051	-£7,985,982	-£7,019,088
30%	75%	-£8,508,132	-£8,106,221	-£8,089,678	-£7,866,540	-£10,060,857	-£9,044,584
35%	75%	-£10,173,401	-£9,766,940	-£9,749,267	-£9,549,027	-£12,135,732	-£11,067,253
40%	75%	-£11,838,670	-£11,427,659	-£11,410,256	-£11,198,516	-£14,210,607	-£12,981,948
45%	75%	-£13,503,939	-£13,087,378	-£13,069,855	-£12,858,005	-£16,285,482	-£14,856,643
50%	75%	-£15,169,208	-£14,748,097	-£14,730,552	-£14,627,494	-£18,360,357	-£16,731,328
10%	60%	-£1,847,056	-£1,455,345	-£1,426,298	-£1,236,586	-£1,761,359	-£1,542,601
15%	60%	-£3,512,325	-£3,120,064	-£3,136,642	-£2,909,074	-£3,836,233	-£3,588,097
20%	60%	-£5,177,594	-£4,784,783	-£4,796,986	-£4,581,563	-£5,911,107	-£5,193,593
25%	60%	-£6,842,863	-£6,445,502	-£6,438,089	-£6,254,051	-£7,985,982	-£7,019,088
30%	60%	-£8,508,132	-£8,106,221	-£8,089,678	-£7,866,540	-£10,060,857	-£9,044,584
35%	60%	-£10,173,401	-£9,766,940	-£9,749,267	-£9,549,027	-£12,135,732	-£11,067,253
40%	60%	-£11,838,670	-£11,427,659	-£11,410,256	-£11,198,516	-£14,210,607	-£12,981,948
45%	60%	-£13,503,939	-£13,087,378	-£13,069,855	-£12,858,005	-£16,285,482	-£14,856,643
50%	60%	-£15,169,208	-£14,748,097	-£14,730,552	-£14,627,494	-£18,360,357	-£16,731,328
10%	60%	-£1,847,056	-£1,455,345	-£1,426,298	-£1,236,586	-£1,761,359	-£1,542,601
15%	60%	-£3,512,325	-£3,120,064	-£3,136,642	-£2,909,074	-£3,836,233	-£3,588,097
20%	60%	-£5,177,594	-£4,784,783	-£4,796,986	-£4,581,563	-£5,911,107	-£5,193,593
25%	60%	-£6,842,863	-£6,445,502	-£6,438,089	-£6,254,051	-£7,985,982	-£7,019,088
30%	60%	-£8,508,132	-£8,106,221	-£8,089,678	-£7,866,540	-£10,060,857	-£9,044,584
35%	60%	-£10,173,401	-£9,766,940	-£9,749,267	-£9,549,027	-£12,135,732	-£11,067,253
40%	60%	-£11,838,670	-£11,427,659	-£11,410,256	-£11,198,516	-£14,210,607	-£12,981,948
45%	60%	-£13,503,939	-£13,087,378	-£13,069,855	-£12,858,005	-£16,285,482	-£14,856,643
50%	60%	-£15,169,208	-£14,748,097	-£14,730,552	-£14,627,494	-£18,360,357	-£16,731,328

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£29,838,506	-£29,838,506	-£29,838,506	-£29,838,506	-£29,838,506	-£29,838,506
10%	71%	-£33,533,502	-£33,514,403	-£33,325,161	-£33,106,963	-£33,664,134	-£33,455,784
15%	71%	-£35,388,771	-£35,070,122	-£35,086,200	-£34,717,612	-£35,504,719	-£35,252,068
20%	71%	-£37,264,040	-£36,825,842	-£36,847,359	-£36,409,161	-£37,525,305	-£37,108,623
25%	71%	-£39,129,309	-£38,581,562	-£38,608,458	-£38,060,711	-£39,455,890	-£38,935,039
30%	71%	-£40,984,578	-£40,337,281	-£40,369,556	-£39,712,260	-£41,386,475	-£40,761,454
35%	71%	-£42,871,575	-£42,093,000	-£42,130,655	-£41,363,809	-£43,326,266	-£42,595,148
40%	71%	-£44,767,351	-£43,876,621	-£43,920,359	-£42,029,630	-£45,298,428	-£44,451,435
45%	71%	-£46,663,127	-£45,681,056	-£45,710,261	-£44,708,191	-£47,260,588	-£46,307,721
50%	71%	-£48,558,902	-£47,465,490	-£47,500,162	-£46,388,752	-£49,222,748	-£48,156,006
100%	71%	-£67,616,660	-£65,269,837	-£65,399,182	-£63,172,358	-£68,844,348	-£66,726,870
10%	75%	-£33,558,409	-£33,369,698	-£33,339,652	-£33,147,939	-£33,672,712	-£33,453,955
15%	75%	-£35,436,132	-£35,146,984	-£35,107,995	-£34,920,428	-£35,307,598	-£35,079,450
20%	75%	-£37,313,855	-£36,930,431	-£36,876,339	-£36,492,918	-£37,542,461	-£37,104,946
25%	75%	-£39,191,678	-£38,712,298	-£38,644,683	-£38,165,404	-£39,477,339	-£38,930,441
30%	75%	-£41,069,299	-£40,494,165	-£40,413,027	-£39,837,892	-£41,412,209	-£40,755,957
35%	75%	-£42,946,920	-£42,276,211	-£42,182,002	-£41,510,380	-£43,346,780	-£42,586,606
40%	75%	-£44,824,541	-£44,058,221	-£43,979,268	-£43,186,873	-£45,276,300	-£44,413,958
45%	75%	-£46,702,162	-£45,840,230	-£45,776,533	-£44,869,721	-£47,209,819	-£46,239,310
50%	75%	-£48,579,783	-£47,622,239	-£47,572,798	-£46,549,569	-£49,146,338	-£48,064,862
10%	60%	-£33,453,709	-£33,147,051	-£33,278,793	-£32,972,870	-£33,535,854	-£33,461,679
15%	60%	-£35,279,217	-£34,819,109	-£35,016,708	-£34,556,600	-£35,553,549	-£35,291,036
20%	60%	-£37,104,635	-£36,491,158	-£36,754,623	-£36,141,145	-£37,470,405	-£37,120,393
25%	60%	-£38,930,053	-£38,163,207	-£38,492,537	-£37,726,931	-£39,387,266	-£38,940,750
30%	60%	-£40,755,470	-£39,835,255	-£39,230,452	-£39,310,237	-£41,304,126	-£40,779,108
35%	60%	-£42,589,053	-£41,507,303	-£41,968,367	-£40,894,782	-£43,228,620	-£42,616,082
40%	60%	-£44,443,326	-£43,186,305	-£43,731,853	-£42,484,832	-£45,146,831	-£44,475,358
45%	60%	-£46,298,599	-£44,865,701	-£44,498,191	-£44,065,923	-£47,064,942	-£46,334,626
50%	60%	-£48,153,871	-£46,555,055	-£47,264,530	-£45,705,753	-£49,083,253	-£48,193,912

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£11,816,869	-£11,816,869	-£11,816,869	-£11,816,869	-£11,816,869	-£11,816,869
10%	71%	-£11,711,801	-£11,492,702	-£11,503,460	-£11,284,362	-£11,842,433	-£11,634,093
15%	71%	-£13,577,070	-£13,248,421	-£13,264,559	-£12,935,911	-£13,773,018	-£13,460,508
20%	71%	-£15,442,339	-£15,004,142	-£15,025,658	-£14,587,460	-£15,703,604	-£15,286,922
25%	71%	-£17,307,608	-£16,759,861	-£16,786,110	-£16,239,010	-£16,634,189	-£16,113,388
30%	71%	-£19,172,877	-£18,515,580	-£18,547,856	-£17,890,559	-£19,564,775	-£18,938,753
35%	71%	-£21,049,874	-£20,271,299	-£20,308,955	-£19,542,108	-£21,514,565	-£20,773,447
40%	71%	-£22,926,871	-£22,027,018	-£22,068,053	-£21,193,657	-£23,464,355	-£22,608,140
45%	71%	-£24,803,868	-£23,782,737	-£23,828,150	-£22,844,706	-£25,414,145	-£24,432,832
50%	71%	-£26,680,865	-£25,538,456	-£25,588,248	-£24,495,755	-£27,363,935	-£26,297,524
100%	71%	-£45,934,958	-£43,428,036	-£43,974,491	-£41,469,988	-£49,022,647	-£46,865,169
10%	75%	-£11,307,608	-£11,544,997	-£11,517,051	-£11,236,291	-£11,851,011	-£11,632,254
15%	75%	-£13,164,431	-£13,326,863	-£13,296,284	-£12,988,727	-£13,785,885	-£13,457,749
20%	75%	-£15,021,254	-£15,087,730	-£15,054,638	-£14,671,213	-£15,720,760	-£15,283,245
25%	75%	-£16,878,077	-£16,860,876	-£16,822,603	-£16,353,903	-£16,657,649	-£16,118,149
30%	75%	-£18,734,900	-£18,672,464	-£18,631,326	-£18,016,191	-£19,590,530	-£18,934,236
35%	75%	-£20,591,723	-£20,456,510	-£20,360,301	-£19,688,679	-£21,545,079	-£20,766,905
40%	75%	-£22,448,546	-£22,247,520	-£22,157,567	-£21,378,178	-£23,511,599	-£22,622,257
45%	75%	-£24,305,369	-£24,048,534	-£23,964,632	-£23,069,209	-£25,478,118	-£24,477,696
50%	75%	-£26,162,192	-£25,853,538	-£25,752,097	-£24,777,963	-£27,444,638	-£26,332,961
10%	60%	-£11,632,098	-£11,325,360	-£11,457,092	-£11,151,169	-£11,814,994	-£11,639,978
15%	60%	-£13,487,816	-£12,997,409	-£13,165,007	-£12,734,900	-£13,731,844	-£13,469,335
20%	60%	-£15,343,534	-£14,669,452	-£14,832,022	-£14,319,445	-£15,645,759	-£15,295,692
25%	60%	-£17,199,252	-£16,341,505	-£16,670,836	-£15,903,990	-£17,565,565	-£17,128,049
30%	60%	-£19,054,970	-£18,013,554	-£18,408,752	-£17,488,535	-£19,485,425	-£18,957,407
35%	60%	-£20,910,688	-£19,685,602	-£19,446,666	-£19,073,081	-£21,416,310	-£20,794,381
40%	60%	-£22,766,406	-£21,357,650	-£21,910,152	-£20,663,131	-£23,346,139	-£22,653,657
45%	60%	-£24,622,124	-£23,029,699	-£23,676,490	-£22,273,592	-£25,276,014	-£24,512,934
50%	60%	-£26,477,842	-£24,701,748	-£25,442,839	-£23,888,053	-£27,205,892	-£26,370,211

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2,072,847	-£2,072,847	-£2,072,847	-£2,072,847	-£2,072,847	-£2,072,847
10%	71%	-£1,622,148	-£1,403,050	-£1,413,898	-£1,194,709	-£1,752,781	-£1,544,441
15%	71%	-£3,487,418	-£3,158,769	-£3,174,907	-£2,846,259	-£3,983,366	-£3,370,855
20%	71%	-£5,352,687	-£4,914,489	-£4,936,006	-£4,497,808	-£5,613,952	-£5,107,270
25%	71%	-£7,217,956	-£6,670,209	-£6,697,105	-£6,149,357	-£7,544,537	-£7,023,888
30%	71%	-£9,083,225	-£8,425,928	-£8,458,203	-£7,800,907	-£9,475,122	-£8,850,101
35%	71%	-£10,948,494	-£10,181,647	-£10,219,302	-£9,452,456	-£11,404,915	-£10,663,785
40%	71%	-£12,813,763	-£11,937,366	-£11,974,401	-£11,103,999	-£13,335,708	-£12,477,578
45%	71%	-£14,679,032	-£13,693,085	-£13,735,936	-£12,753,083	-£15,266,501	-£14,291,371
50%	71%	-£16,544,301	-£15,448,804	-£15,496,467	-£14,402,167	-£17,197,294	-£16,105,164
100%	71%	-£35,934,958	-£33,428,036	-£33,974,491	-£31,469,988	-£40,022,647	-£37,865,169
10%	75%	-£1,542,148	-£1,323,050	-£1,333,898	-£1,114,709	-£1,612,781	-£1,404,441
15%	75%	-£3,407,418	-£3,082,769	-£3,098,907	-£2,746,259	-£3,883,366	-£3,270,855
20%	75%	-£5,272,687	-£4,838,489	-£4,860,006	-£4,347,808	-£5,643,952	-£5,137,270
25%	75%	-£7,137,956	-£6,594,209	-£6,621,105	-£6,000,357	-£7,574,537	-£7,053,888
30%	75%	-£9,003,225	-£8,349,928	-£8,382,203	-£7,651,907	-£9,505,122	-£8,924,101
35%	75%	-£10,868,494	-£10,105,647	-£10,143,302	-£9,302,456	-£11,435,915	-£10,737,578
40%	75%	-£12,733,763	-£11,861,366	-£11,903,401	-£10,951,999	-£13,366,708	-£12,541,371
45%	75%	-£14,599,032	-£13,617,085	-£13,663,936	-£12,601,083	-£15,297,501	-£14,345,164
50%	75%	-£16,464,301	-£15,372,804	-£15,420,467	-£14,250,167	-£17,228,294	-£16,149,164
100%	75%	-£35,354,958	-£32,848,036	-£33,394,491	-£30,970,988	-£39,022,647	-£36,865,169
10%	60%	-£1,462,148	-£1,243,050	-£1,253,898	-£1,034,709	-£1,512,781	-£1,304,441
15%	60%	-£3,327,418	-£2,998,769	-£3,014,907	-£2,656,259	-£3,743,366	-£3,130,855
20%	60%	-£5,192,687	-£4,754,489	-£4,776,006	-£4,257,808	-£5,473,952	-£4,837,270
25%	60%	-£7,057,956	-£6,510,209	-£6,531,105	-£5,908,357	-£7,404,537	-£6,663,888
30%	60%	-£8,923,225	-£8,265,928	-£8,298,203	-£7,559,907	-£9,335,122	-£8,494,101
35%	60%	-£10,788,494	-£10,021,647	-£10,063,302	-£9,210,456	-£11,265,915	-£10,305,578
40%	60%	-£12,653,763	-£11,777,366	-£11,823,401	-£10,861,999	-£13,196,708	-£12,115,371
45%	60%	-£14,519,032	-£13,533,085	-£13,583,936	-£12,511,083	-£15,127,501	-£14,025,164
50%	60%	-£16,384,301	-£15,288,804	-£15,340,467	-£14,160,167	-£17,058,294	-£15,825,164
100%	60%	-£35,274,958	-£32,768,036	-£33,314,491	-£30,860,988	-£38,912,647	-£36,755,169
10%	75%	-£1,367,148	-£1,148,050	-£1,158,898	-£994,709	-£1,412,781	-£1,204,441
15%	75%	-£3,232,418	-£2,903,769	-£2,919,907	-£2,516,259	-£3,588,366	-£2,974,855
20%	75%	-£5,097,687	-£4,659,489	-£4,681,006	-£4,117,808	-£5,318,952	-£4,764,270
25%	75%	-£6,962,956	-£6,415,209	-£6,436,105	-£5,768,357	-£7,049,537	-£6,590,888
30%	75%	-£8,828,225	-£8,170,928	-£8,203,203	-£7,418,907	-£8,780,122	-£8,320,101
35%	75%	-£10,693,494	-£9,926,647	-£9,968,302	-£9,069,456	-£10,710,915	-£10,130,578
40%	75%	-£12,558,763	-£11,682,366	-£11,733,401	-£10,719,999	-£12,641,708	-£12,040,371
45%	75%	-£14,424,032	-£13,438,085	-£13,493,936	-£12,369,083	-£14,572,501	-£13,950,164
50%	75%	-£16,289,301	-£15,193,804	-£15,245,467	-£14,018,167	-£16,503,294	-£15,750,164
100%	75%	-£35,179,958	-£32,672,036	-£33,218,491	-£29,969,988	-£37,812,647	-£35,655,169

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 5		CIL Zone	3
		Value Area	High
No Units	180	Sales value inflation	0%
Site Area	1.51 Ha	Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£18,476,416	£18,476,416	£18,476,416	£18,476,416	£18,476,416	£18,476,416
10%	71%	£14,212,211	£14,463,100	£14,377,413	£14,828,303	£14,144,655	£14,308,857
15%	71%	£12,080,290	£12,456,442	£12,329,912	£12,704,246	£11,978,773	£12,226,577
20%	71%	£9,948,005	£10,440,783	£10,278,410	£10,780,189	£9,812,893	£10,143,297
25%	71%	£7,808,121	£8,443,126	£8,227,881	£8,866,132	£7,636,488	£8,056,229
30%	71%	£5,650,186	£6,415,143	£6,153,879	£6,918,856	£5,444,182	£5,947,894
35%	71%	£3,492,211	£4,384,884	£4,070,875	£4,972,340	£3,251,896	£3,939,560
40%	71%	£1,334,255	£2,354,225	£2,005,872	£3,025,842	£1,059,810	£1,731,226
45%	71%	£-837,172	£323,767	£-69,246	£1,079,335	£-1,151,201	£-383,275
50%	71%	£-3,030,421	£-1,734,606	£-2,177,170	£-881,394	£-3,379,943	£-2,526,091
100%	71%	£-29,982,911	£-22,371,291	£-23,258,409	£-20,694,778	£-29,694,753	£-23,954,291
10%	75%	£14,189,694	£14,409,222	£14,383,156	£14,582,684	£14,130,582	£14,304,044
15%	75%	£12,046,333	£12,375,624	£12,306,526	£12,635,818	£11,957,665	£12,217,858
20%	75%	£9,902,272	£10,342,027	£10,249,896	£10,688,952	£9,784,747	£10,151,672
25%	75%	£7,750,908	£8,308,431	£8,191,657	£8,742,086	£7,600,712	£8,041,460
30%	75%	£5,581,510	£6,250,865	£6,110,408	£6,779,763	£5,401,274	£5,930,172
35%	75%	£3,412,112	£4,193,027	£4,029,160	£4,810,074	£3,201,837	£3,818,885
40%	75%	£1,242,714	£2,136,189	£1,947,912	£2,840,388	£1,002,400	£1,707,901
45%	75%	£-941,840	£77,349	£-135,517	£870,607	£-1,216,615	£-410,293
50%	75%	£-3,146,719	£-2,012,890	£-2,250,805	£-1,116,967	£-3,452,025	£-2,556,111
60%	75%	£-14,284,265	£-11,035,510	£-14,423,036	£-14,774,280	£-14,189,897	£-14,456,456
15%	60%	£12,188,190	£12,715,057	£12,396,345	£12,923,212	£12,046,322	£12,254,477
20%	60%	£10,092,114	£10,794,604	£10,369,654	£11,072,144	£9,902,957	£10,180,496
25%	60%	£7,991,203	£8,874,151	£8,342,963	£9,221,076	£7,750,989	£8,103,487
30%	60%	£5,889,866	£6,940,833	£6,292,983	£7,363,952	£5,581,497	£6,004,606
35%	60%	£3,748,525	£4,997,989	£4,242,164	£5,491,627	£3,412,088	£3,905,724
40%	60%	£1,627,186	£3,055,145	£2,191,344	£3,619,303	£1,242,883	£1,806,841
45%	60%	£-592,234	£1,112,301	£-140,529	£1,748,979	£-341,876	£-296,817
50%	60%	£-2,658,268	£-944,126	£-1,941,537	£-1,237,396	£-3,146,757	£-2,430,026

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£-117,258,816	£-117,258,816	£-117,258,816	£-117,258,816	£-117,258,816	£-117,258,816
10%	71%	£-121,620,351	£-122,172,553	£-121,387,919	£-121,108,930	£-121,589,577	£-121,495,376
15%	71%	£-123,659,124	£-124,187,780	£-123,407,321	£-123,100,687	£-123,756,459	£-123,568,668
20%	71%	£-125,787,227	£-125,288,449	£-125,456,823	£-124,955,044	£-125,922,340	£-125,591,938
25%	71%	£-127,927,111	£-127,292,107	£-127,597,352	£-126,879,101	£-128,089,754	£-127,679,004
30%	71%	£-130,083,079	£-129,303,989	£-130,581,354	£-129,281,376	£-129,210,051	£-129,107,300
35%	71%	£-132,243,022	£-131,350,548	£-131,655,357	£-130,762,883	£-132,453,337	£-131,895,572
40%	71%	£-134,409,977	£-133,381,008	£-133,729,361	£-132,709,391	£-134,678,823	£-134,004,005
45%	71%	£-136,572,406	£-135,411,466	£-135,804,473	£-134,655,898	£-136,886,434	£-136,118,508
50%	71%	£-138,736,653	£-137,460,802	£-137,812,402	£-136,114,987	£-139,114,571	£-138,261,348
100%	71%	£-160,698,144	£-158,106,514	£-158,991,641	£-156,400,010	£-161,305,888	£-159,689,483
10%	75%	£-121,545,538	£-121,326,011	£-121,372,077	£-121,152,548	£-121,604,651	£-121,431,189
15%	75%	£-123,689,900	£-123,369,605	£-123,428,708	£-123,099,415	£-123,777,568	£-123,511,374
20%	75%	£-125,832,261	£-125,393,206	£-125,485,336	£-125,048,281	£-125,950,485	£-125,603,560
25%	75%	£-127,984,325	£-127,426,802	£-127,543,576	£-126,993,147	£-128,134,521	£-127,693,773
30%	75%	£-130,133,723	£-129,484,367	£-129,624,823	£-128,955,468	£-130,333,958	£-129,835,061
35%	75%	£-132,283,120	£-131,542,708	£-131,708,073	£-130,926,159	£-132,533,396	£-131,977,445
40%	75%	£-134,432,518	£-133,600,044	£-133,787,321	£-132,894,847	£-134,732,833	£-134,027,636
45%	75%	£-136,577,073	£-135,657,894	£-135,870,750	£-134,864,536	£-136,937,848	£-136,145,525
50%	75%	£-138,731,061	£-137,748,512	£-137,986,037	£-136,833,209	£-139,153,258	£-138,291,344
10%	60%	£-121,450,967	£-121,099,722	£-121,312,197	£-120,960,952	£-121,545,546	£-121,406,776
15%	60%	£-123,547,043	£-123,020,175	£-123,338,888	£-122,812,020	£-123,688,911	£-123,480,756
20%	60%	£-125,643,118	£-124,940,628	£-125,365,578	£-124,663,089	£-125,832,276	£-125,584,736
25%	60%	£-127,744,029	£-126,861,098	£-127,392,268	£-126,514,157	£-127,984,343	£-127,631,645
30%	60%	£-129,855,368	£-128,794,400	£-129,442,250	£-128,371,281	£-130,153,745	£-129,730,627
35%	60%	£-131,966,707	£-130,737,243	£-131,493,069	£-130,243,605	£-132,323,147	£-131,829,509
40%	60%	£-134,078,046	£-132,680,988	£-133,543,888	£-131,115,039	£-134,492,549	£-133,908,301
45%	60%	£-136,189,486	£-134,622,931	£-135,594,707	£-133,988,254	£-136,677,950	£-136,032,049
50%	60%	£-138,303,500	£-136,579,359	£-137,676,769	£-135,862,628	£-138,861,398	£-138,165,228

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£-80,601,052	£-80,601,052	£-80,601,052	£-80,601,052	£-80,601,052	£-80,601,052
10%	71%	£-84,866,130	£-84,615,241	£-84,700,928	£-84,450,038	£-84,933,688	£-84,768,844
15%	71%	£-89,998,233	£-85,801,899	£-89,750,429	£-89,374,995	£-90,599,568	£-90,551,764
20%	71%	£-95,930,336	£-87,036,561	£-95,626,581	£-95,208,153	£-96,908,448	£-96,935,904
25%	71%	£-101,702,220	£-88,325,215	£-100,850,850	£-100,222,209	£-101,441,873	£-101,022,112
30%	71%	£-103,428,175	£-89,663,198	£-102,924,462	£-102,159,485	£-103,634,159	£-103,130,447
35%	71%	£-105,595,130	£-91,049,987	£-104,998,466	£-104,105,092	£-105,826,445	£-105,238,281
40%	71%	£-107,748,086	£-92,474,116	£-107,072,469	£-106,052,499	£-108,018,731	£-107,347,151
45%	71%	£-109,915,513	£-93,938,574	£-109,147,587	£-107,999,008	£-110,229,542	£-109,461,616
50%	71%	£-112,109,762	£-95,442,947	£-111,225,511	£-109,959,695	£-112,457,684	£-111,604,432
100%	71%	£-134,041,252	£-131,449,692	£-132,334,793	£-129,743,119	£-134,739,094	£-133,932,592
10%	75%	£-94,888,647	£-94,660,119	£-94,715,185	£-94,495,657	£-94,947,759	£-94,774,297
15%	75%	£-97,032,008	£-96,702,717	£-96,771,815	£-96,442,523	£-97,120,677	£-96,860,483
20%	75%	£-99,176,369	£-98,736,314	£-98,828,445	£-98,389,389	£-99,293,594	£-99,046,669
25%	75%	£-101,320,433	£-100,769,894	£-100,890,694	£-100,339,256	£-101,472,629	£-101,120,731
30%	75%	£-103,466,832	£-102,827,476	£-102,967,933	£-102,298,578	£-103,677,067	£-103,148,189
35%	75%	£-105,609,229	£-104,895,314	£-105,049,181	£-104,268,267	£-105,876,504	£-105,299,495
40%	75%	£-107,753,628	£-106,963,953	£-107,130,295	£-106,237,955	£-108,070,941	£-107,397,929
45%	75%	£-109,900,027	£-109,000,992	£-109,213,858	£-108,207,644	£-110,264,556	£-109,488,634
50%	75%	£-112,050,000	£-111,091,221	£-111,320,146	£-110,185,309	£-112,530,368	£-111,634,452
10%	60%	£-94,794,076	£-94,442,831	£-94,655,305	£-94,304,061	£-94,885,653	£-94,749,885
15%	60%	£-96,890,151	£-96,361,898	£-96,601,898	£-96,155,129	£-97,315,129	£-97,035,592
20%	60%	£-98,986,227	£-98,263,737	£-98,708,687	£-98,066,197	£-99,175,384	£-98,897,845
25%	60%	£-101,087,138	£-100,294,190	£-100,735,378	£-99,897,265	£-101,327,452	£-101,074,854
30%	60%	£-103,190,478	£-102,331,998	£-102,785,268	£-101,714,389	£-103,498,654	£-103,073,795
35%	60%	£-105,293,816	£-104,390,362	£-104,836,177	£-103,586,714	£-105,659,255	£-105,172,617
40%	60%	£-107,401,155	£-106,452,196	£-106,886,997	£-105,459,038	£-107,835,658	£-107,271,500
45%	60%	£-109,509,575	£-108,516,040	£-108,937,816	£-107,331,362	£-110,029,216	£-109,375,158
50%	60%	£-111,736,606	£-110,602,467	£-111,019,678	£-109,205,757	£-112,228,698	£-111,508,367

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£-44,191,032	£-44,191,032	£-44,191,032	£-44,191,032	£-44,191,032	£-44,191,032
10%	71%	£-48,455,237	£-48,204,549	£-48,290,028	£-48,039,148	£-48,522,794	£-48,357,592
15%	71%	£-50,587,540	£-50,211,007	£-50,539,537	£-50,288,203	£-50,888,675	£-50,440,872
20%	71%	£-52,719,443	£-52,217,665	£-52,389,039	£-52,137,260	£-52,854,556	£-52,524,152
25%	71%	£-54,899,327	£-54,224,323	£-54,439,268	£-53,811,317		

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£23,185,251	-£23,185,251	-£23,185,251	-£23,185,251	-£23,185,251	-£23,185,251
10%	71%	-£27,449,450	-£27,180,587	-£27,294,254	-£27,033,365	-£27,511,012	-£27,351,911
15%	71%	-£29,581,950	-£29,205,225	-£29,333,755	-£29,057,422	-£29,682,984	-£29,435,091
20%	71%	-£31,713,662	-£31,211,884	-£31,383,258	-£30,881,479	-£31,648,775	-£31,518,370
25%	71%	-£33,845,348	-£33,218,542	-£33,433,766	-£32,805,536	-£34,025,199	-£33,695,439
30%	71%	-£35,977,034	-£35,244,194	-£35,507,790	-£34,742,811	-£36,217,485	-£35,713,752
35%	71%	-£38,108,720	-£37,278,983	-£37,581,792	-£36,689,318	-£38,409,772	-£37,822,107
40%	71%	-£40,240,406	-£39,307,442	-£39,655,795	-£38,635,826	-£40,602,058	-£39,930,441
45%	71%	-£42,372,092	-£41,337,901	-£41,730,813	-£40,582,332	-£42,812,869	-£42,044,943
50%	71%	-£44,503,778	-£43,368,360	-£43,804,831	-£42,528,839	-£45,041,010	-£44,157,758
100%	71%	-£66,624,578	-£64,032,948	-£64,918,076	-£62,322,445	-£67,322,445	-£65,615,918
10%	75%	-£27,471,974	-£27,252,448	-£27,298,511	-£27,078,983	-£27,531,086	-£27,357,623
15%	75%	-£29,615,335	-£29,296,043	-£29,355,141	-£29,035,949	-£29,704,033	-£29,443,899
20%	75%	-£31,758,696	-£31,319,640	-£31,411,771	-£30,972,716	-£31,876,920	-£31,529,995
25%	75%	-£33,902,057	-£33,353,237	-£33,470,011	-£32,919,582	-£34,060,958	-£33,620,208
30%	75%	-£36,045,418	-£35,410,802	-£35,551,260	-£34,881,904	-£36,260,393	-£35,731,496
35%	75%	-£38,188,779	-£37,468,367	-£37,632,509	-£36,853,893	-£38,459,830	-£37,842,783
40%	75%	-£40,332,140	-£39,525,932	-£39,713,758	-£38,821,281	-£40,659,267	-£39,954,071
45%	75%	-£42,475,501	-£41,583,497	-£41,797,184	-£40,790,971	-£42,858,704	-£42,071,960
50%	75%	-£44,618,862	-£43,641,062	-£43,876,610	-£42,763,335	-£45,058,141	-£44,217,779
10%	60%	-£27,377,402	-£27,026,157	-£27,238,632	-£26,887,387	-£27,471,981	-£27,333,211
15%	60%	-£29,473,478	-£28,948,610	-£29,265,322	-£28,738,455	-£29,615,348	-£29,407,191
20%	60%	-£31,569,554	-£30,867,063	-£31,292,013	-£30,589,524	-£31,758,711	-£31,481,171
25%	60%	-£33,665,630	-£32,785,516	-£33,318,104	-£32,440,391	-£33,910,778	-£33,355,186
30%	60%	-£35,761,706	-£34,720,834	-£35,368,685	-£34,297,716	-£36,080,189	-£35,657,062
35%	60%	-£37,857,782	-£36,663,152	-£37,419,303	-£36,170,940	-£38,249,592	-£37,759,944
40%	60%	-£40,000,000	-£38,605,470	-£39,470,323	-£38,042,364	-£40,418,994	-£39,854,336
45%	60%	-£42,142,218	-£40,547,788	-£41,521,142	-£39,914,689	-£42,603,543	-£41,958,454
50%	60%	-£44,284,436	-£42,490,106	-£43,572,204	-£41,789,063	-£44,808,425	-£44,091,694

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£11,877,608	-£11,877,608	-£11,877,608	-£11,877,608	-£11,877,608	-£11,877,608
10%	71%	-£11,877,608	-£11,877,608	-£11,877,608	-£11,877,608	-£11,877,608	-£11,877,608
15%	71%	-£14,009,711	-£13,833,378	-£13,781,908	-£13,385,574	-£14,111,047	-£13,863,243
20%	71%	-£16,141,814	-£15,840,037	-£15,811,410	-£15,309,631	-£16,276,927	-£15,946,523
25%	71%	-£18,273,917	-£17,846,696	-£17,861,659	-£17,033,689	-£18,459,238	-£18,033,591
30%	71%	-£20,406,020	-£19,853,355	-£19,935,941	-£19,170,964	-£20,645,638	-£20,141,296
35%	71%	-£22,538,123	-£21,860,014	-£22,009,945	-£21,117,470	-£22,837,924	-£22,250,280
40%	71%	-£24,670,226	-£23,866,673	-£24,083,949	-£23,063,976	-£25,030,210	-£24,368,694
45%	71%	-£26,802,329	-£25,873,332	-£26,157,953	-£25,010,482	-£27,241,021	-£26,473,095
50%	71%	-£28,934,432	-£27,880,000	-£28,231,957	-£26,956,988	-£29,451,832	-£28,577,496
100%	71%	-£51,052,731	-£48,461,101	-£49,346,220	-£46,294,597	-£51,750,973	-£50,044,070
10%	75%	-£11,877,608	-£11,877,608	-£11,877,608	-£11,877,608	-£11,877,608	-£11,877,608
15%	75%	-£14,010,711	-£13,844,196	-£13,783,294	-£13,454,002	-£14,132,155	-£13,871,062
20%	75%	-£16,143,814	-£15,747,793	-£15,839,923	-£15,400,968	-£16,305,073	-£15,958,148
25%	75%	-£18,276,917	-£17,761,389	-£17,898,163	-£17,347,734	-£18,489,108	-£18,048,360
30%	75%	-£20,409,020	-£19,774,986	-£19,919,412	-£19,110,058	-£20,680,545	-£20,158,672
35%	75%	-£22,541,123	-£21,788,583	-£22,060,660	-£21,279,746	-£22,887,983	-£22,270,935
40%	75%	-£24,673,226	-£23,802,180	-£24,141,908	-£23,249,434	-£25,087,420	-£24,382,223
45%	75%	-£26,805,329	-£25,815,777	-£26,223,307	-£25,219,123	-£27,296,855	-£26,500,112
50%	75%	-£28,937,432	-£27,829,374	-£28,305,525	-£27,206,787	-£29,511,945	-£28,615,931
10%	60%	-£11,805,555	-£11,454,310	-£11,666,784	-£11,315,540	-£11,900,133	-£11,761,364
15%	60%	-£13,937,658	-£13,374,763	-£13,653,475	-£13,166,607	-£14,043,498	-£13,835,343
20%	60%	-£16,069,761	-£15,295,216	-£15,741,678	-£15,017,678	-£16,186,853	-£15,905,324
25%	60%	-£18,201,864	-£17,215,669	-£17,746,857	-£16,868,744	-£18,338,931	-£17,966,333
30%	60%	-£20,333,967	-£19,136,122	-£19,796,837	-£18,725,868	-£20,508,333	-£20,085,214
35%	60%	-£22,466,070	-£21,056,575	-£21,846,817	-£20,582,193	-£22,678,734	-£22,181,096
40%	60%	-£24,598,173	-£22,977,028	-£23,896,797	-£22,440,516	-£24,847,136	-£24,282,979
45%	60%	-£26,730,276	-£24,897,481	-£25,946,777	-£24,342,841	-£27,031,695	-£26,386,337
50%	60%	-£28,862,379	-£26,817,934	-£28,001,257	-£26,217,215	-£29,236,877	-£28,519,848

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£8,244,996	£8,244,996	£8,244,996	£8,244,996	£8,244,996	£8,244,996
10%	71%	£3,080,791	£4,231,680	£4,145,993	£4,398,882	£3,913,235	£4,078,436
15%	71%	£1,848,888	£2,226,022	£2,096,492	£2,472,825	£1,747,353	£1,895,167
20%	71%	-£283,615	£219,363	£46,989	£346,769	-£415,528	-£288,123
25%	71%	-£2,423,290	-£1,788,295	-£2,003,539	-£1,375,289	-£2,984,952	-£2,175,191
30%	71%	-£4,581,255	-£3,816,277	-£4,077,542	-£3,312,564	-£4,787,238	-£4,283,528
35%	71%	-£6,739,220	-£5,845,795	-£6,151,545	-£5,259,071	-£6,979,524	-£6,391,860
40%	71%	-£8,897,185	-£7,877,195	-£8,225,548	-£7,205,579	-£9,171,811	-£8,500,194
45%	71%	-£11,055,150	-£9,907,653	-£10,300,666	-£9,152,085	-£11,382,621	-£10,614,695
50%	71%	-£13,213,115	-£11,938,026	-£12,408,590	-£11,112,775	-£13,610,623	-£12,757,511
100%	71%	-£36,194,333	-£33,602,701	-£34,487,609	-£30,868,198	-£36,895,175	-£34,166,619
10%	75%	£3,080,791	£4,177,802	£4,131,736	£4,351,264	£3,899,162	£4,072,624
15%	75%	£1,814,619	£2,144,204	£2,075,106	£2,404,398	£1,726,744	£1,986,434
20%	75%	-£338,449	-£110,897	-£19,476	-£457,532	-£446,073	-£390,748
25%	75%	-£2,480,512	-£1,922,950	-£2,039,763	-£1,489,335	-£2,630,709	-£2,189,961
30%	75%	-£4,640,911	-£3,880,555	-£4,121,012	-£3,451,657	-£4,830,146	-£4,301,249
35%	75%	-£6,819,308	-£5,638,394	-£6,202,290	-£5,421,346	-£7,029,583	-£6,412,536
40%	75%	-£8,997,705	-£7,396,232	-£8,283,508	-£7,091,034	-£9,229,020	-£8,525,824
45%	75%	-£11,176,102	-£9,154,071	-£10,369,937	-£9,360,724	-£11,448,038	-£10,614,713
50%	75%	-£13,354,500	-£11,244,300	-£12,482,225	-£11,348,387	-£13,683,446	-£12,787,532
10%	60%	£4,052,948	£4,404,950	£4,181,616	£4,582,880	£3,898,286	£4,097,036
15%	60%	£1,958,770	£2,483,937	£2,164,925	£2,651,192	£1,814,901	£2,023,056
20%	60%	-£139,307	£563,184	£138,234	£840,723	-£328,464	-£50,024
25%	60%	-£2,240,217	-£1,357,269	-£1,888,457	-£1,010,344	-£2,480,531	-£2,127,933
30%	60%	-£4,381,555	-£3,290,597	-£4,333,438	-£2,867,488	-£4,649,933	-£4,226,914
35%	60%	-£6,482,895	-£5,233,431	-£6,089,256	-£4,739,793	-£6,819,334	-£6,325,697
40%	60%	-£8,604,234	-£7,176,275	-£8,040,076	-£6,612,117	-£9,088,737	-£8,424,579
45%	60%	-£10,735,654	-£9,119,119	-£10,090,895	-£8,484,441	-£11,373,295	-£10,529,237
50%	60%	-£12,867,074	-£11,076,546	-£12,172,657	-£10,358,816	-£13,761,177	-£12,661,447

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£23,886,357	-£23,886,357	-£23,886,357	-£23,886,357	-£23,886,357	-£23,886,357
10%	71%	-£27,830,552	-£27,818,673	-£27,785,260	-£27,514,471	-£27,998,118	-£27,832,917
15%	71%	-£30,924,652	-£30,855,321	-£30,814,261	-£30,428,328	-£30,164,000	-£30,116,197
20%	71%	-£32,194,768	-£31,692,990	-£31,884,384	-£31,362,585	-£32,329,881	-£31,999,476
25%	71%	-£34,334,652	-£33,699,648	-£33,914,892	-£33,286,642	-£34,506,305	-£34,089,545
30%	71%	-£36,408,808	-£35,727,830	-£35,988,895	-£35,203,917	-£36,808,591	-£36,194,029
35%	71%	-£38,550,562	-£37,758,089	-£38,062,898	-£37,170,424	-£38,890,878	-£38,303,213
40%	71%	-£40,808,518	-£39,788,548	-£40,136,901	-£38,116,932	-£41,083,164	-£40,411,547
45%	71%	-£42,978,046	-£41,819,007	-£42,212,019	-£41,083,438	-£43,293,875	-£42,528,048
50%	71%	-£45,173,198	-£43,877,009	-£44,319,843	-£43,078,128	-£45,522,116	-£44,639,865
100%	71%	-£67,105,684	-£64,514,054	-£65,399,182	-£62,807,551	-£67,803,528	-£66,097,024
15%	75%	-£27,953,080	-£27,733,552	-£27,779,817	-£27,580,089	-£28,012,192	-£27,839,728
20%	75%	-£30,998,441	-£30,767,149	-£30,838,247	-£30,599,955	-£30,185,109	-£30,234,915
25%	75%	-£32,239,802	-£31,800,746	-£31,892,877	-£31,453,822	-£32,358,026	-£32,011,101
30%	75%	-£34,391,868	-£33,834,343	-£33,951,117	-£33,400,688	-£34,542,062	-£34,101,314
35%	75%	-£36,591,294	-£35,891,908	-£36,032,263	-£35,363,010	-£36,741,499	-£36,212,602
40%	75%	-£38,900,059	-£40,007,585	-£40,194,862	-£39,302,387	-£41,140,373	-£40,435,177
45%	75%	-£43,084,613	-£42,065,425	-£42,278,290	-£41,272,977	-£43,359,389	-£42,553,066
50%	75%	-£45,279,456	-£44,156,684	-£44,363,975	-£43,259,741	-£45,584,798	-£44,668,385
10%	60%	-£27,858,509	-£27,507,253	-£27,719,738	-£27,368,493	-£27,953,057	-£27,814,317
15%	60%	-£29,954,583	-£29,427,718	-£29,746,428	-£29,219,561	-£30,096,452	-£29,889,297
20%	60%	-£32,050,660	-£31,348,169	-£31,773,119	-£31,070,630	-£32,239,817	-£31,962,277
25%	60%	-£34,151,807	-£33,192,897	-£33,792,917	-£32,927,897	-£34,391,884	-£34,039,286
30%	60%	-£36,272,909	-£35,201,040	-£35,849,791	-£34,778,822	-£36,561,286	-£36,138,168
35%	60%	-£38,394,248	-£37,144,784	-£37,900,509	-£36,651,148	-£38,730,688	-£38,237,050
40%	60%	-£40,515,587	-£39,081,629	-£39,951,429	-£38,523,470	-£40,890,090	-£40,339,932
45%	60%	-£42,645,007	-£41,030,472	-£42,002,248	-£40,395,795	-£43,084,659	-£42,438,599
50%	60%	-£44,801,041	-£42,986,900	-£44,084,310	-£42,270,169	-£45,289,531	-£44,572,800

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,844,658	-£1,844,658	-£1,844,658	-£1,844,658	-£1,844,658	-£1,844,658
10%	71%	-£6,106,861	-£5,857,973	-£5,943,659	-£5,692,770	-£6,716,417	-£6,011,216
15%	71%	-£8,240,964	-£7,864,830	-£7,993,181	-£7,616,827	-£8,342,299	-£8,094,496
20%	71%	-£10,375,067	-£9,871,289	-£10,042,663	-£9,540,884	-£10,508,190	-£10,177,776
25%	71%	-£12,512,951	-£11,877,941	-£12,063,911	-£11,464,941	-£12,884,634	-£12,264,844
30%	71%	-£14,670,907	-£13,905,929	-£14,167,194	-£13,402,216	-£14,876,881	-£14,373,179
35%	71%	-£16,828,862	-£15,938,388	-£16,241,197	-£15,348,723	-£17,069,177	-£16,481,512
40%	71%	-£18,986,817	-£17,969,348	-£18,315,201	-£17,295,211	-£19,261,463	-£18,588,386
45%	71%	-£21,158,245	-£19,997,306	-£20,390,319	-£19,241,738	-£21,472,274	-£20,704,348
50%	71%	-£23,351,493	-£22,052,679	-£22,498,242	-£21,202,427	-£23,700,419	-£22,847,163
100%	71%	-£45,293,958	-£42,697,263	-£43,577,491	-£40,986,999	-£45,991,825	-£44,276,323
15%	75%	-£1,131,370	-£1,011,851	-£1,021,917	-£1,028,388	-£1,190,491	-£1,011,028
20%	75%	-£2,274,740	-£1,945,448	-£1,914,546	-£1,685,255	-£2,363,408	-£1,903,214
25%	75%	-£3,418,110	-£2,879,046	-£2,807,176	-£2,632,121	-£3,536,325	-£2,889,400
30%	75%	-£4,561,480	-£3,812,644	-£3,702,616	-£3,481,987	-£4,710,242	-£3,876,611
35%	75%	-£5,704,850	-£4,746,242	-£4,610,666	-£4,331,309	-£5,884,159	-£4,963,901
40%	75%	-£6,848,220	-£5,679,840	-£5,519,713	-£5,180,687	-£7,058,076	-£6,051,188
45%	75%	-£7,991,590	-£6,613,438	-£6,428,760	-£6,029,065	-£8,231,993	-£7,138,476
50%	75%	-£9,134,960	-£7,547,036	-£7,437,797	-£6,877,443	-£9,405,910	-£8,225,764
10%	60%	-£1,036,807	-£1,689,562	-£1,898,037	-£1,546,792	-£1,311,386	-£1,992,616
15%	60%	-£2,182,883	-£2,806,015	-£2,924,728	-£2,397,860	-£2,066,598	-£2,774,751
20%	60%	-£3,328,959	-£3,922,468	-£4,051,418	-£3,246,929	-£2,816,116	-£3,550,576
25%	60%	-£4,475,035	-£5,038,921	-£5,178,109	-£4,096,996	-£3,565,183	-£4,327,585
30%	60%	-£5,621,208	-£6,155,374	-£6,294,990	-£4,947,121	-£4,316,467	-£5,103,601
35%	60%	-£6,767,381	-£7,271,827	-£7,391,418	-£5,797,245	-£5,065,539	-£5,879,616
40%	60%	-£7,913,554	-£8,388,280	-£8,488,846	-£6,647,369	-£5,814,611	-£6,654,631
45%	60%	-£9,059,727	-£9,504,733	-£9,596,274	-£7,497,493	-£6,563,683	-£7,429,646
50%	60%	-£10,205,900	-£10,621,186	-£10,703,701	-£8,347,617	-£7,312,755	-£8,204,661

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£8,244,996	£8,244,996	£8,244,996	£8,244,996	£8,244,996	£8,244,996
10%	71%	£3,980,791	£4,231,680	£4,145,993	£4,396,882	£3,913,235	£4,078,436
15%	71%	£1,849,898	£2,225,022	£2,096,492	£2,472,825	£1,797,963	£1,968,157
20%	71%	£-283,415	£218,383	£46,988	£548,768	£-418,528	£-88,123
25%	71%	£-2,423,299	£-1,788,295	£-2,003,539	£-1,375,289	£-2,984,952	£-2,175,191
30%	71%	£-4,081,255	£-3,816,277	£-4,077,542	£-3,312,564	£-4,787,239	£-4,283,526
35%	71%	£-5,739,209	£-5,346,726	£-5,151,585	£-2,599,071	£-6,078,524	£-5,391,860
40%	71%	£-7,391,165	£-6,877,195	£-6,225,548	£-1,705,579	£-7,191,811	£-6,500,194
45%	71%	£-9,043,121	£-8,407,664	£-8,000,066	£-815,085	£-8,382,621	£-7,614,695
50%	71%	£-10,695,077	£-9,938,133	£-9,592,539	£-724,593	£-9,573,763	£-8,727,511
100%	71%	£-38,194,331	£-32,602,701	£-33,487,829	£-30,886,168	£-38,896,173	£-34,168,611
10%	75%	£3,968,273	£4,177,802	£4,131,736	£4,351,264	£3,899,162	£4,072,624
15%	75%	£1,814,612	£2,144,204	£2,075,106	£2,404,298	£1,726,244	£1,986,438
20%	75%	£-329,449	£1,007,532	£1,076,478	£2,057,532	£-446,673	£-99,749
25%	75%	£-2,480,512	£-1,922,990	£-2,039,763	£-1,489,335	£-2,630,709	£-1,890,961
30%	75%	£-4,049,911	£-3,880,555	£-4,121,012	£-3,511,857	£-4,830,146	£-4,301,249
35%	75%	£-5,619,308	£-5,138,394	£-5,202,250	£-4,211,346	£-5,920,583	£-5,412,538
40%	75%	£-7,188,706	£-6,596,232	£-6,263,508	£-3,911,034	£-6,929,020	£-6,523,824
45%	75%	£-8,758,104	£-8,054,070	£-7,620,272	£-3,306,724	£-7,937,458	£-7,134,713
50%	75%	£-10,327,502	£-9,501,902	£-9,071,046	£-2,497,416	£-8,945,896	£-7,941,601
10%	60%	£1,966,770	£2,483,637	£2,164,925	£2,891,792	£1,814,901	£2,023,056
15%	60%	£-139,307	£963,184	£138,234	£841,793	£-328,464	£-50,924
20%	60%	£-2,240,217	£-1,357,269	£-1,888,457	£-1,010,344	£-2,480,531	£-1,721,933
25%	60%	£-3,611,655	£-2,260,567	£-3,035,438	£-2,867,468	£-4,049,933	£-3,228,814
30%	60%	£-4,983,093	£-3,173,865	£-3,948,916	£-3,754,501	£-5,219,364	£-4,395,697
35%	60%	£-6,354,531	£-4,087,163	£-4,964,394	£-4,639,533	£-6,390,806	£-5,566,140
40%	60%	£-7,725,969	£-5,000,461	£-6,079,872	£-5,524,565	£-7,562,248	£-6,737,583
45%	60%	£-9,097,407	£-5,913,759	£-7,294,350	£-6,415,597	£-8,733,690	£-7,908,026
50%	60%	£-10,468,845	£-6,827,057	£-8,508,828	£-7,306,629	£-9,904,132	£-9,078,469

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 5		CIL Zone	3
		Value Area	Med
No Units	180	Sales value inflation	0%
Site Area	1.51 Ha	Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£14,877,084	£14,877,084	£14,877,084	£14,877,084	£14,877,084	£14,877,084
10%	71%	£10,942,207	£11,165,929	£11,138,013	£11,361,736	£10,843,512	£11,039,319
15%	71%	£8,674,769	£9,310,353	£9,266,478	£9,604,063	£8,626,727	£9,120,437
20%	71%	£6,586,541	£7,441,305	£7,384,659	£7,839,324	£6,785,925	£7,183,943
25%	71%	£4,995,367	£5,563,822	£5,492,889	£6,061,344	£4,744,696	£5,242,118
30%	71%	£3,004,192	£3,686,338	£3,601,219	£4,293,365	£2,703,267	£3,300,294
35%	71%	£1,013,017	£1,808,855	£1,700,548	£2,525,386	£651,937	£1,388,469
40%	71%	£-994,156	£-699,752	£-185,101	£727,406	£-1,401,952	£-592,896
45%	71%	£-3,017,897	£-1,977,943	£-2,107,710	£-1,067,755	£-3,476,668	£-2,566,480
50%	71%	£-5,041,638	£-3,896,132	£-4,030,318	£-2,874,814	£-5,351,383	£-4,540,064
100%	71%	£-92,728,046	£-22,968,036	£-23,298,409	£-20,945,989	£-98,298,536	£-24,278,898
10%	75%	£10,918,159	£11,113,917	£11,123,756	£11,319,514	£10,831,802	£11,037,399
15%	75%	£8,938,697	£9,232,334	£9,247,093	£9,540,729	£8,809,161	£9,117,557
20%	75%	£6,957,231	£7,336,379	£7,351,698	£7,633,698	£6,782,131	£7,180,039
25%	75%	£4,934,285	£5,431,663	£5,456,664	£5,954,062	£4,714,841	£5,237,240
30%	75%	£2,930,871	£3,527,749	£3,557,749	£4,154,627	£2,667,561	£3,294,439
35%	75%	£927,476	£1,622,833	£1,656,833	£2,355,191	£620,280	£1,351,639
40%	75%	£-1,093,516	£-794,664	£-244,009	£555,755	£-1,450,338	£-930,831
45%	75%	£-3,129,678	£-2,219,718	£-2,173,981	£-1,264,021	£-3,531,102	£-2,575,406
50%	75%	£-5,165,839	£-4,154,772	£-4,103,954	£-3,062,888	£-5,611,866	£-4,549,980
60%	75%	£-11,919,158	£-11,183,636	£-11,183,636	£-11,498,948	£-10,380,993	£-11,045,464
15%	60%	£9,090,195	£9,560,013	£9,336,911	£9,806,730	£8,882,938	£9,129,654
20%	60%	£7,142,961	£7,779,630	£7,477,296	£8,113,966	£6,862,098	£7,196,432
25%	60%	£5,190,890	£5,986,728	£5,608,810	£6,404,847	£4,839,812	£5,257,731
30%	60%	£3,238,821	£4,193,826	£3,740,324	£4,695,328	£2,817,526	£3,319,028
35%	60%	£1,286,751	£2,400,923	£1,871,837	£2,986,010	£795,239	£1,380,327
40%	60%	£-678,200	£608,020	£3,351	£1,276,691	£-1,247,115	£-567,509
45%	60%	£-2,860,197	£-1,895,640	£-1,895,640	£-243,704	£-3,302,476	£-2,537,919
50%	60%	£-4,644,193	£-3,026,487	£-3,794,686	£-2,176,979	£-5,357,836	£-4,508,328

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£-120,858,149	£-120,858,149	£-120,858,149	£-120,858,149	£-120,858,149	£-120,858,149
10%	71%	£-124,268,029	£-124,268,029	£-124,268,029	£-124,268,029	£-124,268,029	£-124,268,029
15%	71%	£-126,750,454	£-126,750,454	£-126,750,454	£-126,750,454	£-126,750,454	£-126,750,454
20%	71%	£-128,748,891	£-128,748,891	£-128,748,891	£-128,748,891	£-128,748,891	£-128,748,891
25%	71%	£-130,739,856	£-130,739,856	£-130,739,856	£-130,739,856	£-130,739,856	£-130,739,856
30%	71%	£-132,731,041	£-132,731,041	£-132,731,041	£-132,731,041	£-132,731,041	£-132,731,041
35%	71%	£-134,722,216	£-134,722,216	£-134,722,216	£-134,722,216	£-134,722,216	£-134,722,216
40%	71%	£-136,729,388	£-136,729,388	£-136,729,388	£-136,729,388	£-136,729,388	£-136,729,388
45%	71%	£-138,735,128	£-138,735,128	£-138,735,128	£-138,735,128	£-138,735,128	£-138,735,128
50%	71%	£-140,740,870	£-140,740,870	£-140,740,870	£-140,740,870	£-140,740,870	£-140,740,870
100%	71%	£-161,014,279	£-161,014,279	£-161,014,279	£-161,014,279	£-161,014,279	£-161,014,279
10%	75%	£-124,817,073	£-124,817,073	£-124,817,073	£-124,817,073	£-124,817,073	£-124,817,073
15%	75%	£-126,796,576	£-126,796,576	£-126,796,576	£-126,796,576	£-126,796,576	£-126,796,576
20%	75%	£-128,770,572	£-128,770,572	£-128,770,572	£-128,770,572	£-128,770,572	£-128,770,572
25%	75%	£-130,800,967	£-130,800,967	£-130,800,967	£-130,800,967	£-130,800,967	£-130,800,967
30%	75%	£-132,804,362	£-132,804,362	£-132,804,362	£-132,804,362	£-132,804,362	£-132,804,362
35%	75%	£-134,807,758	£-134,807,758	£-134,807,758	£-134,807,758	£-134,807,758	£-134,807,758
40%	75%	£-136,828,749	£-136,828,749	£-136,828,749	£-136,828,749	£-136,828,749	£-136,828,749
45%	75%	£-138,864,910	£-138,864,910	£-138,864,910	£-138,864,910	£-138,864,910	£-138,864,910
50%	75%	£-140,917,071	£-140,917,071	£-140,917,071	£-140,917,071	£-140,917,071	£-140,917,071
10%	60%	£-124,716,075	£-124,716,075	£-124,716,075	£-124,716,075	£-124,716,075	£-124,716,075
15%	60%	£-126,645,037	£-126,645,037	£-126,645,037	£-126,645,037	£-126,645,037	£-126,645,037
20%	60%	£-128,592,271	£-128,592,271	£-128,592,271	£-128,592,271	£-128,592,271	£-128,592,271
25%	60%	£-130,544,342	£-130,544,342	£-130,544,342	£-130,544,342	£-130,544,342	£-130,544,342
30%	60%	£-132,496,412	£-132,496,412	£-132,496,412	£-132,496,412	£-132,496,412	£-132,496,412
35%	60%	£-134,448,482	£-134,448,482	£-134,448,482	£-134,448,482	£-134,448,482	£-134,448,482
40%	60%	£-136,411,433	£-136,411,433	£-136,411,433	£-136,411,433	£-136,411,433	£-136,411,433
45%	60%	£-138,386,429	£-138,386,429	£-138,386,429	£-138,386,429	£-138,386,429	£-138,386,429
50%	60%	£-140,379,426	£-140,379,426	£-140,379,426	£-140,379,426	£-140,379,426	£-140,379,426

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£-88,201,257	£-88,201,257	£-88,201,257	£-88,201,257	£-88,201,257	£-88,201,257
10%	71%	£-88,136,134	£-89,912,412	£-89,912,412	£-89,912,412	£-88,234,829	£-88,039,022
15%	71%	£-100,103,572	£-89,767,988	£-89,859,883	£-89,474,278	£-100,257,614	£-89,957,904
20%	71%	£-102,091,905	£-101,637,035	£-101,637,035	£-101,637,035	£-102,292,418	£-101,884,586
25%	71%	£-104,082,974	£-103,514,519	£-103,585,452	£-103,018,907	£-104,333,745	£-103,836,223
30%	71%	£-106,074,149	£-105,392,003	£-105,477,122	£-104,784,978	£-106,375,074	£-105,778,047
35%	71%	£-108,065,324	£-107,269,486	£-107,368,793	£-106,922,055	£-108,416,404	£-107,719,872
40%	71%	£-110,057,499	£-109,146,969	£-109,263,442	£-106,369,938	£-110,459,239	£-109,671,502
45%	71%	£-112,049,238	£-111,026,284	£-111,186,051	£-110,146,098	£-112,502,074	£-111,644,821
50%	71%	£-114,041,979	£-112,904,474	£-113,108,659	£-111,953,155	£-114,629,724	£-113,618,405
100%	71%	£-134,957,387	£-133,043,377	£-132,334,750	£-130,023,749	£-135,378,877	£-133,354,299
10%	75%	£-88,160,182	£-89,964,424	£-89,954,585	£-89,758,827	£-88,245,539	£-88,040,942
15%	75%	£-100,139,644	£-89,846,007	£-89,831,248	£-89,537,612	£-100,269,180	£-89,960,784
20%	75%	£-102,140,680	£-101,742,792	£-101,722,761	£-101,324,843	£-102,316,220	£-101,898,202
25%	75%	£-104,144,079	£-103,646,071	£-103,646,071	£-103,124,278	£-104,363,520	£-103,941,541
30%	75%	£-106,147,470	£-105,550,592	£-105,520,582	£-104,923,714	£-106,410,780	£-105,783,902
35%	75%	£-108,150,866	£-107,454,508	£-107,419,508	£-106,723,150	£-108,458,051	£-107,726,702
40%	75%	£-110,153,261	£-109,358,995	£-109,323,995	£-108,522,588	£-110,509,421	£-108,671,747
45%	75%	£-112,156,019	£-111,268,059	£-111,252,322	£-110,342,362	£-112,609,443	£-111,653,742
50%	75%	£-114,154,180	£-113,183,113	£-113,182,292	£-112,171,229	£-114,690,207	£-113,628,321
10%	60%	£-88,095,183	£-87,745,970	£-87,894,705	£-87,581,493	£-88,197,355	£-88,032,877
15%	60%	£-88,088,149	£-89,514,226	£-89,741,419	£-89,471,611	£-88,246,463	£-88,040,942
20%	60%	£-101,935,380	£-101,298,711	£-101,601,045	£-100,964,375	£-102,216,243	£-101,881,909
25%	60%	£-103,887,451	£-103,091,613	£-103,469,531	£-102,873,694	£-104,238,529	£-103,820,610
30%	60%	£-105,839,522	£-104,884,515	£-105,330,017	£-104,668,013	£-106,269,618	£-105,810,618
35%	60%	£-107,791,590	£-106,677,418	£-107,206,504	£-106,492,331	£-108,293,102	£-107,698,014
40%	60%	£-109,744,541	£-108,470,321	£-109,074,990	£-107,801,650	£-110,325,458	£-109,645,850
45%	60%	£-111,738,538	£-110,262,692	£-110,973,981	£-109,518,045	£-112,389,817	£-111,616,259
50%	60%	£-113,722,534	£-112,054,928	£-112,757,027	£-111,255,329	£-114,436,427	£-113,586,669

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£-47,790,365	£-47,790,365	£-47,790,365	£-47,790,365	£-47,790,365	£-47,790,365
10%	71%	£51,725,241	£51,801,519	£51,599,438	£51,905,712	£51,923,937	£51,698,130
15%	71%	£53,692,680	£53,357,095	£53,598,970	£53,063,386	£53,840,721	£53,547,012
20%	71%	£55,680,907	£55,226,143	£55,282,889	£54,828,125	£55,881,523	£55,483,506
25%	71%	£57,672,082	£57,103,627	£57,174,560	£56,806,104	£57,922,853	

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£26 784 583	-£26 784 583	-£26 784 583	-£26 784 583	-£26 784 583	-£26 784 583
10%	71%	-£30 719 460	-£30 485 738	-£30 523 854	-£30 299 931	-£30 819 155	-£30 632 348
15%	71%	-£32 886 898	-£32 451 314	-£32 393 199	-£32 057 603	-£32 834 940	-£32 541 231
20%	71%	-£34 675 126	-£34 220 362	-£34 277 108	-£33 822 344	-£34 875 742	-£34 477 724
25%	71%	-£36 666 201	-£36 097 845	-£36 198 776	-£35 600 323	-£36 917 071	-£36 419 549
30%	71%	-£38 959 476	-£38 072 909	-£38 080 449	-£37 378 302	-£38 959 401	-£38 261 424
35%	71%	-£40 648 650	-£39 852 813	-£39 052 116	-£39 156 281	-£40 999 730	-£40 303 199
40%	71%	-£42 855 823	-£41 731 420	-£41 846 768	-£40 934 261	-£43 083 619	-£42 254 563
45%	71%	-£44 679 664	-£43 659 610	-£43 789 877	-£42 729 423	-£45 138 335	-£44 228 147
50%	71%	-£46 703 305	-£45 547 890	-£45 691 396	-£44 536 462	-£47 213 050	-£46 201 731
100%	71%	-£66 940 714	-£64 629 704	-£64 918 076	-£62 607 066	-£67 960 204	-£65 937 565
10%	75%	-£30 743 508	-£30 547 750	-£30 547 750	-£30 342 153	-£30 829 865	-£30 624 269
15%	75%	-£32 722 970	-£32 429 333	-£32 414 675	-£32 130 398	-£32 862 398	-£32 544 110
20%	75%	-£34 724 007	-£34 326 088	-£34 306 088	-£33 908 169	-£34 899 547	-£34 481 628
25%	75%	-£36 727 402	-£36 230 004	-£36 205 004	-£35 707 605	-£36 946 828	-£36 424 428
30%	75%	-£38 730 797	-£38 133 919	-£38 103 919	-£37 507 041	-£38 994 107	-£38 367 229
35%	75%	-£40 734 192	-£40 037 835	-£40 002 835	-£39 306 477	-£41 041 387	-£40 310 028
40%	75%	-£42 735 184	-£41 946 331	-£41 905 677	-£41 105 913	-£43 112 008	-£42 262 498
45%	75%	-£44 731 345	-£43 851 385	-£43 835 648	-£42 925 988	-£45 192 709	-£44 237 073
50%	75%	-£46 729 476	-£45 754 440	-£45 735 621	-£44 754 355	-£47 277 333	-£46 211 548
10%	60%	-£30 642 510	-£30 329 297	-£30 478 032	-£30 164 820	-£30 780 682	-£30 616 204
15%	60%	-£32 571 472	-£32 101 654	-£32 324 756	-£31 854 937	-£32 778 739	-£32 532 014
20%	60%	-£34 518 706	-£33 882 037	-£34 184 371	-£33 547 701	-£34 799 570	-£34 485 235
25%	60%	-£36 477 977	-£35 662 567	-£35 492 657	-£35 237 009	-£36 821 858	-£36 403 937
30%	60%	-£38 422 847	-£37 467 841	-£37 921 344	-£36 966 339	-£38 844 142	-£38 324 639
35%	60%	-£40 374 817	-£39 297 745	-£39 789 830	-£38 675 958	-£40 866 428	-£40 291 341
40%	60%	-£42 329 889	-£41 154 987	-£41 658 310	-£40 384 977	-£42 888 763	-£42 222 916
45%	60%	-£44 321 864	-£42 955 928	-£43 557 308	-£42 101 372	-£44 964 143	-£44 199 556
50%	60%	-£46 305 861	-£44 888 154	-£45 456 353	-£43 838 647	-£47 019 504	-£46 189 955

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£11 121 338	-£11 121 338	-£11 121 338	-£11 121 338	-£11 121 338	-£11 121 338
10%	71%	-£15 147 613	-£14 923 890	-£14 951 807	-£14 728 084	-£15 246 308	-£15 050 501
15%	71%	-£17 115 051	-£16 779 467	-£16 821 342	-£16 485 757	-£17 263 093	-£16 969 383
20%	71%	-£19 103 279	-£18 649 514	-£18 705 261	-£18 250 496	-£19 303 895	-£18 905 877
25%	71%	-£21 093 453	-£20 526 968	-£20 598 631	-£20 028 475	-£21 345 224	-£20 847 166
30%	71%	-£23 085 628	-£22 403 481	-£22 488 601	-£21 806 455	-£23 388 553	-£22 789 526
35%	71%	-£25 078 803	-£24 280 985	-£24 380 272	-£23 584 434	-£25 427 883	-£24 731 351
40%	71%	-£27 069 978	-£26 159 672	-£26 274 921	-£25 362 414	-£27 461 772	-£26 685 716
45%	71%	-£29 070 712	-£28 037 763	-£28 197 530	-£27 157 575	-£29 500 485	-£28 656 300
50%	71%	-£31 131 457	-£29 975 952	-£29 120 138	-£28 964 634	-£31 641 203	-£30 629 883
100%	71%	-£51 988 986	-£49 057 856	-£49 346 229	-£47 035 216	-£52 388 378	-£50 365 717
10%	75%	-£15 134 660	-£14 975 903	-£14 985 664	-£14 770 305	-£15 052 016	-£14 855 421
15%	75%	-£17 151 123	-£16 857 486	-£16 842 727	-£16 549 091	-£17 280 659	-£16 972 263
20%	75%	-£19 152 159	-£18 754 241	-£18 734 240	-£18 336 322	-£19 327 699	-£18 909 781
25%	75%	-£21 155 505	-£20 656 196	-£20 633 196	-£20 135 758	-£21 374 979	-£20 852 580
30%	75%	-£23 158 940	-£22 562 071	-£22 537 071	-£21 935 193	-£23 422 266	-£22 786 369
35%	75%	-£25 162 345	-£24 465 987	-£24 430 987	-£23 734 629	-£25 469 540	-£24 738 181
40%	75%	-£27 183 336	-£26 374 484	-£26 333 829	-£25 534 065	-£27 540 158	-£26 690 651
45%	75%	-£29 199 497	-£28 289 537	-£28 263 801	-£27 333 841	-£29 620 922	-£28 665 265
50%	75%	-£31 255 659	-£30 244 592	-£30 193 774	-£29 182 707	-£31 701 686	-£30 639 800
10%	60%	-£15 070 662	-£14 757 449	-£14 906 184	-£14 592 972	-£15 208 834	-£15 044 356
15%	60%	-£16 998 625	-£16 523 807	-£16 752 369	-£16 283 990	-£17 206 882	-£16 960 166
20%	60%	-£18 946 859	-£18 310 184	-£18 612 824	-£17 975 854	-£18 227 722	-£18 885 388
25%	60%	-£20 898 929	-£20 103 092	-£20 481 010	-£19 685 173	-£19 250 008	-£20 832 089
30%	60%	-£22 850 999	-£21 895 994	-£22 349 496	-£21 394 492	-£23 272 295	-£22 770 792
35%	60%	-£24 803 069	-£23 688 987	-£24 217 983	-£23 103 810	-£25 294 589	-£24 709 493
40%	60%	-£26 766 020	-£25 481 799	-£26 086 468	-£24 813 129	-£27 336 935	-£26 657 328
45%	60%	-£28 750 017	-£27 294 081	-£27 985 460	-£26 529 524	-£29 392 296	-£28 627 738
50%	60%	-£30 734 813	-£29 116 308	-£29 894 506	-£28 266 789	-£31 447 656	-£30 698 148

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4 245 894	£4 245 894	£4 245 894	£4 245 894	£4 245 894	£4 245 894
10%	71%	£7 10 787	£934 509	£906 503	£1 130 316	£6 12 092	£607 899
15%	71%	£1 256 851	£591 067	£862 942	£627 358	£1 404 693	£1 110 984
20%	71%	£3 244 978	£2 790 114	£2 846 861	£2 892 097	£3 445 495	£3 047 477
25%	71%	£5 236 054	£4 687 598	£4 738 531	£4 170 076	£5 486 824	£4 989 302
30%	71%	£7 227 228	£6 545 082	£6 630 202	£5 948 055	£7 528 154	£6 931 127
35%	71%	£9 218 403	£8 422 566	£8 531 672	£7 726 034	£9 569 483	£8 872 951
40%	71%	£11 225 576	£10 301 173	£10 416 521	£9 504 014	£11 633 372	£10 824 316
45%	71%	£13 249 317	£12 209 363	£12 339 130	£11 290 175	£13 708 088	£12 797 900
50%	71%	£15 273 058	£14 117 553	£14 261 738	£13 106 234	£15 782 833	£14 771 484
100%	71%	£66 910 469	£63 166 466	£63 467 899	£61 176 819	£66 234 856	£64 907 318
10%	75%	£696 759	£882 497	£892 336	£1 088 094	£600 362	£905 970
15%	75%	£1 292 723	£999 086	£984 928	£690 691	£1 422 259	£1 113 883
20%	75%	£3 293 758	£2 895 841	£2 873 841	£2 477 922	£3 469 300	£3 051 381
25%	75%	£5 297 155	£4 796 757	£4 774 756	£4 277 358	£5 516 570	£4 994 181
30%	75%	£7 300 550	£6 703 672	£6 673 671	£4 676 793	£7 563 869	£6 936 981
35%	75%	£9 303 945	£8 607 587	£8 572 587	£7 876 229	£9 611 140	£8 876 781
40%	75%	£11 324 937	£10 516 084	£10 443 429	£9 675 666	£11 661 768	£10 832 251
45%	75%	£13 361 098	£12 451 138	£12 405 401	£11 495 441	£13 762 522	£12 806 826
50%	75%	£15 397 259	£14 386 192	£14 335 374	£13 324 308	£15 843 286	£14 781 401
10%	60%	£787 735	£1 000 959	£1024 246	£1 265 427	£682 865	£814 943
15%	60%	£1 141 225	£971 407	£984 505	£424 690	£1 348 483	£1 101 767
20%	60%	£3 088 459	£2 451 790	£2 754 124	£2 117 454	£3 369 323	£3 034 988
25%	60%	£5 040 530	£4 244 692	£4 622 610	£3 826 773	£5 391 605	£4 973 690
30%	60%	£6 992 600	£6 037 594	£6 491 097	£5 536 092	£7 413 895	£6 912 392
35%	60%	£8 944 669	£7 830 498	£8 359 583	£7 245 410	£9 436 181	£8 851 094
40%	60%	£10 907 620	£9 623 400	£10 228 069	£8 954 729	£11 478 535	£10 798 929
45%	60%	£12 891 617	£11 435 681	£12 127 061	£10 671 124	£13 533 899	£12 769 339
50%	60%	£14 876 614	£13 257 697	£14 026 106	£12 408 389	£15 589 257	£14 739 748

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£27,285,689	-£27,285,689	-£27,285,689	-£27,285,689	-£27,285,689	-£27,285,689
10%	71%	-£31,200,566	-£30,976,844	-£31,004,760	-£30,781,937	-£31,299,261	-£31,103,454
15%	71%	-£33,168,004	-£32,832,420	-£32,974,296	-£32,748,711	-£33,316,046	-£33,022,397
20%	71%	-£35,156,232	-£34,701,468	-£34,758,214	-£34,503,450	-£35,356,848	-£34,958,330
25%	71%	-£37,147,407	-£36,578,951	-£36,649,884	-£36,281,429	-£37,398,177	-£36,900,655
30%	71%	-£39,138,958	-£38,456,435	-£38,541,555	-£38,069,408	-£39,439,507	-£38,842,980
35%	71%	-£41,129,756	-£40,333,919	-£40,433,225	-£39,857,387	-£41,480,936	-£40,784,305
40%	71%	-£43,136,929	-£42,212,526	-£42,327,874	-£41,645,367	-£43,544,725	-£42,735,669
45%	71%	-£45,160,670	-£44,109,716	-£44,230,483	-£43,420,529	-£45,619,441	-£44,709,263
50%	71%	-£47,194,411	-£46,029,906	-£46,133,092	-£45,207,698	-£47,694,156	-£46,683,937
100%	71%	-£67,421,820	-£65,110,810	-£65,399,182	-£63,088,172	-£68,441,310	-£66,418,671
15%	75%	-£33,204,078	-£32,910,439	-£32,995,881	-£32,602,944	-£33,333,612	-£33,029,216
10%	75%	-£31,224,614	-£31,028,858	-£31,019,017	-£30,823,959	-£31,310,971	-£31,105,375
20%	75%	-£35,205,113	-£34,807,184	-£34,787,194	-£34,589,275	-£35,380,653	-£34,962,734
25%	75%	-£37,208,508	-£36,711,110	-£36,686,110	-£36,488,711	-£37,427,932	-£36,905,534
30%	75%	-£39,211,903	-£38,615,025	-£38,585,025	-£38,388,147	-£39,475,213	-£38,848,335
35%	75%	-£41,215,298	-£40,518,941	-£40,483,941	-£40,291,593	-£41,522,493	-£40,791,134
40%	75%	-£43,226,290	-£42,427,437	-£42,388,783	-£42,195,019	-£43,569,111	-£42,743,604
45%	75%	-£45,237,457	-£44,332,491	-£44,316,754	-£44,096,794	-£45,615,675	-£44,718,179
50%	75%	-£47,248,702	-£46,240,546	-£46,240,727	-£45,993,861	-£47,662,293	-£46,692,754
10%	60%	-£31,123,616	-£30,810,403	-£30,599,138	-£30,445,926	-£31,261,788	-£31,057,310
15%	60%	-£33,052,678	-£32,782,760	-£32,605,862	-£32,326,043	-£33,259,838	-£33,013,120
20%	60%	-£34,999,812	-£34,763,143	-£34,665,477	-£34,528,807	-£35,280,676	-£34,946,341
25%	60%	-£36,950,953	-£36,750,435	-£36,653,158	-£36,431,156	-£37,322,962	-£36,895,043
30%	60%	-£38,905,953	-£38,743,947	-£38,642,450	-£38,335,248	-£39,376,248	-£38,823,745
35%	60%	-£40,856,023	-£40,743,851	-£40,709,336	-£40,240,764	-£41,431,534	-£40,752,447
40%	60%	-£42,818,974	-£42,743,753	-£42,739,422	-£42,146,983	-£43,487,820	-£42,710,282
45%	60%	-£44,802,970	-£44,743,654	-£44,743,414	-£44,054,478	-£45,544,296	-£44,666,692
50%	60%	-£46,786,967	-£46,743,556	-£46,743,414	-£46,210,753	-£47,600,810	-£46,651,101

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£9,343,989	-£9,343,989	-£9,343,989	-£9,343,989	-£9,343,989	-£9,343,989
10%	71%	-£9,376,865	-£9,155,143	-£9,183,059	-£9,059,336	-£9,477,660	-£9,281,753
15%	71%	-£11,346,304	-£11,010,719	-£11,052,594	-£10,717,010	-£11,494,345	-£11,200,636
20%	71%	-£13,334,531	-£12,879,767	-£12,936,513	-£12,481,749	-£13,935,147	-£13,137,129
25%	71%	-£15,329,708	-£14,751,290	-£14,829,194	-£14,259,728	-£15,376,477	-£14,078,954
30%	71%	-£17,316,881	-£16,634,734	-£16,719,854	-£16,037,707	-£17,817,806	-£17,020,779
35%	71%	-£19,308,056	-£18,512,218	-£18,611,524	-£17,815,689	-£19,259,135	-£18,962,604
40%	71%	-£21,298,231	-£20,390,655	-£20,508,173	-£19,593,967	-£21,723,025	-£20,913,989
45%	71%	-£23,288,969	-£22,269,015	-£22,428,783	-£21,388,828	-£23,707,740	-£22,887,552
50%	71%	-£25,282,710	-£24,207,205	-£24,381,391	-£23,185,887	-£25,692,453	-£24,861,136
100%	71%	-£45,600,119	-£43,283,108	-£43,677,491	-£41,208,471	-£46,619,959	-£44,596,870
10%	75%	-£9,402,913	-£9,207,156	-£9,107,316	-£9,001,558	-£9,489,270	-£9,285,919
15%	75%	-£11,382,375	-£11,088,739	-£11,073,980	-£10,780,343	-£11,511,912	-£11,203,515
20%	75%	-£13,383,412	-£12,985,493	-£12,965,493	-£12,567,574	-£13,558,952	-£13,141,033
25%	75%	-£15,380,807	-£14,889,499	-£14,894,999	-£14,454,999	-£15,606,231	-£15,083,343
30%	75%	-£17,380,202	-£16,793,324	-£16,793,324	-£16,166,446	-£17,653,512	-£17,026,634
35%	75%	-£19,383,598	-£18,697,240	-£18,662,240	-£17,965,882	-£19,700,792	-£18,969,433
40%	75%	-£21,414,589	-£20,605,737	-£20,555,082	-£19,765,318	-£21,771,410	-£20,921,903
45%	75%	-£23,448,790	-£22,540,790	-£22,465,054	-£21,565,094	-£23,822,176	-£22,876,478
50%	75%	-£25,486,911	-£24,475,845	-£24,425,027	-£23,413,969	-£25,872,939	-£24,871,053
10%	60%	-£9,301,915	-£9,088,702	-£9,137,437	-£8,824,225	-£9,400,087	-£9,275,609
15%	60%	-£11,330,877	-£10,761,059	-£10,984,161	-£10,514,342	-£11,438,135	-£11,191,419
20%	60%	-£13,378,111	-£12,543,442	-£12,843,717	-£12,207,106	-£13,488,975	-£13,128,640
25%	60%	-£15,430,182	-£14,334,344	-£14,712,262	-£13,916,425	-£15,481,261	-£15,063,342
30%	60%	-£17,482,252	-£16,127,247	-£16,580,749	-£15,625,745	-£17,503,547	-£17,002,044
35%	60%	-£19,534,322	-£17,920,150	-£18,449,235	-£17,335,963	-£19,526,833	-£18,940,746
40%	60%	-£21,597,273	-£19,713,052	-£20,317,721	-£19,044,382	-£21,568,188	-£20,888,581
45%	60%	-£23,681,269	-£21,525,333	-£22,216,713	-£20,760,777	-£23,623,548	-£22,858,991
50%	60%	-£25,786,266	-£23,347,599	-£24,118,709	-£22,488,052	-£25,678,999	-£24,829,461

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,645,664	£4,645,664	£4,645,664	£4,645,664	£4,645,664	£4,645,664
10%	71%	£7,107,767	£934,509	£906,593	£1,130,316	£6,120,092	£907,899
15%	71%	£1,256,851	£321,067	£362,942	£327,359	£1,404,893	£1,110,984
20%	71%	£3,244,879	£2,790,114	£2,846,861	£2,392,097	£3,445,495	£3,047,477
25%	71%	£5,236,054	£4,667,598	£4,738,531	£4,170,076	£5,486,824	£4,889,302
30%	71%	£7,227,228	£6,545,082	£6,630,292	£5,948,055	£7,528,154	£6,931,127
35%	71%	£9,218,403	£8,422,566	£8,521,622	£7,726,034	£9,569,483	£8,872,951
40%	71%	£11,225,578	£10,301,173	£10,416,521	£9,504,014	£11,633,372	£10,824,316
45%	71%	£13,249,317	£12,209,363	£12,339,130	£11,299,175	£13,708,088	£12,797,900
50%	71%	£15,273,058	£14,117,553	£14,281,738	£13,106,234	£15,782,803	£14,771,494
100%	71%	£36,510,467	£33,499,456	£33,487,829	£31,176,819	£38,529,956	£34,507,318
10%	75%	£686,739	£582,497	£592,336	£1,088,094	£600,382	£505,979
15%	75%	£1,292,723	£1,999,085	£984,328	£690,691	£1,422,259	£1,113,853
20%	75%	£3,293,758	£2,809,841	£2,875,841	£2,477,922	£3,469,300	£3,051,381
25%	75%	£5,297,155	£4,799,757	£4,774,756	£4,277,358	£5,516,579	£4,904,181
30%	75%	£7,300,550	£6,793,672	£6,673,671	£6,076,793	£7,563,860	£6,936,981
35%	75%	£9,303,945	£8,807,587	£8,572,587	£7,876,229	£9,611,140	£8,876,781
40%	75%	£11,324,937	£10,816,084	£10,476,429	£9,675,666	£11,681,758	£10,832,251
45%	75%	£13,361,098	£12,841,138	£12,405,401	£11,495,441	£13,762,522	£12,806,826
50%	75%	£15,397,259	£14,866,192	£14,335,374	£13,324,308	£15,843,289	£14,781,401
10%	60%	£747,738	£1,109,956	£592,216	£1,263,427	£649,865	£614,043
15%	60%	£1,141,225	£671,407	£894,509	£424,690	£1,348,483	£1,101,767
20%	60%	£3,088,459	£2,451,790	£2,754,124	£2,117,454	£3,369,333	£3,034,988
25%	60%	£5,040,530	£4,244,692	£4,622,610	£3,826,773	£5,391,608	£4,973,690
30%	60%	£6,992,600	£6,037,594	£6,451,097	£5,536,092	£7,413,895	£6,913,392
35%	60%	£8,944,669	£7,830,498	£8,359,583	£7,245,410	£9,436,181	£8,851,094
40%	60%	£10,907,620	£9,623,400	£10,228,069	£8,954,729	£11,478,535	£10,798,929
45%	60%	£12,891,617	£11,435,681	£12,127,061	£10,671,124	£13,533,898	£12,769,339
50%	60%	£14,875,614	£13,257,907	£14,026,106	£12,408,399	£15,589,257	£14,739,748

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 5		CIL Zone	3
		Value Area	Low
No Units	180	Sales value inflation	0%
Site Area	1.51 Ha	Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£9,478,084	£9,478,084	£9,478,084	£9,478,084	£9,478,084	£9,478,084
10%	71%	£5,999,249	£6,185,214	£6,244,914	£6,430,881	£5,845,383	£6,091,050
15%	71%	£4,258,244	£4,537,193	£4,626,743	£4,905,683	£4,027,446	£4,386,946
20%	71%	£2,517,240	£2,889,172	£3,008,572	£3,300,595	£2,259,590	£2,700,842
25%	71%	£776,235	£1,241,151	£1,390,400	£1,885,317	£381,572	£1,005,738
30%	71%	£-980,548	£-413,525	£-231,496	£330,128	£-1,449,892	£-700,640
35%	71%	£-2,150,026	£-1,088,499	£-1,876,132	£-1,214,605	£-3,307,362	£-2,243,467
40%	71%	£-3,419,506	£-2,763,474	£-3,520,789	£-2,784,737	£-5,145,031	£-4,146,295
45%	71%	£-4,688,984	£-4,538,448	£-5,165,406	£-4,314,870	£-6,992,701	£-5,869,123
50%	71%	£-5,958,462	£-6,313,424	£-8,010,042	£-6,865,002	£-8,940,370	£-7,591,950
100%	71%	£-95,753,290	£-93,863,171	£-93,258,408	£-91,368,229	£-97,517,065	£-94,820,223
10%	75%	£5,972,475	£6,135,198	£6,230,425	£6,393,145	£5,837,843	£6,095,793
15%	75%	£4,218,084	£4,462,164	£4,605,008	£4,849,089	£4,016,136	£4,403,061
20%	75%	£2,463,083	£2,789,134	£2,970,592	£3,303,033	£2,194,428	£2,710,328
25%	75%	£709,301	£1,116,104	£1,354,175	£1,760,977	£372,722	£1,017,596
30%	75%	£-1,062,182	£-566,036	£-275,677	£216,921	£-1,472,683	£-886,178
35%	75%	£-2,845,206	£-2,286,429	£-1,927,677	£-1,346,841	£-3,324,185	£-2,406,595
40%	75%	£-4,628,361	£-4,068,927	£-3,570,617	£-2,918,150	£-5,175,886	£-4,127,012
45%	75%	£-6,411,435	£-5,867,216	£-5,231,678	£-4,487,459	£-7,027,187	£-5,847,430
50%	75%	£-8,194,520	£-7,367,610	£-6,883,677	£-6,056,768	£-8,878,689	£-7,567,847
60%	75%	£-13,843,923	£-13,345,276	£-13,291,282	£-13,251,638	£-15,899,175	£-15,075,872
15%	60%	£4,386,756	£4,777,286	£4,896,296	£5,086,825	£4,063,839	£4,373,170
20%	60%	£2,688,589	£3,209,295	£3,101,308	£3,622,014	£2,257,767	£2,670,487
25%	60%	£990,422	£1,641,304	£1,506,322	£2,157,203	£451,894	£967,793
30%	60%	£-1,819,119	£-1,314,114	£-930,116	£-690,283	£-1,376,122	£-746,918
35%	60%	£-3,602,260	£-3,119,122	£-2,711,189	£-2,285,051	£-3,211,530	£-2,477,458
40%	60%	£-5,385,341	£-4,912,757	£-4,332,263	£-3,723,818	£-5,046,937	£-4,207,999
45%	60%	£-7,168,422	£-6,702,141	£-6,023,887	£-5,332,887	£-6,882,346	£-5,838,539
50%	60%	£-8,951,503	£-8,500,027	£-7,714,409	£-6,914,354	£-9,077,754	£-8,269,079

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£128,257,149	£128,257,149	£128,257,149	£128,257,149	£128,257,149	£128,257,149
10%	71%	£128,257,149	£128,257,149	£128,257,149	£128,257,149	£128,257,149	£128,257,149
15%	71%	£131,478,888	£131,198,089	£131,198,490	£130,650,560	£131,707,786	£131,339,267
20%	71%	£133,217,993	£132,846,060	£132,766,661	£132,354,727	£133,525,723	£133,034,390
25%	71%	£134,958,997	£134,494,081	£134,344,923	£133,879,915	£135,243,650	£134,729,494
30%	71%	£136,700,001	£136,148,767	£135,948,778	£135,405,104	£137,194,929	£136,543,912
35%	71%	£138,441,005	£137,823,731	£137,611,365	£136,949,637	£139,032,565	£138,158,700
40%	71%	£140,182,009	£139,498,707	£139,256,001	£138,499,870	£140,880,284	£139,881,528
45%	71%	£141,923,013	£141,173,681	£140,850,538	£140,050,102	£142,727,834	£141,604,356
50%	71%	£143,664,017	£142,848,655	£142,445,475	£141,600,235	£144,575,887	£143,327,184
100%	71%	£148,488,483	£149,568,403	£158,991,641	£157,101,562	£163,052,297	£160,555,456
10%	75%	£129,762,758	£129,600,037	£129,500,908	£129,342,088	£129,897,350	£129,639,440
15%	75%	£131,517,149	£131,271,068	£131,130,225	£130,888,143	£131,710,917	£131,433,960
20%	75%	£133,271,539	£132,946,099	£132,765,641	£132,430,200	£133,540,804	£133,024,304
25%	75%	£135,025,931	£134,619,129	£134,381,057	£133,974,255	£135,362,510	£134,717,837
30%	75%	£136,780,323	£136,301,268	£136,010,909	£135,518,312	£137,200,918	£136,421,410
35%	75%	£138,534,715	£138,001,682	£137,662,009	£137,064,074	£139,035,411	£138,141,667
40%	75%	£140,289,107	£139,702,055	£139,314,910	£138,653,382	£140,910,919	£139,862,245
45%	75%	£142,043,499	£141,402,449	£140,968,910	£140,222,691	£142,792,420	£141,582,683
50%	75%	£143,797,891	£143,102,842	£142,618,909	£141,793,005	£144,673,921	£143,303,980
10%	60%	£129,650,309	£129,389,957	£129,443,950	£129,183,597	£129,865,721	£129,659,361
15%	60%	£131,348,477	£130,957,947	£131,038,937	£130,648,408	£131,671,593	£131,362,053
20%	60%	£133,042,643	£132,526,598	£132,653,924	£132,113,218	£133,477,466	£133,084,746
25%	60%	£134,746,811	£134,061,919	£134,228,014	£133,728,028	£135,283,338	£134,767,409
30%	60%	£136,451,005	£135,661,918	£135,825,346	£135,042,839	£137,111,355	£136,482,151
35%	60%	£138,155,199	£137,254,355	£137,446,421	£136,520,283	£138,946,762	£138,212,891
40%	60%	£139,859,393	£138,847,990	£139,067,495	£139,009,051	£140,782,170	£139,943,302
45%	60%	£141,563,587	£140,441,625	£140,688,588	£139,497,819	£142,617,572	£141,673,712
50%	60%	£143,267,781	£142,035,260	£142,309,642	£140,980,586	£144,452,989	£143,404,312

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£88,600,257	£88,600,257	£88,600,257	£88,600,257	£88,600,257	£88,600,257
10%	71%	£103,079,092	£102,893,127	£102,833,427	£102,647,460	£103,232,595	£102,987,291
15%	71%	£104,820,097	£104,541,148	£104,451,398	£104,127,648	£105,059,895	£104,892,395
20%	71%	£106,561,101	£106,190,169	£106,089,169	£105,889,938	£106,886,195	£106,677,499
25%	71%	£108,302,106	£107,837,190	£107,587,941	£107,223,024	£108,686,789	£108,072,503
30%	71%	£110,043,110	£109,484,211	£109,309,837	£108,748,213	£110,528,033	£109,778,381
35%	71%	£111,784,115	£111,131,232	£110,959,473	£110,292,946	£112,375,203	£111,501,808
40%	71%	£113,525,119	£112,778,253	£112,509,110	£111,843,078	£114,223,373	£113,225,231
45%	71%	£115,266,123	£114,425,274	£114,243,747	£113,393,211	£116,071,642	£114,947,884
50%	71%	£117,007,127	£116,072,295	£115,888,383	£114,943,343	£117,918,711	£116,670,291
100%	71%	£134,831,691	£133,941,512	£132,334,750	£132,334,750	£138,444,670	£135,988,564
10%	75%	£103,105,866	£102,943,145	£102,847,916	£102,685,106	£103,240,498	£102,982,548
15%	75%	£104,850,257	£104,618,177	£104,473,333	£104,229,252	£105,062,205	£104,675,280
20%	75%	£106,591,648	£106,289,207	£106,098,749	£105,773,308	£106,893,913	£106,368,013
25%	75%	£108,333,039	£107,962,237	£107,724,166	£107,417,364	£108,708,609	£108,067,409
30%	75%	£110,074,430	£109,644,377	£109,354,016	£108,861,420	£110,551,024	£109,764,519
35%	75%	£111,815,821	£111,344,770	£111,006,019	£110,427,182	£112,402,526	£111,484,936
40%	75%	£113,557,212	£112,996,904	£112,658,018	£111,998,491	£114,254,030	£113,233,044
45%	75%	£115,298,603	£114,648,925	£114,310,019	£113,565,600	£116,105,528	£114,925,771
50%	75%	£117,040,005	£116,298,946	£115,962,018	£115,135,109	£117,957,030	£116,648,188
10%	60%	£102,993,418	£102,730,965	£102,787,959	£102,526,705	£103,289,829	£103,002,470
15%	60%	£104,697,585	£104,380,945	£104,302,045	£104,001,516	£104,817,307	£104,500,362
20%	60%	£106,401,752	£106,069,046	£106,077,033	£105,458,327	£106,820,574	£106,407,354
25%	60%	£108,105,919	£107,437,037	£107,372,019	£106,921,138	£108,629,447	£108,110,548
30%	60%	£109,810,086	£108,807,027	£108,766,467	£108,305,949	£110,454,463	£109,825,269
35%	60%	£111,514,253	£110,597,463	£110,780,530	£109,863,982	£112,289,671	£111,555,798
40%	60%	£113,218,420	£112,191,098	£112,100,604	£111,352,159	£114,125,278	£113,286,340
45%	60%	£114,922,587	£113,794,733	£114,031,677	£112,840,828	£115,969,887	£115,016,380
50%	60%	£116,626,754	£115,398,368	£115,622,750	£114,399,868	£117,796,695	£116,747,430

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£53,189,365	£53,189,365	£53,189,365	£53,189,365	£53,189,365	£53,189,365
10%	71%	£55,928,200	£55,492,234	£55,422,528	£55,239,368	£56,232,095	£55,570,390
15%	71%	£58,667,035	£58,130,255	£58,040,760	£57,761,756	£58,640,002	£58,217,503
20%	71%	£61,405,870	£60,778,276	£60,658,877	£60,286,944	£60,457,939	£60,066,607
25%	71%	£64,144,705	£63,426,297	£63,277,048	£60,812,131	£62,275,876	£61,661,710
30%	71%	£66,883,540	£66,074,318	£65,888,945	£61,337,320	£64,117,141	£63,266,089
35%	71%	£69,622,375	£68,722,339	£68,543,581	£61,862,509	£66,000,916	£64,869,916
40%	71%	£72,361,210	£71,370,360				

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

E27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£32,183,584	-£32,183,584	-£32,183,584	-£32,183,584	-£32,183,584	-£32,183,584
10%	71%	-£35,869,410	-£35,476,453	-£35,410,755	-£35,230,787	-£35,316,284	-£35,370,618
15%	71%	-£37,403,423	-£37,124,474	-£37,034,359	-£36,755,975	-£37,834,227	-£37,265,732
20%	71%	-£39,144,428	-£38,772,495	-£38,653,096	-£38,281,162	-£39,452,158	-£38,960,825
25%	71%	-£40,885,432	-£40,420,516	-£40,271,267	-£39,806,350	-£41,270,095	-£40,655,929
30%	71%	-£42,626,436	-£42,068,537	-£41,889,453	-£41,331,538	-£43,111,368	-£42,351,027
35%	71%	-£44,367,440	-£43,716,558	-£43,507,640	-£42,856,722	-£44,959,059	-£44,035,155
40%	71%	-£46,108,444	-£45,364,579	-£45,125,826	-£44,426,405	-£46,806,699	-£45,807,963
45%	71%	-£47,849,448	-£47,012,600	-£46,744,012	-£46,026,587	-£48,654,339	-£47,539,790
50%	71%	-£49,590,452	-£48,660,621	-£48,362,198	-£47,626,769	-£50,501,979	-£49,235,617
100%	71%	-£67,414,918	-£65,524,838	-£64,918,076	-£63,027,996	-£68,978,732	-£66,481,891
10%	75%	-£35,889,193	-£35,526,472	-£35,431,243	-£35,288,523	-£35,823,824	-£35,565,875
15%	75%	-£37,443,983	-£37,180,993	-£37,086,680	-£36,812,578	-£37,945,332	-£37,259,697
20%	75%	-£39,197,974	-£38,927,533	-£38,832,075	-£38,356,635	-£39,467,239	-£38,951,339
25%	75%	-£40,951,965	-£40,673,074	-£40,577,462	-£40,000,692	-£41,288,945	-£40,644,071
30%	75%	-£42,705,956	-£42,418,615	-£42,322,849	-£41,644,748	-£43,134,351	-£42,347,845
35%	75%	-£44,459,947	-£44,164,156	-£44,067,236	-£43,288,804	-£44,980,757	-£44,051,620
40%	75%	-£46,213,938	-£45,909,697	-£45,711,623	-£44,932,860	-£46,827,163	-£45,763,895
45%	75%	-£47,967,929	-£47,655,238	-£47,356,010	-£46,576,916	-£48,673,569	-£47,476,170
50%	75%	-£49,721,920	-£49,402,779	-£49,000,397	-£48,220,972	-£50,519,975	-£49,182,445
10%	75%	-£37,443,983	-£37,180,993	-£37,086,680	-£36,812,578	-£37,945,332	-£37,259,697
15%	75%	-£39,197,974	-£38,927,533	-£38,832,075	-£38,356,635	-£39,467,239	-£38,951,339
20%	75%	-£40,951,965	-£40,673,074	-£40,577,462	-£40,000,692	-£41,288,945	-£40,644,071
25%	75%	-£42,705,956	-£42,418,615	-£42,322,849	-£41,644,748	-£43,134,351	-£42,347,845
30%	75%	-£44,459,947	-£44,164,156	-£44,067,236	-£43,288,804	-£44,980,757	-£44,051,620
35%	75%	-£46,213,938	-£45,909,697	-£45,711,623	-£44,932,860	-£46,827,163	-£45,763,895
40%	75%	-£47,967,929	-£47,655,238	-£47,356,010	-£46,576,916	-£48,673,569	-£47,476,170
45%	75%	-£49,721,920	-£49,402,779	-£49,000,397	-£48,220,972	-£50,519,975	-£49,182,445
50%	75%	-£51,475,911	-£51,148,319	-£50,794,784	-£49,865,028	-£52,366,381	-£50,888,620
10%	80%	-£38,138,187	-£37,774,266	-£37,689,053	-£37,546,840	-£38,000,000	-£37,857,222
15%	80%	-£39,889,191	-£39,525,270	-£39,440,057	-£39,297,832	-£39,850,000	-£39,704,226
20%	80%	-£41,640,195	-£41,276,279	-£41,191,061	-£41,054,824	-£41,700,000	-£41,559,230
25%	80%	-£43,391,199	-£43,028,288	-£42,942,055	-£42,806,816	-£43,550,000	-£43,409,234
30%	80%	-£45,142,203	-£44,779,292	-£44,693,047	-£44,558,808	-£45,400,000	-£45,259,238
35%	80%	-£46,893,207	-£46,530,296	-£46,444,039	-£46,316,800	-£47,250,000	-£47,109,242
40%	80%	-£48,644,211	-£48,281,299	-£48,195,031	-£48,074,792	-£49,100,000	-£48,959,246
45%	80%	-£50,395,215	-£50,032,303	-£49,946,023	-£49,832,784	-£50,950,000	-£50,809,250
50%	80%	-£52,146,219	-£51,783,307	-£51,697,015	-£51,590,776	-£52,800,000	-£52,659,254

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

E17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000
10%	71%	-£20,090,571	-£19,904,606	-£19,844,906	-£19,658,939	-£20,244,437	-£19,998,770
15%	71%	-£21,831,576	-£21,552,627	-£21,463,077	-£21,184,127	-£22,062,374	-£21,893,874
20%	71%	-£23,572,580	-£23,200,648	-£23,081,248	-£22,709,915	-£23,880,311	-£23,588,978
25%	71%	-£25,313,584	-£24,848,669	-£24,699,419	-£24,234,603	-£25,698,248	-£25,384,085
30%	71%	-£27,054,588	-£26,496,690	-£26,351,590	-£25,759,391	-£27,516,185	-£27,089,192
35%	71%	-£28,795,592	-£28,144,711	-£27,965,862	-£27,304,423	-£29,334,122	-£28,594,299
40%	71%	-£30,536,596	-£29,792,732	-£29,618,094	-£28,859,455	-£31,152,059	-£30,109,406
45%	71%	-£32,277,600	-£31,440,753	-£31,271,326	-£30,414,487	-£32,970,000	-£31,624,513
50%	71%	-£34,018,604	-£33,088,774	-£32,923,558	-£31,969,519	-£34,788,000	-£33,139,620
100%	71%	-£51,843,070	-£49,952,891	-£49,346,229	-£47,496,149	-£53,406,885	-£50,919,043
10%	75%	-£18,042,345	-£17,856,366	-£17,809,395	-£17,623,428	-£18,251,977	-£18,066,027
15%	75%	-£19,783,349	-£19,597,387	-£19,550,416	-£19,367,460	-£19,869,914	-£19,684,074
20%	75%	-£21,524,353	-£21,348,408	-£21,301,437	-£21,117,492	-£21,487,851	-£21,302,125
25%	75%	-£23,265,357	-£23,098,429	-£23,051,468	-£22,862,524	-£23,105,792	-£22,927,179
30%	75%	-£25,006,361	-£24,848,450	-£24,801,479	-£24,617,556	-£24,725,733	-£24,541,232
35%	75%	-£26,747,365	-£26,598,471	-£26,551,500	-£26,372,578	-£26,345,674	-£26,161,286
40%	75%	-£28,488,369	-£28,348,492	-£28,301,521	-£28,127,610	-£28,100,616	-£27,916,338
45%	75%	-£30,229,373	-£30,098,513	-£30,051,542	-£29,877,642	-£29,850,562	-£29,666,390
50%	75%	-£31,970,377	-£31,848,534	-£31,801,563	-£31,632,674	-£31,605,596	-£31,421,442
10%	80%	-£20,090,571	-£19,744,544	-£19,798,538	-£19,538,184	-£20,220,308	-£19,970,948
15%	80%	-£21,731,575	-£21,394,565	-£21,348,559	-£21,088,205	-£21,702,151	-£21,452,800
20%	80%	-£23,472,579	-£23,144,586	-£23,098,580	-£22,838,226	-£23,284,094	-£23,032,854
25%	80%	-£25,213,583	-£24,894,607	-£24,848,599	-£24,588,248	-£24,866,037	-£24,616,908
30%	80%	-£26,954,587	-£26,644,628	-£26,598,620	-£26,338,270	-£26,444,000	-£26,196,960
35%	80%	-£28,695,591	-£28,394,649	-£28,348,641	-£28,088,292	-£28,060,000	-£27,812,012
40%	80%	-£30,436,595	-£30,144,670	-£30,098,652	-£29,838,324	-£29,810,000	-£29,562,064
45%	80%	-£32,177,599	-£31,894,691	-£31,848,663	-£31,588,356	-£31,560,000	-£31,312,116
50%	80%	-£33,918,603	-£33,644,712	-£33,598,674	-£33,338,388	-£33,310,000	-£33,062,168

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

E6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000
10%	71%	-£7,432,172	-£7,246,206	-£7,180,506	-£7,014,540	-£7,386,337	-£7,140,371
15%	71%	-£8,080,344	-£7,894,378	-£7,828,676	-£7,662,712	-£8,034,519	-£7,788,543
20%	71%	-£8,728,516	-£8,544,550	-£8,480,848	-£8,310,884	-£8,682,701	-£8,436,715
25%	71%	-£9,376,688	-£9,194,722	-£9,131,020	-£8,959,056	-£9,330,883	-£9,084,887
30%	71%	-£10,024,860	-£9,844,894	-£9,781,192	-£9,607,228	-£10,000,000	-£9,735,060
35%	71%	-£10,673,032	-£10,495,066	-£10,431,364	-£10,255,400	-£10,650,000	-£10,385,232
40%	71%	-£11,321,204	-£11,145,238	-£11,081,536	-£10,903,572	-£11,300,000	-£11,035,404
45%	71%	-£11,969,376	-£11,795,410	-£11,731,708	-£11,551,744	-£11,950,000	-£11,685,576
50%	71%	-£12,617,548	-£12,445,582	-£12,381,880	-£12,200,916	-£12,600,000	-£12,335,748
10%	75%	-£6,784,000	-£6,600,996	-£6,544,192	-£6,388,276	-£6,784,000	-£6,628,360
15%	75%	-£7,432,172	-£7,246,206	-£7,180,506	-£7,014,540	-£7,386,337	-£7,140,371
20%	75%	-£8,080,344	-£7,894,378	-£7,828,676	-£7,662,712	-£8,034,519	-£7,788,543
25%	75%	-£8,728,516	-£8,544,550	-£8,480,848	-£8,310,884	-£8,682,701	-£8,436,715
30%	75%	-£9,376,688	-£9,194,722	-£9,131,020	-£8,959,056	-£9,330,883	-£9,084,887
35%	75%	-£10,024,860	-£9,844,894	-£9,781,192	-£9,607,228	-£10,000,000	-£9,735,060
40%	75%	-£10,673,032	-£10,495,066	-£10,431,364	-£10,255,400	-£10,650,000	-£10,385,232
45%	75%	-£11,321,204	-£11,145,238	-£11,081,536	-£10,903,572	-£11,300,000	-£11,035,404
50%	75%	-£11,969,376	-£11,795,410	-£11,731,708	-£11,551,744	-£11,950,000	-£11,685,576
10%	80%	-£7,432,172	-£7,082,149	-£7,136,143	-£6,886,177	-£7,784,000	-£7,534,207
15%	80%	-£8,080,344	-£7,732,321	-£7,786,315	-£7,536,209	-£8,482,000	-£8,232,279
20%	80%	-£8,728,516	-£8,382,493	-£8,436,487	-£8,186,293	-£9,178,000	-£8,926,351
25%	80%	-£9,376,688	-£9,032,665	-£9,086,659	-£8,836,367	-£9,872,000	-£9,620,423
30%	80%	-£10,024,860	-£9,682,837	-£9,736,831	-£9,586,441	-£10,568,000	-£10,310,495
35%	80%	-£10,673,032	-£10,333,009	-£10,387,003	-£10,236,515	-£11,262,000	-£10,960,567
40%	80%	-£11,321,204	-£10,983,181	-£11,037,175	-£10,886,589	-£11,958,000	-£11,650,639
45%	80%	-£11,969,376	-£11,633,353	-£11,687,347	-£11,536,663	-£12,652,000	-£12,340,711
50%	80%	-£12,617,548	-£12,283,525	-£12,337,521	-£12,186,737	-£13,348,000	-£13,030,783

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£32,684,690	-£32,684,690	-£32,684,690	-£32,684,690	-£32,684,690	-£32,684,690
10%	71%	-£36,143,525	-£36,957,559	-£35,997,899	-£35,711,893	-£36,297,360	-£36,051,724
15%	71%	-£37,684,920	-£37,805,591	-£37,510,831	-£37,527,080	-£38,115,327	-£37,746,547
20%	71%	-£39,625,534	-£39,253,601	-£39,134,202	-£38,762,268	-£39,933,264	-£39,441,931
25%	71%	-£41,368,538	-£40,901,622	-£40,752,373	-£40,287,456	-£41,751,201	-£41,137,935
30%	71%	-£43,123,322	-£42,559,298	-£42,374,269	-£41,812,845	-£43,592,498	-£42,943,413
35%	71%	-£44,892,900	-£44,231,272	-£44,018,906	-£43,357,378	-£45,440,136	-£44,569,240
40%	71%	-£46,682,279	-£45,906,248	-£45,663,542	-£44,907,511	-£47,287,805	-£46,289,089
45%	71%	-£48,491,757	-£47,581,222	-£47,388,179	-£46,457,843	-£49,135,475	-£48,011,896
50%	71%	-£50,321,236	-£49,256,197	-£49,097,776	-£48,007,776	-£50,983,143	-£49,734,725
100%	71%	-£67,896,024	-£66,005,944	-£65,390,182	-£63,509,102	-£69,459,838	-£68,962,997
10%	75%	-£36,170,299	-£36,007,578	-£35,912,349	-£35,749,829	-£36,304,930	-£36,049,981
15%	75%	-£37,924,699	-£37,690,008	-£37,537,795	-£37,393,984	-£38,126,638	-£37,781,713
20%	75%	-£39,679,090	-£39,353,639	-£39,163,161	-£38,837,741	-£39,948,345	-£39,432,445
25%	75%	-£41,433,472	-£41,026,670	-£40,788,598	-£40,381,798	-£41,770,051	-£41,125,177
30%	75%	-£43,204,955	-£42,708,809	-£42,418,450	-£41,925,862	-£43,615,457	-£42,828,951
35%	75%	-£44,998,039	-£44,409,203	-£44,030,450	-£43,491,614	-£45,466,958	-£44,549,368
40%	75%	-£46,771,124	-£46,109,596	-£45,722,451	-£45,060,923	-£47,318,459	-£46,269,796
45%	75%	-£48,554,208	-£47,809,990	-£47,374,451	-£46,630,232	-£49,169,961	-£47,990,203
50%	75%	-£50,337,293	-£49,510,383	-£49,020,450	-£48,199,541	-£51,021,462	-£49,710,620
10%	60%	-£36,037,850	-£35,737,497	-£35,551,491	-£35,391,137	-£36,272,262	-£35,956,902
15%	60%	-£37,756,018	-£37,365,488	-£37,146,478	-£37,055,949	-£38,079,134	-£37,769,594
20%	60%	-£39,454,184	-£38,933,479	-£38,694,145	-£38,520,759	-£39,895,007	-£39,472,287
25%	60%	-£41,152,351	-£40,501,469	-£40,158,932	-£39,985,370	-£41,709,879	-£41,174,380
30%	60%	-£42,862,003	-£42,069,459	-£41,732,889	-£41,450,380	-£43,518,995	-£42,889,692
35%	60%	-£44,588,033	-£43,661,895	-£43,333,962	-£42,927,824	-£45,354,303	-£44,620,232
40%	60%	-£46,313,974	-£45,255,530	-£44,975,036	-£44,416,592	-£47,189,711	-£46,350,773
45%	60%	-£48,039,915	-£46,849,165	-£46,666,109	-£46,005,361	-£49,025,119	-£48,081,313
50%	60%	-£49,765,855	-£48,442,800	-£48,371,182	-£47,594,127	-£50,860,527	-£49,811,853

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£10,642,889	-£10,642,889	-£10,642,889	-£10,642,889	-£10,642,889	-£10,642,889
10%	71%	-£14,321,824	-£14,135,858	-£14,076,159	-£13,890,192	-£14,475,689	-£14,230,023
15%	71%	-£16,062,828	-£15,783,879	-£15,694,330	-£15,415,380	-£16,293,626	-£15,925,127
20%	71%	-£17,803,833	-£17,431,900	-£17,312,501	-£16,940,567	-£18,111,563	-£17,620,230
25%	71%	-£19,544,837	-£19,079,921	-£18,930,672	-£18,465,755	-£19,929,500	-£19,315,334
30%	71%	-£21,285,841	-£20,734,597	-£20,552,568	-£19,990,944	-£21,770,765	-£21,021,712
35%	71%	-£23,026,845	-£22,409,571	-£22,197,205	-£21,535,677	-£23,618,435	-£22,744,540
40%	71%	-£24,767,849	-£24,084,545	-£23,841,839	-£23,079,909	-£25,466,104	-£24,461,288
45%	71%	-£26,508,853	-£25,759,521	-£25,486,478	-£24,635,942	-£27,313,774	-£26,190,195
50%	71%	-£28,249,857	-£27,434,496	-£27,131,115	-£26,186,075	-£29,161,443	-£27,913,022
100%	71%	-£48,074,923	-£44,188,243	-£43,507,491	-£41,697,402	-£47,538,137	-£46,141,256
10%	75%	-£14,348,598	-£14,183,877	-£14,090,648	-£13,927,428	-£14,483,233	-£14,229,846
15%	75%	-£16,102,989	-£15,858,908	-£15,716,065	-£15,471,983	-£16,304,937	-£15,918,012
20%	75%	-£17,857,379	-£17,531,939	-£17,341,480	-£17,016,040	-£18,126,644	-£17,610,744
25%	75%	-£19,611,770	-£19,204,969	-£18,969,860	-£18,560,809	-£19,948,351	-£19,303,476
30%	75%	-£21,366,161	-£20,887,708	-£20,596,749	-£20,104,151	-£21,793,756	-£21,007,250
35%	75%	-£23,120,552	-£22,570,502	-£22,248,749	-£21,669,913	-£23,645,257	-£22,727,667
40%	75%	-£24,874,943	-£24,257,895	-£23,900,750	-£23,239,222	-£25,495,759	-£24,448,085
45%	75%	-£26,629,334	-£25,945,289	-£25,552,550	-£24,808,531	-£27,346,260	-£26,168,503
50%	75%	-£28,383,725	-£27,632,682	-£27,204,749	-£26,377,840	-£29,197,761	-£27,888,500
10%	60%	-£14,236,149	-£13,975,796	-£14,029,790	-£13,769,437	-£14,451,561	-£14,245,201
15%	60%	-£16,034,317	-£15,543,787	-£15,624,777	-£15,234,248	-£16,257,433	-£15,947,893
20%	60%	-£17,832,485	-£17,111,778	-£17,173,764	-£16,699,058	-£18,039,306	-£17,659,586
25%	60%	-£19,630,653	-£18,679,768	-£18,814,751	-£18,163,869	-£19,869,178	-£19,353,279
30%	60%	-£21,428,821	-£20,247,758	-£20,411,188	-£19,628,679	-£21,697,195	-£21,067,991
35%	60%	-£23,226,989	-£21,815,748	-£21,962,615	-£21,088,123	-£23,525,212	-£22,782,531
40%	60%	-£25,025,157	-£23,383,738	-£23,513,042	-£22,548,591	-£25,353,229	-£24,497,067
45%	60%	-£26,823,325	-£24,951,728	-£25,063,469	-£24,008,068	-£27,181,246	-£26,211,603
50%	60%	-£28,621,493	-£26,519,718	-£26,613,896	-£25,467,546	-£29,009,263	-£27,926,139

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£783,337	-£783,337	-£783,337	-£783,337	-£783,337	-£783,337
10%	71%	-£4,232,172	-£4,046,206	-£3,986,596	-£3,800,540	-£4,386,037	-£4,140,371
15%	71%	-£5,933,176	-£5,904,227	-£5,604,677	-£5,325,727	-£5,933,974	-£5,654,474
20%	71%	-£7,714,180	-£7,342,248	-£7,222,849	-£6,850,915	-£8,021,911	-£7,530,578
25%	71%	-£9,495,184	-£8,990,269	-£8,841,020	-£8,376,103	-£9,830,848	-£9,225,682
30%	71%	-£11,276,188	-£10,638,290	-£10,261,191	-£9,901,292	-£11,681,112	-£10,932,080
35%	71%	-£13,057,192	-£12,286,311	-£12,007,653	-£11,446,026	-£13,529,752	-£12,684,987
40%	71%	-£14,838,196	-£13,934,332	-£13,752,189	-£12,996,158	-£15,376,451	-£14,377,716
45%	71%	-£16,619,199	-£15,582,353	-£15,396,826	-£14,546,290	-£17,224,121	-£16,100,543
50%	71%	-£18,400,203	-£17,230,374	-£17,041,462	-£16,096,422	-£19,071,790	-£17,823,370
100%	71%	-£38,984,670	-£34,084,591	-£33,487,826	-£31,597,749	-£37,548,485	-£36,051,643
10%	75%	-£4,258,945	-£4,096,225	-£4,000,996	-£3,838,276	-£4,393,577	-£4,135,627
15%	75%	-£6,013,336	-£5,769,256	-£5,626,412	-£5,382,331	-£6,215,285	-£5,828,360
20%	75%	-£7,767,727	-£7,442,286	-£7,251,626	-£6,939,387	-£8,036,992	-£7,521,092
25%	75%	-£9,522,118	-£9,115,317	-£8,877,245	-£8,470,443	-£9,858,698	-£9,213,824
30%	75%	-£11,276,509	-£10,797,456	-£10,507,097	-£10,014,499	-£11,704,104	-£10,917,598
35%	75%	-£13,030,900	-£12,479,595	-£12,159,097	-£11,580,261	-£13,555,605	-£12,638,015
40%	75%	-£14,785,291	-£14,161,734	-£13,811,097	-£13,149,570	-£15,407,106	-£14,358,433
45%	75%	-£16,539,682	-£15,843,873	-£15,462,097	-£14,718,879	-£17,258,608	-£16,078,850
50%	75%	-£18,294,073	-£17,526,012	-£17,115,097	-£16,288,188	-£19,109,109	-£17,799,267
10%	60%	-£4,146,497	-£3,898,144	-£3,940,138	-£3,679,194	-£4,381,909	-£4,159,540
15%	60%	-£5,844,664	-£5,454,134	-£5,335,124	-£5,144,595	-£6,176,781	-£5,855,241
20%	60%	-£7,542,831	-£7,022,126	-£7,130,112	-£6,609,406	-£7,973,653	-£7,560,934
25%	60%	-£9,241,000	-£8,590,116	-£8,726,099	-£8,074,217	-£9,779,526	-£9,263,627
30%	60%	-£10,939,169	-£10,158,106	-£10,321,536	-£9,539,027	-£11,607,542	-£10,978,339
35%	60%	-£12,637,338	-£11,726,096	-£11,916,471	-£11,016,471	-£13,442,950	-£12,708,879
40%	60%	-£14,335,507	-£13,294,086	-£13,511,406	-£12,525,238	-£15,278,358	-£14,439,420
45%	60%	-£16,033,676	-£14,862,076	-£15,106,341	-£14,034,007	-£17,113,766	-£16,169,960
50%	60%	-£17,731,845	-£16,430,066	-£16,701,276	-£15,542,774	-£18,949,174	-£17,900,500

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 6

CL Zone  
Value Area 1  
High

No Units 300  
Site Area 1.08 Ha

Sales value inflation 0%  
Build cost inflation 0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£173,296,524	£173,296,524	£173,296,524	£173,296,524	£173,296,524	£173,296,524
10%	71%	£152,181,421	£152,724,124	£152,226,913	£152,759,617	£152,270,254	£152,305,747
15%	71%	£141,626,671	£142,343,829	£141,660,329	£142,468,665	£141,746,095	£141,799,953
20%	71%	£131,088,623	£132,126,406	£131,120,433	£132,198,216	£131,238,122	£131,279,932
25%	71%	£120,470,776	£121,818,004	£120,560,539	£121,907,766	£120,670,149	£120,759,912
30%	71%	£109,892,928	£111,509,601	£110,000,643	£111,617,317	£110,132,177	£110,239,892
35%	71%	£99,551,081	£101,203,199	£99,440,748	£101,329,698	£99,594,204	£99,719,871
40%	71%	£89,237,234	£90,892,798	£88,880,854	£91,036,418	£89,056,231	£89,199,851
45%	71%	£78,954,676	£80,584,396	£78,318,387	£80,745,968	£78,518,258	£78,679,830
50%	71%	£67,531,030	£70,261,138	£67,712,931	£70,443,039	£67,935,053	£68,116,954
100%	71%	£49,603,944	£59,934,645	£49,203,558	£50,198,261	£49,174,640	£49,314,025
10%	75%	£152,168,116	£152,634,232	£152,205,384	£152,671,500	£152,237,096	£152,274,363
15%	75%	£141,591,109	£142,298,044	£141,647,659	£142,354,954	£141,695,780	£141,752,330
20%	75%	£131,031,475	£131,944,534	£131,076,875	£132,010,934	£131,141,808	£131,216,457
25%	75%	£120,411,840	£121,590,664	£120,506,090	£121,684,915	£120,596,292	£120,680,542
30%	75%	£109,822,205	£111,236,794	£109,935,305	£111,349,895	£110,031,547	£110,144,648
35%	75%	£99,232,570	£100,882,924	£99,364,521	£101,014,875	£99,476,803	£99,608,754
40%	75%	£89,642,936	£90,529,654	£88,793,736	£90,876,856	£88,922,609	£89,072,689
45%	75%	£79,047,187	£80,175,184	£78,219,083	£80,344,835	£78,366,566	£78,536,965
50%	75%	£67,411,597	£69,800,442	£67,602,593	£69,991,438	£67,765,118	£67,956,114
10%	80%	£152,283,993	£153,178,778	£152,295,807	£153,041,591	£152,376,281	£152,460,174
15%	80%	£141,739,629	£142,869,405	£141,784,869	£142,914,125	£141,907,103	£141,952,343
20%	80%	£131,199,500	£132,708,395	£131,259,821	£132,768,716	£131,422,799	£131,483,119
25%	80%	£120,659,372	£122,545,492	£120,734,773	£122,620,891	£120,938,495	£121,013,896
30%	80%	£110,124,344	£112,392,587	£110,209,725	£112,473,688	£110,454,191	£110,544,912
35%	80%	£99,579,116	£102,219,683	£99,684,677	£102,325,243	£99,969,888	£100,075,449
40%	80%	£89,039,987	£92,056,778	£89,159,628	£92,177,419	£89,485,585	£89,606,225
45%	80%	£78,499,812	£81,993,874	£78,534,580	£82,029,594	£78,901,291	£79,137,002
50%	80%	£67,913,214	£71,730,969	£68,066,010	£71,881,770	£68,478,846	£68,631,642

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£75,749,647	£75,749,647	£75,749,647	£75,749,647	£75,749,647	£75,749,647
10%	71%	£63,644,547	£65,177,647	£63,680,538	£65,215,746	£64,123,377	£64,199,953
15%	71%	£54,078,594	£56,857,931	£54,133,452	£56,941,756	£54,195,816	£54,283,076
20%	71%	£43,501,746	£45,579,529	£43,573,557	£45,651,339	£43,661,245	£43,730,036
25%	71%	£32,925,900	£34,271,127	£32,913,662	£34,360,890	£32,123,273	£32,213,035
30%	71%	£22,349,054	£22,962,725	£22,343,757	£22,473,440	£21,585,390	£21,683,015
35%	71%	£11,765,204	£13,654,323	£11,833,971	£13,779,991	£12,047,327	£12,172,995
40%	71%	£-8,809,643	£-6,654,078	£-8,866,023	£-6,510,459	£-8,490,646	£-8,347,026
45%	71%	£-19,392,291	£-16,962,481	£-19,228,498	£-16,809,908	£-19,028,618	£-18,267,946
50%	71%	£-30,016,847	£-27,266,726	£-29,833,624	£-27,103,824	£-29,611,629	£-28,402,699
100%	71%	£-140,160,821	£-134,141,522	£-139,750,435	£-133,741,137	£-139,261,517	£-138,861,131
10%	75%	£54,621,240	£55,087,356	£54,658,507	£55,124,623	£54,690,219	£54,727,487
15%	75%	£44,044,232	£44,751,527	£44,100,783	£44,809,077	£44,148,295	£44,215,544
20%	75%	£33,454,598	£34,397,857	£33,520,998	£34,473,057	£33,594,159	£33,689,560
25%	75%	£22,864,963	£24,043,787	£22,950,213	£24,138,038	£23,039,415	£23,133,665
30%	75%	£12,275,328	£13,689,918	£12,369,428	£13,803,018	£12,484,670	£12,597,771
35%	75%	£1,686,687	£3,336,847	£1,817,644	£3,467,996	£1,929,926	£2,061,617
40%	75%	£-8,903,941	£-7,017,822	£-8,753,140	£-6,867,022	£-8,624,818	£-8,474,017
45%	75%	£-19,498,689	£-17,371,693	£-19,377,794	£-17,202,042	£-19,191,521	£-18,009,912
50%	75%	£-30,093,245	£-27,969,454	£-29,940,297	£-27,656,459	£-29,781,760	£-28,590,363
10%	80%	£54,719,116	£55,444,901	£54,748,930	£55,494,714	£54,829,484	£54,859,297
15%	80%	£44,192,752	£45,322,528	£44,237,992	£45,367,249	£44,360,226	£44,405,466
20%	80%	£33,662,624	£35,161,519	£33,712,944	£35,221,839	£33,875,922	£33,936,243
25%	80%	£23,112,465	£25,968,615	£23,187,896	£25,197,015	£23,391,618	£23,467,019
30%	80%	£12,572,368	£14,835,710	£12,662,848	£14,926,191	£12,907,314	£12,997,796
35%	80%	£2,039,239	£4,672,806	£2,137,800	£4,778,367	£2,424,012	£2,598,672
40%	80%	£-8,507,889	£-6,400,099	£-8,387,248	£-6,369,458	£-8,061,292	£-7,860,851
45%	80%	£-19,048,235	£-16,653,003	£-18,912,296	£-16,517,282	£-18,545,596	£-18,409,875
50%	80%	£-29,633,093	£-25,815,968	£-29,480,867	£-25,665,107	£-29,068,031	£-28,915,234

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£36,306,170	£36,306,170	£36,306,170	£36,306,170	£36,306,170	£36,306,170
10%	71%	£73,801,667	£74,334,370	£73,837,159	£74,369,863	£73,880,500	£73,915,993
15%	71%	£63,236,717	£64,045,054	£63,290,575	£64,098,911	£63,356,341	£63,410,199
20%	71%	£52,671,767	£53,738,652	£52,730,676	£53,789,462	£52,811,388	£52,862,978
25%	71%	£42,106,817	£43,428,250	£42,170,785	£43,518,012	£42,280,395	£42,370,158
30%	71%	£31,541,867	£33,118,848	£31,610,800	£33,227,563	£31,742,423	£31,860,138
35%	71%	£20,976,917	£22,811,445	£21,050,994	£22,932,114	£21,204,450	£21,330,117
40%	71%	£10,411,967	£12,506,044	£10,491,100	£12,646,664	£10,666,410	£10,810,027
45%	71%	£-2,156,078	£-1,194,642	£-2,136,711	£-1,137,644	£-2,056,214	£-1,990,076
50%	71%	£-11,658,724	£-8,128,616	£-11,676,823	£-8,746,715	£-10,454,701	£-10,272,800
100%	71%	£-109,069,698	£-104,968,698	£-109,069,698	£-104,968,698	£-109,069,698	£-104,968,698
10%	75%	£73,776,362	£74,244,478	£73,815,630	£74,281,746	£73,847,342	£73,884,609
15%	75%	£63,201,355	£63,908,650	£63,257,905	£63,965,200	£63,306,026	£63,362,576
20%	75%	£52,611,721	£53,554,790	£52,687,121	£53,630,180	£52,751,292	£52,826,683
25%	75%	£42,020,890	£43,200,810	£42,116,336	£43,295,161	£42,216,192	£42,311,949
30%	75%	£31,432,451	£32,847,040	£31,545,551	£32,960,141	£31,641,793	£31,754,894
35%	75%	£20,842,816	£22,493,170	£20,974,767	£22,625,121	£21,087,049	£21,219,000
40%	75%	£10,252,920	£12,000,280	£10,393,280	£12,226,101	£10,573,280	£10,803,165
45%	75%	£-342,567	£-1,795,430	£-1,770,871	£-1,955,081	£-224,398	£-147,211
50%	75%	£-1,019,178	£-5,589,312	£-1,078,167	£-6,398,316	£-10,624,638	£-10,433,640
10%	80%	£73,876,239	£74,622,024	£73,908,063	£74,651,837	£73,988,607	£74,016,420
15%	80%	£63,349,651	£64,193,671	£63,395,115	£64,324,371	£63,451,386	£63,508,778
20%	80%	£52,806,746	£54,318,642	£52,870,867	£54,378,962	£52,933,045	£52,993,365
25%	80%	£42,269,618	£44,155,738	£42,345,019	£44,231,137	£42,548,741	£42,624,142
30%	80%	£31,729,490	£33,992,833	£31,819,971	£34,083,314	£32,084,437	£32,154,016
35%	80%	£21,189,362	£23,829,629	£21,294,923	£23,955,488	£21,580,134	£21,685,612
40%	80%	£10,649,234	£13,667,024	£10,769,874	£13,787,665	£11,095,831	£11,216,472
45%	80%	£1,088,888	£3,504,170	£2,044,826	£3,930,640	£8,111,527	£7,477,248
50%	80%	£-10,476,540	£-6,658,785	£-10,353,744	£-6,507,994	£-8,010,608	£-7,858,112

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£128,260,214	£128,260,214	£128,260,214	£128,260,214	£128,260,214	£128,260,214
10%	71%	£107,155,111	£107,687,815	£107,199,804	£107,723,398	£107,233,945	£107,269,138
15%	71%	£96,590,162	£97,398,499	£96,644,020	£97,452,356	£96,709,796	£96,763,644
20%	71%	£86,012,314	£87,090,097	£86,084,124	£87,161,907	£86,171,813	£86,243,623
25%	71%	£75,434,467	£76,781,694	£75,524,230	£76,871,457	£75,633,840	£75,723,003
30%	71%	£64,856,619	£66,473,292	£64,964,334	£66,591,007	£65,095,867	£65,203,993
35%	71%	£54,278,772	£56,164,890	£54,404,439	£56,290,559	£54,557,895	£54,683,362
40%	71%	£43,700,925	£45,856,489	£43,844,544	£46,000,109	£44,019,922	£44,163,542
45%	71%	£					

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

E27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	E143,356,136	E143,356,136	E143,356,136	E143,356,136	E143,356,136	E143,356,136
10%	71%	E122,251,033	E122,251,033	E122,251,033	E122,251,033	E122,251,033	E122,251,033
15%	71%	E111,686,083	E112,494,420	E111,735,941	E112,548,277	E11,805,107	E11,859,555
20%	71%	E101,108,235	E102,868,018	E101,180,045	E102,257,828	E101,267,734	E101,339,544
25%	71%	E90,530,388	E91,877,616	E90,620,151	E91,967,378	E90,729,761	E90,819,524
30%	71%	E79,952,540	E80,569,513	E80,060,302	E81,660,926	E80,191,789	E80,289,604
35%	71%	E69,374,693	E71,280,811	E69,500,360	E71,386,480	E69,653,816	E69,779,483
40%	71%	E58,796,846	E60,952,410	E58,940,466	E61,096,030	E58,115,843	E58,259,463
45%	71%	E48,218,999	E50,644,008	E48,377,998	E50,805,580	E48,577,870	E48,739,442
50%	71%	E37,641,152	E40,335,606	E37,812,545	E40,515,128	E37,994,685	E38,178,696
100%	71%	E27,624,332	E28,635,033	E27,143,046	E28,134,649	E27,655,028	E27,654,843
10%	75%	E122,227,728	E122,883,844	E122,264,996	E122,731,112	E122,296,708	E122,333,975
15%	75%	E111,650,721	E112,339,016	E111,107,271	E112,414,566	E111,755,392	E111,811,942
20%	75%	E101,061,087	E102,004,148	E101,136,457	E102,079,546	E101,200,648	E101,276,049
25%	75%	E90,471,452	E91,650,676	E90,655,702	E91,744,527	E90,645,904	E90,740,154
30%	75%	E79,881,817	E81,296,406	E79,994,917	E81,409,597	E80,091,159	E80,254,260
35%	75%	E69,292,182	E70,942,536	E69,424,133	E71,074,467	E69,536,415	E69,666,366
40%	75%	E58,702,548	E60,588,666	E58,853,348	E60,739,467	E58,981,671	E59,132,471
45%	75%	E48,116,799	E50,234,796	E48,278,695	E50,404,447	E48,424,968	E48,596,577
50%	75%	E37,527,129	E39,880,854	E37,602,205	E40,051,050	E37,824,730	E38,015,726
10%	60%	E122,325,605	E123,071,390	E122,355,419	E123,101,203	E122,435,972	E122,465,786
15%	60%	E111,739,241	E112,929,017	E111,844,481	E112,973,737	E111,966,715	E112,011,955
20%	60%	E101,209,112	E102,768,907	E101,319,433	E102,828,328	E101,492,411	E101,542,731
25%	60%	E90,719,864	E92,664,104	E90,794,365	E92,686,503	E90,995,107	E91,073,658
30%	60%	E80,176,856	E82,442,199	E80,260,337	E82,532,680	E80,513,803	E80,604,284
35%	60%	E69,638,728	E72,279,295	E69,744,288	E72,384,855	E70,029,500	E70,135,061
40%	60%	E59,098,599	E62,116,390	E59,210,240	E62,237,031	E59,545,197	E59,663,837
45%	60%	E48,558,254	E51,953,486	E48,694,192	E52,089,206	E49,060,893	E49,198,614
50%	60%	E37,972,806	E41,790,581	E38,125,622	E41,941,382	E38,538,458	E38,691,254

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

E17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	E133,441,827	E133,974,530	E133,477,319	E134,010,023	E133,520,661	E133,556,154
10%	71%	E122,876,877	E123,685,214	E122,930,738	E123,739,071	E122,996,501	E123,050,359
15%	71%	E112,299,029	E113,276,812	E112,370,840	E113,448,622	E112,458,529	E112,530,339
20%	71%	E101,721,183	E103,688,410	E101,810,945	E103,158,113	E101,920,556	E102,010,319
25%	71%	E91,143,335	E92,760,008	E91,251,050	E92,867,723	E91,382,583	E91,490,298
30%	71%	E80,565,487	E82,451,606	E80,681,154	E82,577,274	E80,844,610	E80,970,275
35%	71%	E69,987,640	E72,143,206	E70,131,260	E72,286,824	E70,306,637	E70,450,257
40%	71%	E59,409,083	E61,834,803	E59,868,734	E61,986,375	E59,768,685	E60,000,537
45%	71%	E48,831,436	E51,526,400	E48,983,337	E51,693,445	E49,185,459	E49,367,311
50%	71%	E38,253,538	E41,218,000	E38,409,152	E41,400,515	E38,642,254	E38,863,948
100%	71%	E17,299,000	E18,684,939	E17,315,959	E18,700,869	E17,330,667	E18,684,939
15%	75%	E122,841,515	E123,548,810	E122,898,958	E123,605,360	E122,948,188	E123,002,737
20%	75%	E112,251,881	E113,194,941	E112,327,281	E113,270,340	E112,391,442	E112,466,843
25%	75%	E101,662,246	E102,841,070	E101,756,496	E102,935,321	E101,836,698	E101,930,949
30%	75%	E91,074,611	E92,467,407	E91,185,712	E92,600,301	E91,305,666	E91,418,535
35%	75%	E80,482,976	E82,133,330	E80,614,927	E82,265,281	E80,727,209	E80,859,180
40%	75%	E69,893,342	E71,779,461	E70,044,143	E71,930,261	E70,172,465	E70,323,296
45%	75%	E59,303,707	E61,425,590	E59,469,499	E61,585,241	E59,615,782	E59,787,371
50%	75%	E48,714,074	E51,076,840	E48,892,999	E51,241,845	E49,015,524	E49,206,520
10%	60%	E133,518,399	E134,262,184	E133,546,213	E134,291,997	E133,626,767	E133,656,580
15%	60%	E122,930,035	E124,179,811	E123,035,215	E124,184,532	E123,157,509	E123,202,749
20%	60%	E112,349,802	E113,968,822	E112,452,227	E114,016,122	E112,529,325	E112,593,526
25%	60%	E101,909,778	E103,795,898	E101,985,179	E103,871,298	E102,188,901	E102,264,302
30%	60%	E91,369,651	E93,632,993	E91,460,131	E93,723,474	E91,704,598	E91,795,079
35%	60%	E80,829,522	E83,470,089	E80,935,383	E83,575,650	E81,220,295	E81,325,855
40%	60%	E70,289,394	E73,307,184	E70,410,035	E73,427,825	E70,735,991	E70,856,632
45%	60%	E59,749,048	E63,144,280	E59,884,987	E63,280,001	E60,251,687	E60,387,408
50%	60%	E49,163,620	E52,981,375	E49,316,416	E53,132,176	E49,729,252	E49,892,049

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

E6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	E185,943,657	E185,943,657	E185,943,657	E185,943,657	E185,943,657	E185,943,657
10%	71%	E144,838,554	E145,371,257	E144,874,046	E145,406,750	E144,917,387	E144,952,851
15%	71%	E134,273,604	E135,081,941	E134,327,462	E135,135,798	E134,393,228	E134,447,098
20%	71%	E123,695,756	E124,773,938	E123,767,867	E124,845,349	E123,845,255	E123,927,966
25%	71%	E113,117,909	E114,465,137	E113,207,672	E114,554,899	E113,317,283	E113,407,405
30%	71%	E102,540,062	E104,156,735	E102,647,777	E104,264,450	E102,779,310	E102,887,025
35%	71%	E91,962,214	E93,848,333	E92,087,381	E93,974,001	E92,241,337	E92,387,804
40%	71%	E81,384,367	E83,539,931	E81,527,987	E83,683,551	E81,703,384	E81,846,964
45%	71%	E70,801,809	E73,231,529	E70,965,520	E73,393,101	E71,165,392	E71,326,964
50%	71%	E60,218,183	E62,923,127	E60,390,395	E63,096,172	E60,592,136	E60,754,497
100%	71%	E6,784,000	E6,784,000	E6,784,000	E6,784,000	E6,784,000	E6,784,000
10%	75%	E144,818,250	E145,281,365	E144,852,517	E145,318,633	E144,884,229	E144,921,496
15%	75%	E134,238,242	E134,945,537	E134,294,792	E135,002,087	E134,342,913	E134,399,464
20%	75%	E123,648,698	E124,597,667	E123,724,008	E124,667,067	E123,798,189	E123,883,570
25%	75%	E113,058,973	E114,237,797	E113,153,223	E114,332,048	E113,233,425	E113,327,675
30%	75%	E102,469,338	E103,883,927	E102,582,439	E103,997,028	E102,678,680	E102,791,781
35%	75%	E91,879,703	E93,530,057	E92,011,654	E93,662,008	E92,123,936	E92,255,887
40%	75%	E81,291,069	E83,118,197	E81,440,869	E83,236,395	E81,569,192	E81,719,933
45%	75%	E70,694,321	E72,822,317	E70,866,216	E72,901,968	E71,012,489	E71,184,088
50%	75%	E60,058,730	E62,447,576	E60,249,726	E62,638,571	E60,412,251	E60,603,247
10%	60%	E144,913,126	E145,659,311	E144,942,940	E145,698,724	E145,023,494	E145,053,307
15%	60%	E134,340,762	E135,516,538	E134,435,025	E135,561,258	E134,554,236	E134,599,476
20%	60%	E123,846,633	E125,355,529	E123,906,954	E125,415,849	E124,069,932	E124,130,252
25%	60%	E113,306,505	E115,192,625	E113,381,906	E115,268,025	E113,585,628	E113,661,029
30%	60%	E102,768,378	E105,029,720	E102,866,855	E105,120,201	E103,101,524	E103,191,806
35%	60%	E92,226,249	E94,886,816	E92,343,810	E94,974,377	E92,617,022	E92,722,582
40%	60%	E81,686,121	E84,703,911	E81,806,762	E84,824,552	E82,132,718	E82,253,359
45%	60%	E71,145,775	E74,541,007	E71,281,714	E74,676,227	E71,648,414	E71,784,135
50%	60%	E60,563,477	E64,378,102	E60,715,143	E64,526,903	E61,128,679	E61,278,176

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£143,010,386	£143,010,386	£143,010,386	£143,010,386	£143,010,386	£143,010,386
10%	71%	£121,905,283	£122,427,968	£121,940,775	£122,473,479	£121,984,117	£122,019,610
15%	71%	£111,340,533	£112,148,070	£111,384,151	£112,202,527	£111,433,827	£111,515,815
20%	71%	£100,762,485	£101,840,268	£100,834,296	£101,912,079	£100,921,985	£100,983,795
25%	71%	£90,184,639	£91,531,866	£90,274,401	£91,621,629	£90,384,012	£90,473,775
30%	71%	£79,606,791	£81,223,484	£79,714,506	£81,331,179	£79,848,039	£79,933,814
35%	71%	£69,028,943	£70,915,062	£69,154,611	£71,040,730	£69,308,066	£69,433,734
40%	71%	£58,451,096	£60,606,661	£58,594,716	£60,750,281	£58,770,094	£58,913,713
45%	71%	£47,869,539	£50,298,259	£48,032,250	£50,459,831	£48,232,121	£48,393,693
50%	71%	£37,289,892	£39,989,857	£37,426,793	£40,169,381	£37,648,245	£37,830,817
100%	71%	£72,890,081	£66,380,783	£72,489,696	£66,480,398	£72,000,776	£71,600,392
10%	75%	£121,891,979	£122,348,095	£121,919,246	£122,385,362	£121,950,958	£121,988,228
15%	75%	£111,331,871	£112,012,268	£111,381,522	£112,068,817	£111,439,842	£111,496,193
20%	75%	£100,715,337	£101,658,597	£100,790,737	£101,733,797	£100,854,388	£100,930,299
25%	75%	£90,125,702	£91,304,526	£90,219,953	£91,398,778	£90,300,154	£90,394,405
30%	75%	£79,536,067	£80,950,857	£79,649,168	£81,063,757	£79,745,409	£79,858,510
35%	75%	£68,946,432	£70,598,788	£69,078,383	£70,728,737	£69,190,665	£69,322,616
40%	75%	£58,356,798	£60,242,917	£58,507,599	£60,393,717	£58,635,931	£58,786,722
45%	75%	£47,761,050	£49,889,046	£47,932,946	£49,058,697	£48,079,218	£48,250,827
50%	75%	£37,162,460	£39,533,305	£37,316,455	£39,705,301	£37,478,880	£37,669,976
10%	80%	£131,979,855	£122,725,840	£122,009,959	£122,755,464	£122,000,223	£122,120,395
15%	80%	£111,463,491	£112,583,267	£111,498,731	£112,627,988	£111,666,965	£111,666,205
20%	80%	£100,913,363	£102,422,258	£100,973,683	£102,482,578	£101,138,661	£101,196,982
25%	80%	£90,372,254	£92,269,351	£90,448,535	£92,334,754	£90,653,357	£90,727,758
30%	80%	£79,833,107	£82,096,440	£79,923,587	£82,186,930	£80,168,054	£80,258,533
35%	80%	£69,292,978	£71,933,545	£69,398,539	£72,039,106	£69,683,751	£69,789,311
40%	80%	£58,752,850	£61,770,640	£58,873,491	£61,891,287	£58,199,447	£58,320,088
45%	80%	£48,212,534	£51,607,736	£48,345,443	£51,745,457	£48,715,143	£48,850,866
50%	80%	£37,672,076	£41,444,832	£37,779,872	£41,595,632	£38,192,708	£38,345,505

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£137,587,569	£137,587,569	£137,587,569	£137,587,569	£137,587,569	£137,587,569
10%	71%	£137,587,569	£138,120,272	£137,623,062	£138,155,766	£137,668,403	£137,701,896
15%	71%	£127,022,619	£127,830,958	£127,076,477	£127,884,814	£127,144,244	£127,196,102
20%	71%	£116,444,712	£117,222,554	£116,516,582	£117,594,365	£116,604,271	£116,676,081
25%	71%	£105,866,805	£107,214,152	£105,956,896	£107,303,915	£106,046,298	£106,136,016
30%	71%	£95,288,077	£96,905,750	£95,386,792	£97,013,465	£95,528,325	£95,636,040
35%	71%	£84,711,229	£86,597,348	£84,836,897	£86,723,016	£84,990,353	£85,116,020
40%	71%	£74,132,383	£76,288,947	£74,277,022	£76,432,567	£74,452,380	£74,589,599
45%	71%	£63,550,825	£65,980,545	£63,714,536	£66,142,117	£63,914,407	£64,075,970
50%	71%	£52,927,178	£55,672,287	£53,109,079	£55,830,187	£53,331,202	£53,513,103
100%	71%	£57,207,799	£51,198,497	£56,807,410	£50,798,112	£56,316,491	£55,818,196
10%	75%	£137,587,569	£138,091,351	£137,611,633	£138,091,351	£137,633,633	£137,633,633
15%	75%	£126,967,268	£127,884,552	£127,043,808	£127,751,103	£127,091,929	£127,148,479
20%	75%	£116,397,624	£117,340,883	£116,473,023	£117,418,083	£116,537,185	£116,612,585
25%	75%	£105,807,988	£106,989,812	£105,902,088	£106,989,812	£106,046,298	£106,076,891
30%	75%	£95,218,353	£96,632,943	£95,311,454	£96,746,044	£95,427,696	£95,540,794
35%	75%	£84,628,718	£86,279,072	£84,760,670	£86,411,024	£84,872,951	£85,004,903
40%	75%	£74,039,084	£75,925,203	£74,189,885	£75,076,004	£74,318,207	£74,489,008
45%	75%	£63,443,336	£65,571,333	£63,615,236	£65,746,984	£63,761,594	£63,933,114
50%	75%	£52,807,746	£55,196,591	£52,998,742	£55,387,587	£53,161,267	£53,352,262
10%	80%	£137,662,142	£138,407,927	£137,691,956	£138,437,740	£137,772,509	£137,802,322
15%	80%	£127,135,777	£128,285,559	£127,181,018	£128,310,274	£127,303,251	£127,340,491
20%	80%	£116,565,649	£117,109,544	£116,616,869	£117,109,544	£116,616,869	£116,616,869
25%	80%	£106,055,521	£107,941,640	£106,130,921	£108,017,040	£106,334,644	£106,410,045
30%	80%	£95,515,393	£97,778,735	£95,605,873	£97,869,217	£95,850,340	£95,940,821
35%	80%	£84,975,265	£86,615,831	£85,080,825	£87,721,392	£85,389,037	£85,471,698
40%	80%	£74,435,138	£77,452,927	£74,555,777	£77,573,567	£74,881,733	£75,002,374
45%	80%	£63,894,790	£67,290,023	£64,030,729	£67,425,743	£64,397,429	£64,533,151
50%	80%	£53,309,363	£57,127,118	£53,482,158	£57,277,818	£53,874,995	£54,027,791

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£165,943,657	£165,943,657	£165,943,657	£165,943,657	£165,943,657	£165,943,657
10%	71%	£144,838,554	£145,371,257	£144,874,046	£145,406,750	£144,917,387	£144,952,881
15%	71%	£134,273,604	£135,081,841	£134,327,462	£135,135,788	£134,393,226	£134,447,086
20%	71%	£123,695,756	£124,713,539	£123,767,567	£124,845,349	£123,855,255	£123,927,066
25%	71%	£113,117,909	£114,465,137	£113,207,872	£114,554,899	£113,317,283	£113,407,045
30%	71%	£102,540,062	£104,156,735	£102,647,777	£104,264,430	£102,779,210	£102,887,025
35%	71%	£91,962,214	£93,848,333	£92,077,881	£93,974,001	£92,241,937	£92,367,044
40%	71%	£81,384,367	£83,539,931	£81,527,987	£83,683,551	£81,703,384	£81,846,964
45%	71%	£70,801,809	£73,231,529	£70,965,520	£73,393,101	£71,165,392	£71,326,964
50%	71%	£60,219,151	£62,923,127	£60,389,051	£63,002,651	£60,582,126	£60,764,087
100%	71%	£40,958,811	£43,347,512	£40,958,425	£43,547,128	£40,958,425	£43,667,121
10%	75%	£144,815,250	£145,281,365	£144,852,517	£145,318,633	£144,884,229	£144,921,496
15%	75%	£134,238,242	£134,945,537	£134,294,702	£135,002,087	£134,342,213	£134,399,484
20%	75%	£123,668,608	£124,591,667	£123,724,005	£124,661,067	£123,788,169	£123,863,570
25%	75%	£113,088,973	£114,237,797	£113,153,223	£114,332,048	£113,233,425	£113,327,875
30%	75%	£102,469,338	£103,883,927	£102,582,439	£103,997,028	£102,678,680	£102,791,781
35%	75%	£91,879,703	£93,530,067	£92,011,154	£93,662,008	£92,123,396	£92,255,887
40%	75%	£81,290,069	£83,176,197	£81,440,889	£83,305,986	£81,569,192	£81,719,993
45%	75%	£70,694,321	£72,822,317	£70,866,216	£72,901,968	£71,012,489	£71,184,098
50%	75%	£60,058,730	£62,447,576	£60,249,726	£62,638,571	£60,412,251	£60,603,247
10%	80%	£144,913,126	£145,858,911	£144,962,940	£145,888,724	£145,023,494	£145,053,307
15%	80%	£123,846,633	£125,355,529	£123,908,954	£125,415,849	£124,069,932	£124,130,252
20%	80%	£113,306,805	£115,192,628	£113,381,806	£115,288,025	£113,565,628	£113,661,629
25%	80%	£102,749,378	£105,629,740	£102,866,856	£105,120,291	£103,101,524	£103,197,896
35%	80%	£92,226,249	£94,866,816	£92,331,810	£94,972,377	£92,617,022	£92,722,582
40%	80%	£81,686,121	£84,703,911	£81,806,762	£84,824,552	£82,132,718	£82,253,359
45%	80%	£71,145,775	£74,541,007	£71,281,714	£74,875,727	£71,648,471	£71,784,135
50%	80%	£60,560,347	£64,378,102	£60,713,143	£64,528,903	£61,125,979	£61,278,776

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 6

CL Zone	1
Value Area	Med

No Units	300
Site Area	1.08 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£89,167,550	£89,167,550	£89,167,550	£89,167,550	£89,167,550	£89,167,550
10%	71%	£76,357,461	£76,903,482	£76,416,632	£76,962,653	£76,434,883	£76,494,054
15%	71%	£69,952,146	£70,711,448	£70,041,172	£70,860,205	£70,088,549	£70,152,307
20%	71%	£63,536,582	£64,639,415	£63,698,977	£64,757,759	£63,695,721	£63,815,616
25%	71%	£57,097,997	£58,483,173	£57,248,016	£58,633,292	£57,294,321	£57,444,440
30%	71%	£50,657,212	£52,319,543	£50,837,355	£52,499,686	£50,892,922	£51,073,094
35%	71%	£44,202,293	£46,155,914	£44,415,897	£46,366,080	£44,451,784	£44,605,388
40%	71%	£37,742,881	£39,965,573	£37,957,000	£40,209,692	£38,032,300	£38,276,419
45%	71%	£31,283,470	£33,757,748	£31,498,103	£34,032,382	£31,582,815	£31,857,449
50%	71%	£24,823,912	£27,549,923	£25,023,051	£27,865,072	£25,118,715	£25,428,854
100%	71%	£40,854,712	£42,845,474	£42,203,558	£43,194,291	£42,002,998	£42,351,476
0%	75%	£76,332,435	£76,810,203	£76,394,564	£76,872,333	£76,400,179	£76,462,309
15%	75%	£69,914,877	£70,631,530	£70,008,071	£70,724,724	£70,016,493	£70,109,688
20%	75%	£63,487,789	£64,452,857	£63,613,859	£64,577,116	£63,695,895	£63,773,985
25%	75%	£57,034,405	£58,246,522	£57,192,030	£58,404,146	£57,206,277	£57,363,901
30%	75%	£50,581,022	£52,035,562	£50,770,172	£52,224,711	£50,787,267	£50,976,417
35%	75%	£44,111,951	£45,824,602	£44,336,234	£46,045,276	£44,356,505	£44,580,789
40%	75%	£37,660,693	£39,520,736	£37,866,958	£39,837,063	£37,889,104	£38,145,449
45%	75%	£31,107,316	£33,324,809	£31,395,680	£33,613,174	£31,421,742	£31,710,108
50%	75%	£24,581,740	£27,068,879	£24,907,387	£27,389,285	£24,936,818	£25,262,464
10%	80%	£70,437,544	£71,271,074	£70,487,247	£71,251,877	£70,545,935	£70,595,939
15%	80%	£70,072,540	£71,129,186	£70,147,097	£71,293,742	£70,235,129	£70,309,684
20%	80%	£63,701,122	£65,236,398	£63,802,001	£65,335,805	£63,921,116	£64,021,996
25%	80%	£57,301,071	£59,240,458	£57,427,171	£59,366,557	£57,576,065	£57,702,165
30%	80%	£50,901,022	£53,238,295	£51,052,341	£53,379,695	£51,231,014	£51,382,333
35%	80%	£44,491,389	£47,216,113	£44,670,816	£47,302,652	£44,882,676	£45,062,104
40%	80%	£38,081,276	£41,197,045	£38,248,337	£41,402,105	£38,490,462	£38,695,523
45%	80%	£31,595,164	£35,143,154	£31,826,857	£35,373,847	£32,098,249	£32,329,941
50%	80%	£25,132,681	£29,089,283	£25,393,177	£29,345,588	£25,700,785	£25,961,302

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£8,379,327	-£8,379,327	-£8,379,327	-£8,379,327	-£8,379,327	-£8,379,327
10%	71%	-£21,180,819	-£20,600,895	-£21,150,256	-£20,698,224	-£21,111,989	-£21,062,822
15%	71%	-£27,594,461	-£26,715,423	-£27,505,704	-£26,885,072	-£27,478,000	-£27,395,010
20%	71%	-£34,008,295	-£32,907,462	-£34,888,200	-£32,789,121	-£33,881,155	-£33,731,061
25%	71%	-£40,448,380	-£39,063,704	-£40,939,861	-£38,913,585	-£40,292,555	-£40,102,436
30%	71%	-£46,889,693	-£45,227,533	-£46,709,521	-£45,000,000	-£46,653,995	-£46,463,900
35%	71%	-£53,334,584	-£51,390,963	-£53,100,989	-£51,180,796	-£53,095,098	-£52,851,489
40%	71%	-£59,783,996	-£57,581,303	-£59,589,877	-£57,337,184	-£59,514,577	-£59,270,458
45%	71%	-£66,233,407	-£63,789,129	-£66,048,773	-£63,514,485	-£66,364,061	-£66,089,421
50%	71%	-£72,683,965	-£69,999,253	-£72,424,828	-£69,691,909	-£72,424,162	-£72,119,024
100%	71%	-£140,401,648	-£134,392,351	-£139,750,435	-£133,741,137	-£139,549,565	-£138,898,353
0%	75%	-£21,214,442	-£20,798,673	-£21,152,312	-£20,674,544	-£21,146,997	-£21,084,559
10%	75%	-£27,632,000	-£26,815,048	-£27,539,462	-£26,932,162	-£27,632,983	-£27,569,413
15%	75%	-£34,059,088	-£33,094,020	-£33,932,989	-£32,969,761	-£33,921,591	-£33,795,492
20%	75%	-£40,474,272	-£39,300,355	-£40,354,847	-£39,142,730	-£40,340,600	-£40,182,976
25%	75%	-£46,889,693	-£45,311,315	-£46,716,704	-£45,322,165	-£46,759,610	-£46,570,439
30%	75%	-£53,334,584	-£51,122,676	-£53,201,600	-£51,201,600	-£53,190,812	-£52,969,008
35%	75%	-£59,783,996	-£57,366,138	-£59,680,919	-£57,709,814	-£59,657,753	-£59,401,428
40%	75%	-£66,233,407	-£64,222,068	-£66,151,196	-£63,933,702	-£66,125,134	-£65,836,769
45%	75%	-£72,683,965	-£70,417,968	-£72,639,098	-£70,157,592	-£72,630,989	-£72,384,413
50%	75%	-£79,134,523	-£76,344,902	-£79,059,630	-£76,295,199	-£79,000,942	-£78,751,237
10%	80%	-£27,474,336	-£26,327,691	-£27,399,789	-£26,253,135	-£27,317,148	-£27,237,183
15%	80%	-£33,885,755	-£32,310,478	-£33,744,876	-£32,211,071	-£33,635,780	-£33,524,891
20%	80%	-£40,295,619	-£38,569,419	-£40,119,705	-£38,180,300	-£40,090,812	-£39,844,712
25%	80%	-£46,704,855	-£44,318,592	-£46,494,538	-£44,167,272	-£46,315,883	-£46,164,544
30%	80%	-£53,115,488	-£50,330,764	-£52,876,061	-£50,154,225	-£52,694,201	-£52,484,773
35%	80%	-£59,526,801	-£56,340,931	-£59,298,540	-£56,144,711	-£59,095,414	-£58,851,254
40%	80%	-£65,937,712	-£62,343,723	-£65,721,620	-£62,173,030	-£65,448,628	-£65,217,936
45%	80%	-£72,348,216	-£68,347,614	-£72,153,699	-£68,201,299	-£72,146,092	-£71,955,575

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£18,717,795	-£18,717,795	-£18,717,795	-£18,717,795	-£18,717,795	-£18,717,795
10%	71%	-£2,032,293	-£1,486,272	-£1,973,122	-£1,427,101	-£1,954,871	-£1,895,700
15%	71%	-£3,437,338	-£2,618,306	-£3,448,582	-£2,529,549	-£3,421,205	-£3,292,447
20%	71%	-£4,842,383	-£3,750,339	-£4,714,623	-£3,614,583	-£4,694,993	-£4,573,938
25%	71%	-£6,247,428	-£4,882,373	-£6,119,664	-£4,500,617	-£6,086,034	-£5,945,314
30%	71%	-£7,652,473	-£6,014,407	-£7,424,705	-£5,386,651	-£7,377,075	-£7,216,890
35%	71%	-£9,057,518	-£7,146,441	-£8,829,746	-£6,272,685	-£8,728,116	-£8,547,925
40%	71%	-£10,462,563	-£8,278,475	-£10,234,787	-£7,158,719	-£10,179,157	-£9,948,960
45%	71%	-£11,867,608	-£9,410,509	-£11,639,828	-£8,044,753	-£11,580,200	-£11,329,995
50%	71%	-£13,272,653	-£10,542,543	-£13,044,869	-£8,930,787	-£12,985,241	-£12,621,030
10%	75%	-£1,057,319	-£1,579,551	-£1,995,190	-£1,517,421	-£1,989,575	-£1,927,445
15%	75%	-£2,462,364	-£2,711,585	-£3,127,030	-£2,039,652	-£3,121,620	-£3,059,315
20%	75%	-£3,867,409	-£3,843,619	-£4,258,071	-£2,561,686	-£4,253,711	-£4,187,346
25%	75%	-£5,272,454	-£4,975,653	-£5,389,112	-£3,083,720	-£5,378,802	-£5,305,381
30%	75%	-£6,677,499	-£6,107,687	-£6,520,153	-£3,605,754	-£6,523,893	-£6,442,416
35%	75%	-£8,082,544	-£7,239,721	-£7,651,194	-£4,127,788	-£7,648,934	-£7,565,451
40%	75%	-£9,487,589	-£8,371,755	-£8,782,235	-£4,649,822	-£8,743,975	-£8,660,486
45%	75%	-£10,892,634	-£9,503,789	-£9,913,276	-£5,171,856	-£9,939,016	-£9,855,521
50%	75%	-£12,297,679	-£10,635,823	-£11,044,317	-£5,693,890	-£11,034,057	-£10,951,556
10%	80%	-£1,952,210	-£1,187,790	-£1,902,507	-£1,138,077	-£1,843,919	-£1,794,715
15%	80%	-£3,357,255	-£2,319,824	-£3,207,542	-£1,660,112	-£3,192,953	-£3,131,709
20%	80%	-£4,762,300	-£3,451,858	-£4,352,583	-£2,182,146	-£4,347,994	-£4,286,755
25%	80%	-£6,167,345	-£4,583,892	-£5,483,624	-£2,704,180	-£5,478,035	-£5,416,810
30%	80%	-£7,572,390	-£5,715,926	-£6,614,665	-£3,226,214	-£6,613,076	-£6,551,845
35%	80%	-£8,977,435	-£6,847,960	-£7,745,706	-£3,748,248	-£7,741,117	-£7,676,880
40%	80%	-£10,382,480	-£7,979,994	-£8,876,747	-£4,270,282	-£8,866,158	-£8,791,915
45%	80%	-£11,787,525	-£9,112,028	-£10,007,788	-£4,792,316	-£10,001,199	-£9,926,950
50%	80%	-£13,192,570	-£10,244,062	-£11,138,829	-£5,314,350	-£11,196,240	-£11,111,985
10%	60%	-£1,088,632	-£1,153,356	-£1,458,753	-£1,053,949	-£1,468,637	-£1,436,758
15%	60%	-£2,493,677	-£2,285,390	-£2,963,794	-£1,575,983	-£2,978,728	-£2,946,849
20%	60%	-£3,904,722	-£3,417,424	-£4,474,835	-£2,094,017	-£4,489,772	-£4,457,893
25%	60%	-£5,315,767	-£4,549,458	-£5,985,876	-£2,612,051	-£5,994,816	-£5,962,937
30%	60%	-£6,726,812	-£5,681,492	-£7,496,917	-£3,130,085	-£7,503,860	-£7,471,978
35%	60%	-£8,137,857	-£6,813,526	-£9,007,958	-£3,648,119	-£9,012,904	-£8,981,039
40%	60%	-£9,548,902	-£7,945,560	-£10,518,999	-£4,166,153	-£10,521,948	-£10,490,074
45%	60%	-£10,959,947	-£9,077,594	-£12,030,040	-£4,684,187	-£12,026,992	-£11,998,119
50%	60%	-£12,370,992	-£10,209,628	-£13,541,081	-£5,202,221	-£13,531,036	-£13,500,164

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£44,131,241	£44,131,241	£44,131,241	£44,131,241	£44,131,241	£44,131,241
10%	71%	£31,321,152	£31,182,173	£31,389,323	£31,329,344	£31,389,874	£31,447,745
15%	71%						

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£59,227,162	£59,227,162	£59,227,162	£59,227,162	£59,227,162	£59,227,162
10%	71%	£46,471,073	£48,963,094	£46,476,246	£47,022,285	£46,494,695	£46,563,966
15%	71%	£40,012,028	£40,331,090	£40,100,784	£40,919,817	£40,128,161	£40,216,919
20%	71%	£33,598,194	£34,699,026	£33,718,289	£34,817,368	£33,795,333	£33,875,428
25%	71%	£27,157,599	£28,242,785	£27,307,628	£28,092,904	£27,353,933	£27,504,052
30%	71%	£20,718,024	£22,379,155	£20,869,967	£22,559,298	£20,952,513	£21,132,676
35%	71%	£14,281,905	£16,215,626	£14,475,509	£16,425,692	£14,541,396	£14,755,000
40%	71%	£7,772,493	£10,025,185	£8,016,812	£10,269,304	£8,091,912	£8,336,031
45%	71%	£1,265,082	£3,617,360	£1,457,716	£4,091,894	£1,642,427	£1,817,081
50%	71%	£-5,227,476	£-9,390,465	£-4,917,337	£-2,065,316	£-4,821,673	£-5,511,534
100%	71%	£-72,795,160	£-66,785,862	£-72,143,848	£-66,134,649	£-71,943,076	£-71,291,864
10%	75%	£46,392,047	£46,869,815	£46,454,176	£46,931,945	£46,459,791	£46,521,921
15%	75%	£39,974,480	£40,881,142	£40,367,893	£40,784,336	£40,078,105	£40,169,300
20%	75%	£33,547,401	£34,512,469	£33,673,500	£34,636,728	£33,684,897	£33,810,997
25%	75%	£27,094,017	£28,306,134	£27,251,642	£28,463,768	£27,265,889	£27,423,513
30%	75%	£20,640,634	£22,095,174	£20,829,794	£22,284,323	£20,846,879	£21,036,029
35%	75%	£14,171,163	£15,884,214	£14,386,846	£16,104,888	£14,418,117	£14,640,401
40%	75%	£7,669,245	£9,640,350	£7,925,570	£9,896,678	£7,948,735	£8,205,061
45%	75%	£1,166,928	£3,394,421	£1,455,292	£3,672,786	£1,481,354	£1,769,720
50%	75%	£-5,262,617	£-9,271,509	£-4,933,001	£-2,951,103	£-5,000,570	£-5,677,624
10%	80%	£46,497,156	£47,261,586	£46,546,855	£47,311,239	£46,605,547	£46,655,251
15%	80%	£40,132,152	£41,278,798	£40,206,709	£41,353,354	£40,294,741	£40,369,296
20%	80%	£33,760,733	£35,296,010	£33,961,613	£35,395,417	£33,980,728	£34,081,698
25%	80%	£27,360,683	£29,000,070	£27,486,795	£29,426,160	£27,653,877	£27,951,775
30%	80%	£20,960,634	£23,267,897	£21,111,933	£23,439,217	£21,290,626	£21,441,945
35%	80%	£14,551,001	£17,275,725	£14,730,428	£17,452,264	£14,942,298	£15,121,716
40%	80%	£8,102,889	£11,269,557	£8,307,849	£11,461,717	£8,559,074	£8,755,192
45%	80%	£1,654,776	£5,292,766	£1,885,469	£5,433,459	£2,157,861	£2,388,553
50%	80%	£-4,807,727	£-8,511,125	£-4,547,211	£-5,044,800	£-4,239,603	£-3,979,086

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£57,607,967	£58,153,888	£57,667,038	£58,213,060	£57,685,290	£57,744,461
10%	71%	£51,202,822	£52,021,855	£51,291,579	£52,110,811	£51,318,956	£51,407,713
15%	71%	£44,798,989	£45,889,821	£44,909,083	£46,008,162	£44,946,128	£45,066,222
20%	71%	£38,346,963	£39,733,676	£38,498,836	£39,893,698	£38,544,728	£38,694,407
25%	71%	£31,907,619	£33,569,950	£32,087,762	£33,750,093	£32,143,328	£32,323,470
30%	71%	£25,452,699	£27,406,420	£25,668,303	£27,616,487	£25,732,191	£25,945,794
35%	71%	£19,083,297	£21,215,980	£19,207,408	£21,468,089	£19,282,796	£19,529,625
40%	71%	£12,473,677	£15,008,154	£12,746,510	£15,265,788	£12,853,242	£13,107,868
45%	71%	£5,963,318	£8,800,330	£6,273,458	£9,105,478	£6,369,121	£6,679,261
50%	71%	£-6,604,395	£-9,998,098	£-6,953,162	£-8,943,854	£-6,762,282	£-6,910,970
10%	75%	£51,165,283	£51,881,937	£51,258,477	£51,975,131	£51,266,900	£51,360,995
15%	75%	£44,738,195	£45,703,263	£44,864,234	£45,827,522	£44,875,692	£45,001,791
20%	75%	£38,284,811	£39,496,328	£38,442,437	£39,694,553	£38,456,683	£38,614,308
25%	75%	£31,851,468	£33,265,885	£32,020,576	£33,476,118	£32,052,616	£32,226,824
30%	75%	£25,362,357	£27,075,008	£25,586,640	£27,295,683	£25,606,911	£25,831,195
35%	75%	£18,860,040	£20,831,145	£19,116,364	£21,087,469	£19,139,530	£19,395,855
40%	75%	£12,351,722	£14,575,715	£12,646,097	£14,863,581	£12,672,149	£12,960,514
45%	75%	£5,832,146	£8,319,285	£6,157,793	£8,639,991	£6,187,224	£6,512,871
50%	75%	£-6,687,950	£-9,452,381	£-6,737,654	£-8,502,084	£-6,796,342	£-7,046,046
10%	80%	£51,322,947	£52,469,292	£51,397,503	£52,544,148	£51,465,935	£51,560,990
15%	80%	£44,951,408	£46,468,407	£45,052,215	£46,586,212	£45,121,563	£45,212,402
20%	80%	£38,551,478	£40,490,864	£38,677,578	£40,616,964	£38,726,471	£38,852,971
25%	80%	£32,151,428	£34,478,691	£32,302,748	£34,630,012	£32,481,420	£32,632,739
30%	80%	£25,741,785	£28,466,519	£25,911,223	£28,643,069	£25,932,982	£26,112,510
35%	80%	£19,293,683	£22,447,452	£19,498,743	£22,652,512	£19,740,889	£19,945,929
40%	80%	£12,845,571	£16,393,560	£13,076,263	£16,624,253	£13,348,655	£13,679,347
45%	80%	£6,363,067	£10,239,689	£6,643,584	£11,565,995	£6,961,191	£7,211,719

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£51,814,683	£51,814,683	£51,814,683	£51,814,683	£51,814,683	£51,814,683
10%	71%	£69,004,594	£69,550,615	£69,063,765	£69,609,786	£69,082,016	£69,141,188
15%	71%	£62,599,549	£63,418,381	£62,668,305	£63,507,338	£62,715,682	£62,804,440
20%	71%	£56,185,715	£57,286,648	£56,305,810	£57,404,889	£56,342,855	£56,462,949
25%	71%	£49,745,030	£51,130,306	£49,895,149	£51,280,425	£49,941,455	£50,081,573
30%	71%	£43,304,345	£44,966,676	£43,484,489	£45,146,820	£43,540,055	£43,720,197
35%	71%	£36,843,436	£38,803,047	£37,063,036	£38,013,214	£37,128,811	£37,342,321
40%	71%	£30,380,014	£32,612,707	£30,604,133	£32,856,825	£30,679,433	£30,923,552
45%	71%	£23,870,603	£26,404,881	£24,145,236	£26,679,515	£24,229,948	£24,504,583
50%	71%	£17,360,045	£20,197,957	£17,616,194	£20,502,205	£17,705,648	£18,075,367
100%	71%	£-9,207,698	£-10,688,941	£-9,556,455	£-10,844,126	£-9,556,655	£-10,944,343
10%	75%	£68,979,588	£69,457,337	£69,041,696	£69,519,466	£69,047,313	£69,109,442
15%	75%	£62,562,010	£63,278,664	£62,655,204	£63,371,858	£62,663,627	£62,756,822
20%	75%	£56,134,922	£57,099,990	£56,261,021	£57,224,249	£56,272,419	£56,388,518
25%	75%	£49,681,538	£50,993,655	£49,836,163	£51,051,280	£49,853,410	£50,011,034
30%	75%	£43,228,155	£44,682,695	£43,417,306	£44,871,845	£43,434,400	£43,623,351
35%	75%	£36,759,084	£38,471,735	£36,983,367	£38,692,410	£37,003,638	£37,227,922
40%	75%	£30,296,767	£32,227,871	£30,513,091	£32,484,196	£30,536,257	£30,782,567
45%	75%	£23,754,449	£25,971,942	£24,042,814	£26,260,308	£24,068,876	£24,357,241
50%	75%	£17,226,873	£19,716,012	£17,354,520	£20,036,418	£17,583,951	£17,909,598
10%	80%	£69,084,677	£69,949,107	£69,134,395	£69,898,811	£69,163,969	£69,242,772
15%	80%	£62,719,674	£63,586,916	£62,794,230	£63,940,875	£62,882,262	£62,956,617
20%	80%	£56,348,255	£57,883,631	£56,449,134	£57,882,939	£56,568,250	£56,669,129
25%	80%	£49,948,204	£51,887,591	£50,074,305	£52,013,690	£50,223,198	£50,349,298
30%	80%	£43,548,165	£45,815,619	£43,699,474	£46,026,739	£43,878,147	£44,029,466
35%	80%	£37,138,592	£39,863,246	£37,317,645	£40,030,785	£37,529,809	£37,709,237
40%	80%	£30,690,410	£33,844,178	£30,895,470	£34,049,239	£31,137,596	£31,342,656
45%	80%	£24,242,297	£27,790,267	£24,472,691	£28,020,880	£24,745,382	£24,976,074
50%	80%	£17,779,704	£21,736,396	£18,040,331	£21,962,721	£18,341,619	£18,608,435

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£58,881,413	£58,881,413	£58,881,413	£58,881,413	£58,881,413	£58,881,413
10%	71%	£46,071,323	£46,817,244	£46,130,494	£46,676,516	£46,148,746	£46,207,917
15%	71%	£38,662,278	£40,463,311	£39,755,035	£40,374,067	£39,742,412	£39,871,169
20%	71%	£33,252,445	£34,353,277	£33,372,539	£34,471,618	£33,408,584	£33,529,678
25%	71%	£28,811,760	£28,197,035	£26,961,875	£28,347,154	£27,008,184	£27,158,303
30%	71%	£25,371,075	£22,933,406	£21,551,215	£22,213,549	£20,698,784	£20,788,406
35%	71%	£19,816,155	£15,869,776	£14,129,755	£16,079,943	£14,195,647	£14,409,250
40%	71%	£7,426,744	£9,679,436	£7,670,862	£9,823,555	£7,746,162	£7,990,281
45%	71%	£67,433	£3,471,510	£1,311,866	£3,746,244	£1,298,476	£1,471,913
50%	75%	£-3,523,226	£-2,206,214	£-5,263,095	£-2,431,056	£-3,167,422	£-3,557,263
100%	71%	£-73,140,609	£-67,131,612	£-72,486,696	£-66,480,396	£-72,288,626	£-71,637,614
10%	75%	£46,046,297	£46,524,066	£46,108,427	£46,586,195	£46,114,042	£46,176,171
15%	75%	£36,628,739	£40,343,393	£39,721,333	£40,438,587	£39,730,366	£39,823,351
20%	75%	£33,201,651	£34,168,719	£33,327,750	£34,250,978	£33,339,148	£33,465,247
25%	75%	£26,748,267	£27,960,384	£26,905,893	£28,118,009	£26,920,139	£27,077,764
30%	75%	£20,294,884	£21,749,424	£20,484,035	£21,938,574	£20,501,129	£20,690,280
35%	75%	£13,825,813	£15,539,464	£14,050,097	£16,759,139	£14,070,367	£14,294,651
40%	75%	£7,323,496	£9,294,601	£7,579,620	£9,500,925	£7,602,986	£7,859,311
45%	75%	£821,178	£3,038,671	£1,109,543	£3,327,037	£1,135,605	£1,423,971
50%	75%	£-2,971,568	£-2,217,268	£-5,076,751	£-2,898,852	£-3,349,358	£-3,623,673
10%	60%	£46,151,406	£46,315,837	£46,201,110	£46,365,830	£46,239,785	£46,309,302
15%	60%	£39,786,403	£40,933,048	£39,860,959	£41,007,604	£39,948,991	£40,023,546
20%	60%	£33,414,984	£34,950,261	£33,515,863	£35,049,668	£33,634,979	£33,735,658
25%	60%	£27,015,350	£23,953,320	£27,141,134	£23,980,420	£27,289,927	£27,416,027
30%	60%	£20,614,884	£22,942,147	£20,766,204	£23,093,468	£20,944,876	£21,086,196
35%	60%	£14,205,251	£16,929,975	£14,384,679	£17,106,515	£14,539,539	£14,775,966
40%	60%	£7,757,139	£10,810,369	£7,862,199	£11,115,968	£8,204,325	£8,499,385
45%	60%	£1,305,026	£4,857,016	£1,539,710	£4,897,706	£1,812,114	£2,042,633
50%	60%	£-5,153,477	£-1,196,875	£-4,892,960	£-940,549	£-4,565,353	£-4,324,835

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£61,753,609	£61,753,609	£61,753,609	£61,753,609	£61,753,609	£61,753,609
10%	71%	£51,753,609	£62,299,631	£61,812,781	£62,358,802	£61,831,032	£61,890,293
15%	71%	£46,348,565	£58,167,597	£55,437,321	£56,256,353	£55,464,698	£55,553,455
20%	71%	£40,934,731	£50,035,363	£49,054,825	£50,153,905	£49,091,870	£49,211,955
25%	71%	£42,464,062	£43,679,321	£42,644,165	£44,029,440	£42,690,470	£42,840,686
30%	71%	£36,053,361	£37,715,692	£36,233,504	£37,885,835	£36,288,070	£36,469,212
35%	71%	£29,598,442	£31,552,063	£29,812,045	£31,762,229	£29,877,933	£30,091,636
40%	71%	£23,193,500	£25,361,722	£23,353,145	£25,895,841	£23,423,648	£23,672,367
45%	71%	£16,619,619	£19,153,897	£16,894,252	£19,428,531	£16,978,964	£17,253,598
50%	71%	£10,106,061	£12,946,072	£10,419,200	£13,251,220	£10,514,864	£10,825,003
100%	71%	£-7,459,623	£-1,449,325	£-6,907,419	£-4,788,172	£-6,696,540	£-6,956,328
10%	75%	£62,068,362	£62,068,362	£62,068,362	£62,068,362	£62,068,362	£62,068,362
15%	75%	£55,311,026	£56,027,679	£55,404,220	£56,120,873	£55,412,642	£55,505,837
20%	75%	£48,883,937	£49,849,005	£49,010,037	£49,973,265	£49,021,434	£49,147,633
25%	75%	£42,456,823	£43,842,671	£42,588,770	£43,806,265	£42,602,425	£42,730,950
30%	75%	£36,077,171	£37,431,711	£36,166,321	£37,820,860	£36,153,416	£36,275,986
35%	75%	£29,598,100	£31,220,751	£29,732,383	£31,441,425	£29,752,653	£29,976,938
40%	75%	£23,005,782	£24,976,687	£23,262,106	£25,233,211	£23,285,272	£23,541,598
45%	75%	£16,503,664	£18,720,957	£16,791,825	£19,009,320	£16,817,861	£17,106,257
50%	75%	£9,977,899	£12,465,028	£10,303,535	£12,785,434	£10,332,986	£10,658,613
10%	60%	£61,833,693	£62,598,123	£61,883,396	£62,647,826	£61,942,084	£61,991,788
15%	60%	£55,468,889	£56,815,234	£55,543,245	£56,689,891	£55,631,277	£55,705,332
20%	60%	£49,097,247	£50,332,547	£49,198,159	£50,196,354	£49,311,365	£49,418,144
25%	60%	£42,697,220	£44,636,606	£42,823,320	£44,762,706	£42,972,213	£43,098,314
30%	60%	£36,297,170	£38,624,433	£36,448,490	£38,775,754	£36,627,162	£36,776,482
35%	60%	£29,887,537	£32,612,261	£30,069,865	£32,789,801	£30,278,855	£30,459,352
40%	60%	£23,439,425	£26,593,194	£23,644,485	£26,798,254	£23,886,611	£24,091,671
45%	60%	£16,991,313	£20,539,303	£17,222,006	£20,769,955	£17,494,398	£17,725,089
50%	60%	£10,528,819	£14,485,411	£10,789,326	£14,741,737	£11,096,933	£11,357,451

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£81,814,683	£81,814,683	£81,814,683	£81,814,683	£81,814,683	£81,814,683
10%	71%	£69,004,594	£69,550,615	£69,063,765	£69,609,786	£69,062,016	£69,141,198
15%	71%	£62,595,549	£63,418,581	£62,668,305	£63,507,339	£62,715,662	£62,804,440
20%	71%	£56,185,715	£57,286,548	£56,305,610	£57,404,889	£56,342,855	£56,462,940
25%	71%	£49,745,030	£51,130,306	£49,895,149	£51,280,425	£49,941,455	£50,091,673
30%	71%	£43,304,345	£44,966,676	£43,484,489	£45,146,820	£43,540,055	£43,720,197
35%	71%	£36,840,406	£38,803,947	£37,053,195	£39,013,214	£37,129,917	£37,342,521
40%	71%	£30,360,014	£32,612,707	£30,604,133	£32,856,825	£30,679,433	£30,923,552
45%	71%	£23,870,603	£26,404,881	£24,145,236	£26,679,515	£24,229,948	£24,504,583
50%	71%	£17,360,045	£20,197,057	£17,670,194	£20,502,205	£17,765,848	£18,076,967
100%	71%	£-50,207,638	£-44,198,941	£-49,556,423	£-44,547,108	£-49,335,555	£-48,704,243
10%	75%	£68,979,568	£69,457,337	£69,041,696	£69,519,466	£69,047,313	£69,109,442
15%	75%	£62,562,010	£63,278,664	£62,655,204	£63,371,858	£62,663,627	£62,756,822
20%	75%	£56,154,922	£57,069,980	£56,251,021	£57,249,249	£56,272,419	£56,386,919
25%	75%	£49,681,538	£50,893,655	£49,839,163	£51,051,280	£49,853,410	£50,011,034
30%	75%	£43,228,155	£44,682,695	£43,417,306	£44,871,845	£43,434,400	£43,623,351
35%	75%	£36,759,884	£38,471,735	£36,963,307	£38,692,410	£37,003,638	£37,227,922
40%	75%	£30,295,767	£32,227,871	£30,513,091	£32,484,196	£30,536,257	£30,782,586
45%	75%	£23,754,449	£26,071,942	£24,042,814	£26,260,308	£24,068,876	£24,357,241
50%	75%	£17,228,873	£19,716,012	£17,554,520	£20,036,418	£17,583,951	£17,909,598
10%	60%	£69,081,627	£69,849,107	£69,134,385	£69,898,811	£69,103,068	£69,242,772
15%	60%	£62,719,674	£63,866,319	£62,794,230	£63,940,875	£62,862,262	£62,956,817
20%	60%	£56,348,265	£57,883,531	£56,449,134	£57,962,939	£56,568,250	£56,669,129
25%	60%	£49,948,204	£51,897,591	£50,074,305	£52,013,689	£50,223,198	£50,349,298
30%	60%	£43,548,155	£45,915,418	£43,696,474	£46,026,736	£43,878,147	£44,029,466
35%	60%	£37,138,522	£39,863,246	£37,317,949	£40,039,785	£37,528,809	£37,709,237
40%	60%	£30,690,410	£33,844,178	£30,895,470	£34,049,239	£31,137,596	£31,342,656
45%	60%	£24,242,297	£27,790,287	£24,472,995	£28,030,980	£24,745,382	£24,976,074
50%	60%	£17,776,794	£21,736,396	£18,040,311	£21,992,721	£18,347,918	£18,608,435

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 6		CIL Zone	1
		Value Area	Low
No Units	300	Sales value inflation	0%
Site Area	1.08 Ha	Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£81,081,692	£81,081,692	£81,081,692	£81,081,692	£81,081,692	£81,081,692
10%	71%	£50,978,951	£51,538,400	£51,078,597	£51,638,443	£51,058,805	£51,158,452
15%	71%	£45,584,219	£46,738,978	£46,043,088	£46,888,447	£46,014,000	£46,163,471
20%	71%	£40,809,487	£41,635,833	£41,008,780	£42,335,125	£40,968,198	£41,168,489
25%	71%	£36,724,755	£37,132,687	£36,973,871	£37,381,803	£36,924,391	£37,173,507
30%	71%	£33,640,023	£33,239,541	£33,938,962	£32,628,481	£30,879,587	£31,178,526
35%	71%	£25,518,386	£27,521,728	£25,672,852	£27,875,189	£25,803,448	£26,159,915
40%	71%	£20,385,397	£22,674,933	£20,790,502	£23,080,038	£20,710,400	£21,115,145
45%	71%	£15,245,163	£17,828,137	£15,708,154	£18,283,880	£15,616,359	£16,073,376
50%	71%	£10,051,495	£12,960,220	£10,566,159	£13,474,884	£10,463,935	£10,978,596
100%	71%	£43,209,830	£37,231,632	£42,203,588	£38,194,261	£42,414,747	£41,391,476
10%	75%	£50,951,208	£51,441,840	£51,055,837	£51,544,785	£51,021,081	£51,125,709
15%	75%	£45,852,804	£46,591,769	£46,009,547	£46,748,712	£45,957,413	£46,114,356
20%	75%	£40,754,001	£41,730,595	£40,983,556	£41,949,815	£40,983,746	£41,103,004
25%	75%	£35,655,397	£36,887,338	£35,916,970	£37,148,910	£35,830,079	£36,091,652
30%	75%	£30,556,793	£32,036,122	£30,870,681	£32,349,009	£30,766,412	£31,080,299
35%	75%	£25,419,697	£27,172,622	£25,781,887	£27,544,812	£25,668,251	£26,040,442
40%	75%	£20,276,810	£22,271,607	£20,607,972	£22,710,314	£20,562,673	£20,962,033
45%	75%	£15,116,202	£17,379,285	£15,602,559	£17,857,816	£15,441,000	£15,923,625
50%	75%	£9,908,206	£12,453,341	£10,448,603	£12,993,737	£10,269,091	£10,809,487
10%	80%	£40,754,001	£51,341,333	£51,151,831	£51,929,749	£51,178,525	£51,263,228
15%	80%	£46,027,385	£47,210,048	£46,152,939	£47,335,602	£46,195,080	£46,320,634
20%	80%	£40,987,042	£42,563,927	£41,154,448	£42,731,332	£41,210,634	£41,378,040
25%	80%	£35,946,699	£37,971,804	£36,155,956	£38,127,061	£36,226,189	£36,435,448
30%	80%	£30,906,356	£33,271,681	£31,157,465	£33,322,791	£31,241,744	£31,460,854
35%	80%	£25,834,188	£28,625,560	£26,131,941	£28,916,520	£26,231,875	£26,529,628
40%	80%	£20,746,315	£23,951,665	£21,086,603	£24,291,953	£21,200,815	£21,541,104
45%	80%	£15,657,837	£19,281,491	£16,047,887	£19,847,284	£16,169,784	£16,552,579
50%	80%	£10,510,021	£14,577,256	£10,942,338	£15,002,617	£11,087,437	£11,519,575

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£38,465,185	£38,465,185	£38,465,185	£38,465,185	£38,465,185	£38,465,185
10%	71%	£48,088,828	£48,088,828	£48,088,828	£48,088,828	£48,088,828	£48,088,828
15%	71%	£51,850,689	£50,807,889	£51,503,188	£50,858,429	£51,538,672	£51,383,406
20%	71%	£56,737,390	£55,611,044	£56,538,097	£55,411,751	£56,577,681	£56,378,387
25%	71%	£61,822,122	£59,414,190	£61,573,006	£60,165,074	£61,622,486	£61,373,389
30%	71%	£67,008,854	£63,217,335	£66,607,814	£65,104,208	£66,657,296	£66,358,361
35%	71%	£72,295,586	£67,025,145	£71,674,025	£69,671,718	£71,744,429	£71,389,962
40%	71%	£77,161,479	£70,871,944	£76,756,374	£74,468,839	£76,838,838	£76,431,731
45%	71%	£82,301,714	£74,718,739	£81,838,723	£79,262,997	£81,939,518	£81,473,591
50%	71%	£87,496,382	£78,598,560	£86,960,718	£84,071,993	£87,176,646	£86,568,219
100%	71%	£140,813,707	£134,804,408	£139,750,435	£133,741,137	£139,961,624	£138,898,353
10%	75%	£45,959,689	£46,105,937	£46,491,940	£46,002,092	£45,925,796	£46,421,167
15%	75%	£51,696,272	£50,951,208	£51,527,529	£50,798,154	£51,589,463	£51,358,361
20%	75%	£56,792,876	£55,807,323	£56,583,610	£55,598,066	£56,653,130	£56,433,873
25%	75%	£61,891,480	£60,659,539	£61,629,907	£60,397,967	£61,718,798	£61,455,225
30%	75%	£66,990,083	£65,511,754	£66,676,136	£65,181,887	£66,769,465	£66,466,578
35%	75%	£72,127,184	£70,314,255	£71,714,989	£70,002,054	£71,816,646	£71,466,859
40%	75%	£77,274,266	£75,270,923	£76,848,905	£74,845,562	£76,990,203	£76,584,843
45%	75%	£82,430,674	£80,167,591	£81,944,317	£79,889,061	£82,105,877	£81,623,252
50%	75%	£87,638,671	£85,093,536	£87,089,274	£84,958,189	£87,277,786	£86,737,980
10%	80%	£46,479,149	£45,699,484	£46,395,440	£45,617,128	£46,367,552	£46,283,648
15%	80%	£51,519,491	£50,336,829	£51,393,937	£50,211,274	£51,351,797	£51,226,242
20%	80%	£56,559,835	£54,982,950	£56,392,429	£55,815,545	£56,336,243	£56,188,856
25%	80%	£61,600,179	£59,659,193	£61,399,920	£60,419,816	£61,329,686	£61,111,429
30%	80%	£66,640,521	£64,275,195	£66,389,412	£64,024,088	£66,308,132	£66,054,023
35%	80%	£71,719,688	£68,921,317	£71,414,936	£68,828,366	£71,315,001	£71,017,249
40%	80%	£76,809,561	£73,585,312	£76,480,273	£74,354,924	£76,346,063	£76,005,773
45%	80%	£81,890,440	£78,282,416	£81,505,610	£79,699,592	£81,377,122	£80,994,288
50%	80%	£87,036,850	£82,999,921	£86,604,538	£82,944,260	£86,459,440	£86,027,122

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£17,308,052	£17,308,052	£17,308,052	£17,308,052	£17,308,052	£17,308,052
10%	71%	£27,410,803	£26,851,354	£27,311,157	£26,753,311	£27,309,949	£27,231,302
15%	71%	£32,495,535	£31,690,774	£32,348,096	£31,501,307	£32,375,754	£32,296,283
20%	71%	£37,580,267	£36,483,621	£37,480,874	£36,248,629	£37,507,561	£37,421,558
25%	71%	£42,664,999	£41,257,067	£42,415,983	£41,007,951	£42,465,363	£42,216,274
30%	71%	£47,749,731	£46,020,213	£47,450,792	£45,761,273	£47,510,167	£47,211,228
35%	71%	£52,871,368	£50,888,026	£52,516,902	£50,514,595	£52,587,396	£52,232,830
40%	71%	£58,004,351	£55,714,621	£57,599,252	£55,309,716	£57,679,252	£57,274,609
45%	71%	£63,144,501	£60,561,617	£62,681,600	£60,105,874	£62,773,956	£62,318,378
50%	71%	£68,338,259	£65,429,534	£67,723,996	£64,914,870	£67,825,818	£67,411,156
100%	71%	£121,658,584	£115,687,985	£120,993,312	£114,988,015	£120,959,091	£119,161,929
10%	75%	£27,438,646	£26,947,914	£27,333,917	£26,844,969	£27,368,673	£27,264,045
15%	75%	£32,537,150	£31,797,985	£32,380,207	£31,641,042	£32,432,341	£32,275,388
20%	75%	£37,635,753	£36,650,290	£37,426,498	£36,440,943	£37,496,008	£37,286,150
25%	75%	£42,742,516	£41,502,414	£42,472,794	£41,240,944	£42,547,262	£42,298,027
30%	75%	£47,832,960	£46,354,632	£47,519,073	£46,040,744	£47,623,342	£47,309,455
35%	75%	£52,970,057	£51,217,132	£52,597,866	£50,844,941	£52,721,503	£52,349,312
40%	75%	£58,166,511	£56,113,890	£57,681,295	£55,638,440	£57,785,821	£57,357,821
45%	75%	£63,273,552	£61,010,468	£62,787,195	£60,531,938	£62,948,754	£62,466,128
50%	75%	£68,481,548	£65,936,413	£67,941,151	£65,399,017	£68,120,663	£67,580,267
10%	80%	£27,322,026	£26,542,361	£27,238,323	£26,460,005	£27,210,229	£27,126,526
15%	80%	£32,362,366	£31,179,615	£32,252,615	£31,154,152	£32,284,924	£32,169,822
20%	80%	£37,402,712	£35,825,827	£37,235,306	£35,858,422	£37,179,120	£37,011,714
25%	80%	£42,443,058	£40,471,950	£42,233,789	£40,262,693	£42,163,558	£41,994,306
30%	80%	£47,483,398	£45,118,073	£47,232,268	£44,868,953	£47,146,010	£46,989,980
35%	80%	£52,555,686	£49,764,194	£52,257,813	£49,471,234	£52,157,819	£51,980,160
40%	80%	£57,643,439	£54,438,089	£57,303,151	£54,097,801	£57,188,939	£56,848,650
45%	80%	£62,731,917	£59,125,293	£62,348,487	£58,742,407	£62,220,000	£61,937,175
50%	80%	£67,829,733	£63,812,498	£67,447,416	£63,387,137	£67,302,517	£66,969,669

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£16,045,383	£16,045,383	£16,045,383	£16,045,383	£16,045,383	£16,045,383
10%	71%	£9,342,047	£9,592,081	£9,392,238	£9,630,134	£9,322,498	£9,127,143
15%	71%	£9,571,910	£1,702,669	£1,007,379	£1,852,138	£9,771,691	£1,127,161
20%	71%	£4,228,822	£3,100,477	£4,027,529	£2,901,184	£4,067,113	£3,867,820
25%	71%	£3,911,554	£7,903,622	£3,062,428	£7,854,506	£3,111,918	£3,862,802
30%	71%	£14,398,286	£12,706,789	£14,097,947	£12,407,828	£14,156,723	£13,657,783
35%	71%	£19,517,923	£17,514,581	£19,163,457	£17,161,150	£19,233,862	£18,879,394
40%	71%	£24,650,912	£22,361,376	£24,245,907	£21,958,271	£24,336,289	£23,921,164
45%	71%	£29,791,146	£27,238,172	£29,328,155	£26,752,429	£29,419,990	£28,983,933
50%	71%	£34,984,814	£32,076,069	£34,470,150	£31,		

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£31,141,304	£31,141,304	£31,141,304	£31,141,304	£31,141,304	£31,141,304
10%	71%	£21,038,583	£21,038,583	£21,130,209	£21,038,585	£21,118,417	£21,218,864
15%	71%	£15,953,831	£15,738,330	£16,103,300	£16,948,959	£16,073,612	£16,223,083
20%	71%	£10,869,099	£11,955,445	£11,068,392	£12,184,737	£11,028,808	£11,228,101
25%	71%	£5,784,367	£7,192,259	£6,024,483	£7,441,415	£5,984,003	£6,233,119
30%	71%	£6,000,000	£2,389,153	£2,696,574	£2,688,003	£3,959,199	£1,238,138
35%	71%	£4,422,002	£-2,418,660	£-4,067,536	£-2,065,229	£-4,137,940	£-3,783,473
40%	71%	£-9,554,991	£-7,265,455	£-9,149,886	£-6,860,350	£-9,230,348	£-8,825,243
45%	71%	£-14,685,225	£-12,112,251	£-14,232,234	£-11,656,508	£-14,324,029	£-13,867,012
50%	71%	£-19,859,893	£-16,980,168	£-19,374,229	£-16,465,204	£-19,476,453	£-18,981,730
100%	71%	£-73,207,218	£-67,197,920	£-72,143,946	£-66,134,649	£-72,355,135	£-71,291,864
10%	75%	£21,010,820	£21,501,452	£21,115,448	£21,904,397	£21,080,693	£21,185,321
15%	75%	£15,912,216	£16,661,381	£16,989,159	£18,308,324	£16,017,025	£16,177,986
20%	75%	£10,813,613	£11,799,198	£11,022,870	£12,098,423	£10,953,358	£11,162,616
25%	75%	£5,715,009	£6,946,950	£6,976,582	£7,208,522	£5,889,691	£6,151,264
30%	75%	£616,408	£2,094,734	£2,000,293	£2,488,821	£588,924	£1,104,911
35%	75%	£-4,520,691	£-2,767,706	£-4,148,501	£-2,395,576	£-4,272,137	£-3,899,946
40%	75%	£-9,667,778	£-7,664,434	£-9,242,417	£-7,239,074	£-9,383,715	£-8,958,355
45%	75%	£-14,824,186	£-12,561,103	£-14,337,820	£-12,082,572	£-14,499,388	£-14,016,783
50%	75%	£-19,999,894	£-17,467,947	£-19,497,265	£-16,948,657	£-19,607,287	£-19,130,941
10%	60%	£21,127,340	£21,907,005	£21,211,043	£21,980,361	£21,238,137	£21,322,844
15%	60%	£16,086,997	£17,269,680	£16,212,551	£17,395,214	£16,254,692	£16,380,246
20%	60%	£11,048,654	£12,623,538	£11,214,060	£12,780,944	£11,270,246	£11,437,652
25%	60%	£6,006,311	£7,377,416	£6,215,863	£7,186,173	£6,265,901	£6,495,060
30%	60%	£965,967	£3,331,293	£1,217,077	£3,582,403	£1,301,356	£1,552,466
35%	60%	£-4,106,200	£-1,314,828	£-3,898,447	£-1,021,868	£-3,708,513	£-3,410,780
40%	60%	£-9,194,073	£-5,983,723	£-8,683,185	£-5,948,435	£-8,399,573	£-8,099,284
45%	60%	£-14,282,551	£-10,675,627	£-13,899,121	£-10,293,104	£-13,770,634	£-13,387,809
50%	60%	£-19,430,367	£-15,363,132	£-18,998,950	£-14,937,771	£-18,852,651	£-18,420,633

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£32,225,357	£32,225,357	£32,225,357	£32,225,357	£32,225,357	£32,225,357
10%	71%	£22,059,893	£22,186,239	£22,259,186	£23,385,532	£22,219,602	£22,418,896
15%	71%	£16,975,141	£16,383,993	£17,224,277	£19,632,210	£17,174,796	£17,423,013
20%	71%	£11,890,429	£13,579,849	£12,189,369	£13,878,887	£12,129,993	£12,428,933
25%	71%	£6,788,792	£8,772,135	£7,123,258	£8,125,985	£7,052,854	£7,407,321
30%	71%	£1,698,060	£3,292,389	£2,040,899	£4,350,444	£1,960,447	£2,365,552
35%	71%	£-3,504,431	£-921,456	£-3,041,440	£-485,714	£-3,133,235	£-2,676,218
40%	71%	£-8,698,098	£-5,789,373	£-8,183,435	£-5,274,709	£-8,285,658	£-7,770,995
45%	71%	£-13,892,424	£-9,807,125	£-13,393,192	£-9,943,662	£-13,494,241	£-12,910,070
50%	71%	£-19,086,891	£-13,692,246	£-18,596,343	£-13,927,191	£-19,207,146	£-18,516,116
10%	75%	£27,103,011	£27,842,176	£27,269,954	£27,999,110	£27,207,820	£27,384,783
15%	75%	£22,004,407	£22,989,960	£22,213,664	£23,199,217	£22,144,153	£22,353,410
20%	75%	£16,905,804	£18,137,744	£17,167,276	£18,399,316	£17,080,485	£17,342,058
25%	75%	£11,807,200	£13,285,529	£12,121,087	£13,399,416	£12,018,815	£12,316,707
30%	75%	£6,707,103	£8,423,028	£7,042,294	£8,795,219	£6,618,658	£7,290,848
35%	75%	£1,623,017	£3,525,361	£1,946,378	£3,951,721	£1,807,080	£2,232,440
40%	75%	£-3,533,291	£-1,370,368	£-3,147,024	£-891,778	£-3,208,594	£-2,825,969
45%	75%	£-8,641,387	£-6,296,253	£-8,300,991	£-5,755,656	£-8,480,503	£-7,940,106
50%	75%	£-13,818,134	£-10,097,799	£-13,401,837	£-9,330,155	£-13,429,932	£-12,913,635
10%	60%	£27,277,792	£28,469,455	£27,453,246	£28,586,008	£27,445,497	£27,571,041
15%	60%	£22,137,105	£23,814,654	£22,404,654	£23,981,736	£22,461,041	£22,628,447
20%	60%	£17,197,105	£18,168,210	£17,406,363	£19,377,468	£17,476,596	£17,686,854
25%	60%	£12,156,762	£14,522,088	£12,407,871	£14,773,197	£12,492,151	£12,743,260
30%	60%	£7,084,995	£9,875,966	£7,387,247	£10,169,927	£7,182,352	£7,780,034
35%	60%	£1,996,722	£5,202,071	£2,337,010	£5,542,359	£2,451,221	£2,791,510
40%	60%	£-3,091,757	£4,614,667	£-2,708,327	£9,097,691	£-2,579,839	£-2,197,015
45%	60%	£-8,239,573	£-4,172,338	£-7,897,255	£-3,746,977	£-8,662,156	£-8,229,839

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£53,728,825	£53,728,825	£53,728,825	£53,728,825	£53,728,825	£53,728,825
10%	71%	£43,626,084	£44,186,534	£43,725,730	£44,283,676	£43,705,938	£43,806,585
15%	71%	£38,541,352	£39,386,111	£38,690,621	£39,535,581	£38,661,134	£38,810,654
20%	71%	£33,456,620	£34,580,966	£33,655,913	£34,782,298	£33,616,326	£33,816,663
25%	71%	£28,371,888	£28,776,820	£28,621,004	£30,028,936	£28,571,524	£28,820,641
30%	71%	£23,287,156	£24,976,675	£23,586,096	£25,275,614	£23,526,720	£23,825,659
35%	71%	£18,195,119	£20,182,862	£18,510,885	£20,522,292	£18,449,581	£18,804,046
40%	71%	£13,032,531	£15,322,066	£13,437,636	£15,727,171	£13,357,173	£13,762,278
45%	71%	£7,892,296	£10,475,271	£8,355,287	£10,931,013	£8,263,492	£8,720,509
50%	71%	£2,788,626	£5,697,354	£3,213,272	£6,122,017	£3,111,086	£3,623,721
100%	71%	£-50,810,666	£-44,610,396	£-49,556,425	£-43,347,128	£-49,767,614	£-48,784,343
10%	75%	£43,598,341	£44,088,073	£43,702,970	£44,191,918	£43,668,214	£43,772,843
15%	75%	£38,499,737	£39,238,902	£38,656,680	£39,395,845	£38,604,547	£38,761,490
20%	75%	£33,401,134	£34,389,687	£33,610,391	£34,595,944	£33,540,879	£33,750,137
25%	75%	£28,302,530	£29,534,471	£28,564,103	£29,796,043	£28,477,212	£28,736,785
30%	75%	£23,203,927	£24,682,256	£23,517,814	£24,996,143	£23,413,546	£23,727,432
35%	75%	£18,106,830	£19,819,755	£18,439,021	£20,191,946	£18,315,354	£18,687,575
40%	75%	£12,919,744	£14,923,087	£13,345,105	£15,348,447	£13,203,656	£13,625,167
45%	75%	£7,763,336	£10,026,419	£8,249,692	£10,504,949	£8,088,133	£8,570,758
50%	75%	£2,555,339	£5,100,474	£3,095,736	£5,640,870	£2,916,224	£3,456,621
10%	60%	£43,714,961	£44,494,526	£43,788,564	£44,376,862	£43,826,659	£44,310,361
15%	60%	£38,674,518	£39,857,161	£38,800,073	£39,982,736	£38,842,213	£39,967,788
20%	60%	£33,634,175	£35,211,060	£33,801,581	£35,378,465	£33,857,767	£34,025,174
25%	60%	£28,593,832	£30,564,937	£28,803,090	£30,774,195	£28,873,322	£29,082,581
30%	60%	£23,553,480	£25,918,814	£23,804,698	£26,169,024	£23,888,877	£24,139,967
35%	60%	£18,481,322	£21,272,693	£18,779,074	£21,585,653	£18,679,008	£19,176,781
40%	60%	£13,393,449	£16,598,798	£13,733,737	£16,939,086	£13,847,948	£14,188,237
45%	60%	£8,304,970	£11,911,594	£8,688,440	£12,294,418	£8,616,888	£9,199,712
50%	60%	£3,157,154	£7,224,389	£3,689,472	£7,649,750	£3,744,970	£4,168,868

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£30,795,554	£30,795,554	£30,795,554	£30,795,554	£30,795,554	£30,795,554
10%	71%	£20,692,813	£21,252,293	£20,792,459	£21,350,305	£20,772,667	£20,872,314
15%	71%	£15,008,081	£16,452,341	£15,357,451	£16,602,310	£15,127,863	£15,971,233
20%	71%	£10,523,349	£11,649,695	£10,722,642	£11,846,988	£10,683,058	£10,882,352
25%	71%	£5,438,617	£6,846,549	£5,687,734	£7,095,696	£5,338,254	£5,887,370
30%	71%	£393,885	£2,043,494	£650,825	£2,342,343	£393,449	£980,398
35%	71%	£-4,767,752	£-2,764,409	£-4,413,286	£-2,410,979	£-4,483,690	£-4,129,223
40%	71%	£-9,900,740	£-7,811,205	£-9,495,635	£-7,206,100	£-9,576,097	£-9,170,992
45%	71%	£-15,040,975	£-12,458,000	£-14,577,984	£-12,002,257	£-14,669,778	£-14,212,762
50%	71%	£-20,181,210	£-17,105,795	£-19,719,329	£-16,648,258	£-20,282,229	£-19,817,606
100%	71%	£-73,552,968	£-67,543,689	£-72,489,696	£-66,480,388	£-72,700,885	£-71,537,614
10%	75%	£20,665,070	£21,155,702	£20,789,699	£21,258,648	£20,734,943	£20,839,572
15%	75%	£15,996,467	£16,393,692	£15,723,810	£16,462,378	£15,871,278	£15,989,219
20%	75%	£10,467,863	£11,453,416	£10,677,121	£11,662,673	£10,607,609	£10,816,666
25%	75%	£5,369,260	£6,601,200	£5,630,832	£6,862,772	£5,343,942	£5,805,514
30%	75%	£270,696	£1,743,995	£384,243	£2,062,972	£480,274	£794,161
35%	75%	£-4,866,441	£-3,113,536	£-4,094,250	£-2,741,925	£-4,617,895	£-4,245,696
40%	75%	£-10,013,527	£-8,010,183	£-9,588,166	£-7,584,823	£-9,729,464	£-9,304,104
45%	75%	£-15,169,935	£-12,906,852	£-14,683,978	£-12,428,322	£-14,845,138	£-14,362,513
50%	75%	£-20,321,169	£-17,652,767	£-19,837,658	£-17,268,408	£-20,017,047	£-19,546,866
10%	60%	£20,181,210	£21,551,236	£20,985,293	£21,643,611	£20,893,358	£20,977,001
15%	60%	£15,741,248	£16,923,911	£15,866,802	£17,049,465	£15,908,943	£16,034,497
20%	60%	£10,700,904	£12,277,799	£10,868,310	£12,445,194	£10,924,497	£11,091,903
25%	60%	£5,661,952	£7,631,696	£5,869,619	£7,840,324	£5,740,052	£6,149,310
30%	60%	£620,218	£2,985,544	£871,327	£3,236,653	£655,607	£1,206,716
35%	60%	£-4,451,949	£-1,660,578	£-4,154,197	£-1,367,617	£-4,054,262	£-3,756,510
40%	60%	£-9,539,822	£-6,334,473	£-9,190,534	£-6,984,185	£-9,085,323	£-8,745,034
45%	60%	£-14,629,301	£-11,021,677	£-14,244,871	£-10,638,859	£-14,116,383	£-13,733,559
50%	60%	£-19,778,117	£-15,708,882	£-19,243,769	£-15,283,621	£-19,198,700	£-18,768,383

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£36,477,044	£36,477,044	£36,477,044	£36,477,044	£36,477,044	£36,477,044
10%	71%	£36,375,100	£36,934,549	£36,474,746	£37,032,501	£36,454,954	£36,554,600
15%	71%	£31,290,368	£32,136,127	£31,439,837	£32,284,596	£31,410,149	£31,569,619
20%	71%	£26,205,636	£27,337,981	£26,494,928	£27,531,274	£26,365,344	£26,564,638
25%	71%	£21,120,904	£22,539,836	£21,370,692	£22,777,892	£21,300,546	£21,569,666
30%	71%	£16,036,172	£17,725,690	£16,355,111	£18,024,630	£16,275,735	£16,574,675
35%	71%	£10,951,440	£12,911,544	£11,269,001	£13,271,307	£11,198,596	£11,555,063
40%	71%	£5,866,708	£8,107,392	£6,183,891	£8,418,187	£6,106,189	£6,511,284
45%	71%	£741,312	£3,224,286	£1,104,302	£3,680,029	£1,012,508	£1,469,524
50%	71%	£-4,552,358	£-1,643,631	£-4,037,692	£-1,128,967	£-4,199,916	£-3,625,263
100%	71%	£-97,670,692	£-91,893,293	£-96,807,410	£-90,798,112	£-97,019,696	£-93,056,328
10%	75%	£36,375,100	£36,834,695	£36,461,665	£36,940,334	£36,411,222	£36,521,874
15%	75%	£31,248,753	£31,987,918	£31,405,696	£32,144,861	£31,353,562	£31,510,505
20%	75%	£26,150,149	£27,136,702	£26,359,407	£27,344,960	£26,289,895	£26,499,152
25%	75%	£21,051,547	£22,082,887	£21,313,119	£22,546,068	£21,228,228	£21,487,860
30%	75%	£15,952,942	£17,451,271	£16,266,929	£17,745,158	£16,162,565	£16,476,448
35%	75%	£10,815,846	£12,568,770	£11,188,036	£12,940,961	£11,064,400	£11,436,591
40%	75%	£5,668,759	£7,672,103	£6,094,120	£8,097,463	£5,952,927	£6,378,182
45%	75%	£512,357	£2,775,436	£699,708	£3,253,965	£537,148	£1,310,774
50%	75%	£-4,695,645	£-2,150,511	£-4,155,249	£-1,610,114	£-4,334,760	£-3,794,364
10%	60%	£36,463,877	£37,243,542	£36,547,580	£37,325,898	£36,575,674	£36,659,377
15%	60%	£31,423,534	£32,606,197	£31,549,098	£32,731,751	£31,501,229	£31,716,763
20%	60%	£26,383,190	£27,565,860	£26,503,927	£27,627,481	£26,405,783	£26,714,189
25%	60%	£21,342,848	£23,313,953	£21,552,105	£23,523,210	£21,622,338	£21,831,596
30%	60%	£16,302,504	£18,697,930	£16,553,614	£18,918,939	£16,637,893	£16,889,002
35%	60%	£11,230,337	£14,021,738	£11,528,090	£14,314,669	£11,625,024	£11,925,777
40%	60%	£6,142,464	£9,347,814	£6,482,752	£9,688,102	£6,596,964	£6,937,253
45%	60%	£1,053,985	£4,660,610	£1,437,416	£5,043,433	£1,565,903	£1,948,728
50%	60%	£-4,093,830	£-26,596	£-3,681,613	£-998,768	£-3,516,414	£-3,084,097

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£53,728,825	£53,728,825	£53,728,825	£53,728,825	£53,728,825	£53,728,825
10%	71%	£43,626,084	£44,185,534	£43,725,730	£44,283,576	£43,709,938	£43,806,585
15%	71%	£38,541,352	£39,386,111	£38,660,821	£39,535,991	£38,661,134	£38,910,604
20%	71%	£33,456,620	£34,582,966	£33,655,913	£34,782,258	£33,616,329	£33,815,623
25%	71%	£28,371,888	£29,779,820	£28,621,004	£30,028,936	£28,571,524	£28,820,641
30%	71%	£23,287,156	£24,976,675	£23,586,096	£25,275,614	£23,526,720	£23,825,659
35%	71%	£18,192,424	£20,173,530	£18,519,895	£20,522,292	£18,449,581	£18,804,048
40%	71%	£13,032,531	£15,322,086	£13,437,636	£15,727,171	£13,357,173	£13,762,278
45%	71%	£7,892,296	£10,475,271	£8,395,267	£10,931,013	£8,263,492	£8,720,509
50%	71%	£2,798,624	£5,607,354	£3,213,292	£5,122,017	£3,111,069	£3,625,731
100%	71%	£-90,619,697	£-84,610,398	£-89,556,425	£-83,547,128	£-90,767,614	£-84,704,343
10%	75%	£43,696,341	£44,088,973	£43,702,970	£44,191,918	£43,668,214	£43,772,843
15%	75%	£38,499,737	£39,238,002	£38,556,680	£39,395,845	£38,604,547	£38,761,490
20%	75%	£33,401,134	£34,389,667	£33,610,991	£34,695,944	£33,540,679	£33,750,137
25%	75%	£28,302,530	£29,534,471	£28,584,103	£29,796,043	£28,477,212	£28,738,795
30%	75%	£23,203,927	£24,682,256	£23,517,814	£24,996,143	£23,413,545	£23,727,432
35%	75%	£18,096,330	£19,819,735	£18,430,621	£20,191,946	£18,315,384	£18,687,575
40%	75%	£12,919,744	£14,923,087	£13,345,195	£15,346,447	£13,203,806	£13,629,167
45%	75%	£7,763,336	£10,026,419	£8,249,692	£10,604,949	£8,088,133	£8,570,758
50%	75%	£2,595,939	£5,100,474	£3,095,736	£5,640,870	£2,916,224	£3,456,621
10%	60%	£43,714,961	£44,494,526	£43,788,684	£44,576,892	£43,695,655	£43,910,961
15%	60%	£38,674,518	£39,857,181	£38,800,073	£39,982,736	£38,842,213	£39,067,769
20%	60%	£33,634,175	£35,211,060	£33,801,581	£35,378,465	£33,857,767	£34,025,174
25%	60%	£28,593,832	£30,584,937	£28,863,090	£30,774,195	£28,873,322	£29,082,581
30%	60%	£23,553,486	£25,918,814	£23,804,598	£26,169,924	£23,868,977	£24,139,967
35%	60%	£18,481,322	£21,272,693	£18,779,074	£21,565,653	£18,879,008	£19,176,761
40%	60%	£13,393,449	£16,598,798	£13,733,737	£16,939,086	£13,847,948	£14,188,237
45%	60%	£8,304,976	£11,911,594	£8,686,630	£12,304,418	£8,116,895	£8,199,712
50%	60%	£3,157,154	£7,224,389	£3,589,472	£7,649,750	£3,734,570	£4,168,888

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 6

CIL Zone  
Value Area 2

No Units 300  
Site Area 1.08 Ha

Sales value inflation 0%  
Build cost inflation 0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£67,454,020	£67,454,020	£67,454,020	£67,454,020	£67,454,020	£67,454,020
10%	71%	£66,727,887	£67,292,666	£66,822,131	£67,386,909	£66,847,707	£66,741,951
15%	71%	£65,362,589	£67,200,376	£65,503,574	£67,350,742	£65,241,939	£65,383,304
20%	71%	£63,996,586	£67,128,087	£64,178,155	£67,314,574	£64,823,602	£64,015,172
25%	71%	£40,680,689	£42,015,737	£40,820,160	£42,255,199	£40,376,969	£40,616,431
30%	71%	£35,174,811	£36,896,858	£35,462,166	£37,184,212	£34,930,337	£35,217,691
35%	71%	£29,368,924	£31,978,978	£29,104,171	£32,113,225	£29,483,704	£29,818,950
40%	71%	£24,332,475	£26,659,099	£24,721,881	£27,042,238	£24,001,177	£24,390,583
45%	71%	£18,873,835	£21,499,150	£19,311,916	£21,937,231	£18,501,125	£18,939,207
50%	71%	£13,996,136	£16,332,212	£13,880,853	£16,818,970	£12,975,240	£13,469,957
100%	71%	£-43,229,824	£-37,100,632	£-42,203,558	£-38,078,567	£-44,065,175	£-43,073,110
10%	75%	£56,700,781	£57,194,962	£56,799,737	£57,293,918	£56,830,623	£56,729,579
15%	75%	£51,321,549	£52,062,820	£51,469,982	£52,211,254	£51,216,313	£51,364,746
20%	75%	£45,831,488	£46,930,679	£46,132,634	£47,128,590	£45,788,028	£45,990,024
25%	75%	£40,511,824	£41,767,482	£40,763,259	£42,018,917	£40,333,561	£40,584,996
30%	75%	£35,092,162	£36,598,952	£35,393,884	£36,900,674	£34,878,246	£35,179,968
35%	75%	£29,872,500	£31,430,421	£30,024,569	£31,782,431	£29,422,932	£29,774,940
40%	75%	£24,220,473	£26,269,891	£24,629,349	£26,864,187	£23,930,597	£24,339,463
45%	75%	£18,747,832	£21,044,984	£19,207,818	£21,504,969	£18,421,712	£18,881,696
50%	75%	£13,253,843	£15,827,583	£13,773,297	£16,338,678	£12,885,560	£13,405,014
60%	75%	£8,314,829	£10,653,319	£8,893,794	£11,684,483	£8,702,377	£8,781,541
15%	60%	£51,492,321	£52,678,355	£51,611,067	£52,797,102	£51,323,942	£51,442,689
20%	60%	£46,162,905	£47,751,391	£46,323,823	£47,909,720	£45,934,728	£46,095,646
25%	60%	£40,801,098	£42,810,152	£41,002,246	£43,011,300	£40,615,877	£40,717,025
30%	60%	£35,439,296	£37,860,155	£35,680,667	£38,901,532	£35,007,025	£35,338,463
35%	60%	£30,077,483	£32,890,159	£30,359,090	£33,171,765	£29,878,174	£29,959,781
40%	60%	£24,690,880	£27,930,162	£25,017,982	£28,251,999	£24,227,064	£24,554,164
45%	60%	£19,277,042	£22,950,483	£19,843,300	£23,320,472	£18,755,247	£19,123,235
50%	60%	£13,851,470	£17,947,027	£14,287,033	£18,355,903	£13,282,216	£13,677,729

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£-30,092,857	£-30,092,857	£-30,092,857	£-30,092,857	£-30,092,857	£-30,092,857
10%	71%	£-40,724,967	£-40,724,967	£-40,724,967	£-40,724,967	£-40,724,967	£-40,724,967
15%	71%	£-46,184,688	£-45,337,501	£-46,043,396	£-45,186,135	£-46,304,930	£-46,163,573
20%	71%	£-51,580,291	£-50,420,790	£-51,368,722	£-50,232,303	£-51,723,275	£-51,531,705
25%	71%	£-56,995,178	£-55,531,140	£-56,726,716	£-55,291,677	£-57,169,907	£-56,939,446
30%	71%	£-62,429,064	£-60,659,911	£-62,160,604	£-60,362,540	£-62,616,540	£-62,386,554
35%	71%	£-67,777,953	£-65,768,899	£-67,442,706	£-65,433,652	£-68,063,173	£-67,727,927
40%	71%	£-73,214,042	£-70,887,778	£-72,624,998	£-70,504,839	£-73,545,700	£-73,198,234
45%	71%	£-78,673,042	£-76,047,727	£-78,234,981	£-75,669,645	£-79,045,751	£-78,697,670
50%	71%	£-84,156,741	£-81,216,654	£-83,698,024	£-80,747,007	£-84,571,837	£-84,076,919
100%	71%	£-140,772,501	£-134,647,509	£-139,750,436	£-133,625,444	£-141,642,051	£-140,619,987
10%	75%	£-30,846,096	£-30,846,096	£-30,846,096	£-30,846,096	£-30,846,096	£-30,846,096
15%	75%	£-36,292,328	£-36,292,328	£-36,292,328	£-36,292,328	£-36,292,328	£-36,292,328
20%	75%	£-41,615,397	£-41,615,397	£-41,615,397	£-41,615,397	£-41,615,397	£-41,615,397
25%	75%	£-47,035,053	£-47,035,053	£-47,035,053	£-47,035,053	£-47,035,053	£-47,035,053
30%	75%	£-52,454,715	£-52,454,715	£-52,454,715	£-52,454,715	£-52,454,715	£-52,454,715
35%	75%	£-57,874,377	£-57,874,377	£-57,874,377	£-57,874,377	£-57,874,377	£-57,874,377
40%	75%	£-63,294,040	£-63,294,040	£-63,294,040	£-63,294,040	£-63,294,040	£-63,294,040
45%	75%	£-68,713,703	£-68,713,703	£-68,713,703	£-68,713,703	£-68,713,703	£-68,713,703
50%	75%	£-74,133,366	£-74,133,366	£-74,133,366	£-74,133,366	£-74,133,366	£-74,133,366
60%	75%	£-79,553,029	£-79,553,029	£-79,553,029	£-79,553,029	£-79,553,029	£-79,553,029
10%	60%	£-40,732,248	£-40,732,248	£-40,732,248	£-40,732,248	£-40,732,248	£-40,732,248
15%	60%	£-46,054,556	£-44,888,522	£-45,935,809	£-44,749,775	£-46,222,935	£-46,104,188
20%	60%	£-51,383,872	£-49,795,485	£-51,223,054	£-49,637,158	£-51,612,149	£-51,451,230
25%	60%	£-56,716,775	£-54,736,631	£-56,544,637	£-54,585,377	£-57,031,000	£-56,826,957
30%	60%	£-62,051,588	£-59,696,721	£-61,866,209	£-59,454,344	£-62,449,851	£-62,208,473
35%	60%	£-67,389,393	£-64,659,718	£-67,187,786	£-64,375,111	£-67,868,703	£-67,597,096
40%	60%	£-72,729,098	£-69,618,715	£-72,539,895	£-69,294,918	£-73,193,813	£-72,990,713
45%	60%	£-78,069,835	£-74,574,393	£-77,901,846	£-74,226,405	£-78,791,630	£-78,423,641
50%	60%	£-83,405,407	£-79,529,850	£-83,279,843	£-79,190,974	£-84,284,661	£-83,899,058

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£-10,935,734	£-10,935,734	£-10,935,734	£-10,935,734	£-10,935,734	£-10,935,734
10%	71%	£-21,861,867	£-21,097,088	£-21,667,623	£-21,002,845	£-21,742,047	£-21,647,803
15%	71%	£-27,027,545	£-26,189,378	£-26,896,180	£-26,039,012	£-27,147,815	£-27,006,450
20%	71%	£-32,193,169	£-31,281,671	£-32,008,517	£-31,107,610	£-32,546,152	£-32,373,323
25%	71%	£-37,358,857	£-36,374,017	£-37,569,594	£-36,134,555	£-37,945,490	£-37,733,323
30%	71%	£-42,524,545	£-41,462,896	£-42,627,588	£-41,205,542	£-43,345,417	£-43,172,083
35%	71%	£-47,690,233	£-46,551,776	£-47,785,582	£-46,296,529	£-48,745,344	£-48,570,804
40%	71%	£-52,855,921	£-51,640,656	£-53,040,576	£-51,287,516	£-54,145,271	£-53,968,877
45%	71%	£-58,021,609	£-56,729,536	£-58,295,570	£-56,278,503	£-59,545,198	£-59,346,850
50%	71%	£-63,187,297	£-61,818,416	£-63,550,564	£-61,367,490	£-64,945,125	£-64,726,823
100%	71%	£-164,993,618	£-162,057,542	£-164,498,901	£-161,570,784	£-165,414,514	£-164,919,797
10%	75%	£-121,615,378	£-116,459,363	£-120,593,312	£-114,668,321	£-122,484,029	£-121,462,864
15%	75%	£-127,088,973	£-121,104,792	£-127,500,017	£-121,095,836	£-127,959,130	£-127,060,175
20%	75%	£-132,562,568	£-125,750,224	£-133,073,612	£-125,780,500	£-133,434,231	£-132,525,008
25%	75%	£-138,036,163	£-130,399,652	£-138,647,207	£-130,411,164	£-138,909,332	£-138,039,730
30%	75%	£-143,509,758	£-135,049,080	£-144,220,802	£-135,037,837	£-144,384,433	£-143,509,758
35%	75%	£-148,983,353	£-139,698,508	£-149,795,397	£-139,664,411	£-149,859,534	£-148,983,353
40%	75%	£-154,456,948	£-144,347,936	£-155,369,992	£-144,290,985	£-155,334,635	£-154,456,948
45%	75%	£-159,930,543	£-148,997,364	£-160,944,587	£-148,917,559	£-160,809,736	£-159,930,543
50%	75%	£-165,404,138	£-153,646,792	£-166,519,182	£-153,544,133	£-166,684,837	£-165,404,138
10%	60%	£-21,875,125	£-20,784,435	£-21,495,560	£-20,705,271	£-21,697,377	£-21,609,213
15%	60%	£-27,349,720	£-25,933,863	£-27,166,155	£-25,829,650	£-27,368,473	£-27,280,049
20%	60%	£-32,824,315	£-31,083,291	£-32,641,750	£-30,924,029	£-32,839,569	£-32,751,625
25%	60%	£-38,298,910	£-36,232,719	£-38,116,345	£-36,018,408	£-38,410,665	£-38,322,721
30%	60%	£-43,773,505	£-41,382,147	£-43,590,940	£-41,112,787	£-43,981,761	£-43,893,817
35%	60%	£-49,248,100	£-46,531,575	£-49,165,535	£-46,207,166	£-49,552,857	£-49,464,913
40%	60%	£-54,722,695	£-51,681,003	£-54,740,130	£-51,301,545	£-55,123,953	£-54,976,009
45%	60%	£-60,197,290	£-56,830,431	£-60,314,725	£-56,395,924	£-60,695,049	£-60,587,105
50%	60%	£-65,671,885	£-61,979,859	£-65,889,320	£-61,490,303	£-66,266,145	£-66,178,201
10%	60%	£-132,226,849	£-130,638,363	£-132,055,931	£-130,480,034	£-132,455,026	£-132,294,108
15%	60%	£-137,698,444	£-135,787,602	£-137,527,526	£-135,378,454	£-137,924,621	£-137,672,728
20%	60%	£-143,168,039	£-140,936,841	£-143,097,121	£-140,269,223	£-143,395,216	£-143,091,351
25%	60%	£-148,637,634	£-146,086,080	£-148,566,716	£-145,167,999	£-148,865,811	£-148,562,446
30%	60%	£-154,107,229	£-151,235,319	£-153,836,311	£-150,060,772	£-154,336,406	£-154,027,041
35%	60%	£-159,576,824	£-156,384,558	£-159,306,906	£-154,953,545	£-159,807,001	£-159,497,636
40%	60%	£-165,046,419	£-161,533,797	£-164,777,501	£-160,046,318		

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£37,513,632	£37,513,632	£37,513,632	£37,513,632	£37,513,632	£37,513,632
10%	71%	£26,787,495	£27,352,278	£26,981,743	£27,446,521	£26,707,315	£26,801,583
15%	71%	£21,921,827	£22,481,988	£21,563,396	£22,410,354	£21,301,557	£21,442,916
20%	71%	£16,046,198	£17,185,699	£16,237,767	£17,374,186	£15,883,214	£16,074,784
25%	71%	£10,640,311	£12,075,349	£10,879,772	£12,314,811	£10,436,581	£10,676,043
30%	71%	£5,234,423	£6,956,475	£5,521,733	£7,243,624	£4,989,273	£5,277,363
35%	71%	£-171,464	£1,837,550	£163,783	£2,172,837	£-456,684	£-121,438
40%	71%	£-5,807,914	£-3,281,289	£-5,218,507	£-2,898,150	£-5,939,211	£-5,549,805
45%	71%	£-11,066,553	£-8,441,238	£-10,628,472	£-8,063,157	£-11,439,263	£-11,001,181
50%	71%	£-16,544,452	£-5,005,175	£-15,049,535	£-3,121,415	£-16,365,148	£-16,470,631
100%	71%	£-73,166,012	£-67,041,021	£-72,143,946	£-66,618,955	£-74,035,563	£-73,013,498
10%	75%	£26,780,393	£27,254,574	£26,859,349	£27,353,530	£26,690,235	£26,789,191
15%	75%	£21,381,181	£22,122,452	£21,529,594	£22,270,866	£21,275,925	£21,424,359
20%	75%	£15,991,098	£16,990,291	£16,192,246	£17,188,202	£15,848,487	£16,049,636
25%	75%	£10,671,436	£11,827,094	£10,822,871	£12,078,529	£10,393,173	£10,644,608
30%	75%	£5,151,774	£6,658,564	£5,453,496	£6,960,286	£4,937,658	£5,239,593
35%	75%	£-297,899	£1,490,033	£94,121	£1,942,043	£-517,456	£-165,445
40%	75%	£-5,719,915	£-3,678,497	£-5,311,039	£-3,276,201	£-6,009,801	£-5,600,925
45%	75%	£-11,192,556	£-8,895,404	£-10,732,570	£-8,435,419	£-11,518,676	£-11,059,692
50%	75%	£-16,668,955	£-4,112,855	£-15,167,092	£-3,691,710	£-16,568,626	£-16,556,374
10%	60%	£26,874,241	£27,664,931	£26,953,406	£27,744,095	£26,741,985	£26,841,153
15%	60%	£21,551,933	£22,737,967	£21,670,679	£22,856,714	£21,383,554	£21,502,301
20%	60%	£16,222,517	£17,811,003	£16,383,435	£17,969,232	£15,994,240	£16,155,258
25%	60%	£10,860,715	£12,865,768	£11,156,910	£13,070,912	£10,575,495	£10,776,637
30%	60%	£5,488,902	£7,909,767	£5,740,279	£6,151,144	£5,156,837	£5,398,015
35%	60%	£137,095	£7,949,771	£418,702	£8,231,377	£-262,214	£19,393
40%	60%	£-5,249,506	£-2,810,229	£-4,922,456	£-3,688,389	£-5,713,204	£-5,389,224
45%	60%	£-10,663,346	£-8,987,905	£-10,295,358	£-8,619,916	£-11,185,141	£-10,817,153
50%	60%	£-16,088,918	£-11,993,351	£-15,673,355	£-11,584,485	£-16,678,172	£-16,267,609

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£37,513,632	£37,513,632	£37,513,632	£37,513,632	£37,513,632	£37,513,632
10%	71%	£37,978,294	£38,543,072	£38,072,537	£38,637,316	£37,898,113	£37,992,357
15%	71%	£32,612,616	£33,459,783	£32,793,981	£33,601,148	£32,492,345	£32,633,710
20%	71%	£27,236,992	£28,376,493	£27,426,561	£28,564,080	£27,074,000	£27,265,578
25%	71%	£21,861,368	£23,295,147	£22,070,569	£23,555,698	£21,627,376	£21,869,837
30%	71%	£16,425,217	£18,147,264	£16,712,572	£18,434,810	£16,148,097	£16,468,097
35%	71%	£11,019,330	£13,029,384	£11,354,577	£13,363,631	£10,734,110	£11,069,356
40%	71%	£5,592,881	£7,869,505	£5,972,287	£8,292,844	£5,261,553	£5,640,989
45%	71%	£1,041,241	£2,749,552	£-862,322	£3,157,638	£-248,688	£199,613
50%	71%	£-5,353,458	£-2,417,351	£-4,858,741	£-1,930,624	£-5,774,353	£-5,279,636
100%	71%	£-31,979,216	£-25,897,226	£-30,959,152	£-24,828,160	£-30,844,769	£-29,822,704
10%	75%	£37,978,294	£38,543,072	£38,072,537	£38,637,316	£37,898,113	£37,992,357
15%	75%	£32,571,955	£33,313,227	£32,730,388	£33,481,680	£32,465,719	£32,615,153
20%	75%	£27,181,892	£28,181,085	£27,383,041	£28,378,996	£27,039,282	£27,240,430
25%	75%	£21,782,230	£23,071,889	£22,013,666	£23,269,224	£21,583,967	£21,835,402
30%	75%	£16,342,659	£17,940,541	£16,648,291	£18,151,081	£16,126,859	£16,436,314
35%	75%	£10,922,906	£12,880,828	£11,274,916	£13,032,837	£10,673,338	£11,025,347
40%	75%	£5,470,879	£7,812,298	£5,879,755	£7,914,594	£5,180,993	£5,589,869
45%	75%	£-1,761,011	£2,295,390	£-149,239	£2,755,376	£-327,882	£192,103
50%	75%	£-5,495,751	£-2,922,010	£-4,976,297	£-2,410,915	£-5,864,034	£-5,344,580
10%	60%	£38,085,036	£38,855,725	£38,144,200	£38,934,890	£37,952,783	£38,031,947
15%	60%	£32,742,727	£33,528,761	£32,867,474	£33,047,508	£32,574,345	£32,693,095
20%	60%	£27,415,311	£28,201,736	£27,514,267	£27,742,927	£27,185,134	£27,346,053
25%	60%	£22,051,504	£24,060,558	£22,252,652	£24,261,706	£21,766,283	£21,967,431
30%	60%	£16,689,697	£19,100,562	£16,931,074	£19,341,939	£16,347,432	£16,588,810
35%	60%	£11,327,985	£14,149,565	£11,609,487	£14,422,172	£10,928,981	£11,210,187
40%	60%	£5,941,287	£9,180,568	£6,268,338	£9,502,405	£5,477,470	£5,804,571
45%	60%	£527,448	£4,202,890	£-895,437	£4,570,878	£-65,654	£373,642
50%	60%	£-4,898,123	£-802,567	£-4,482,560	£-393,691	£-5,487,378	£-5,071,814

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£60,101,153	£60,101,153	£60,101,153	£60,101,153	£60,101,153	£60,101,153
10%	71%	£49,375,021	£49,839,799	£49,469,264	£49,934,043	£49,294,840	£49,389,084
15%	71%	£44,009,242	£44,855,509	£44,150,708	£44,997,875	£43,899,072	£44,030,437
20%	71%	£38,633,716	£39,773,220	£38,826,288	£39,961,707	£38,470,735	£38,662,395
25%	71%	£33,227,832	£34,662,870	£33,467,294	£34,902,332	£33,024,103	£33,263,564
30%	71%	£27,821,944	£29,543,991	£28,109,299	£29,831,345	£27,577,470	£27,864,824
35%	71%	£22,416,057	£24,425,111	£22,781,394	£24,180,358	£22,130,837	£22,466,083
40%	71%	£16,979,608	£19,306,232	£17,369,014	£19,689,971	£16,648,910	£17,037,716
45%	71%	£11,520,965	£14,146,283	£11,959,049	£14,584,385	£11,148,258	£11,586,340
50%	71%	£6,043,269	£8,979,345	£6,537,955	£9,406,193	£5,622,472	£6,117,081
100%	71%	£-99,476,491	£-84,454,496	£-98,598,455	£-84,493,454	£-98,448,944	£-97,426,977
10%	75%	£49,347,914	£49,842,095	£49,446,870	£49,941,051	£49,277,757	£49,376,712
15%	75%	£43,968,682	£44,709,954	£44,117,115	£44,858,387	£43,853,446	£44,011,879
20%	75%	£38,578,818	£39,577,812	£38,779,787	£39,775,723	£38,458,005	£38,631,187
25%	75%	£33,158,957	£34,414,615	£33,410,392	£34,666,051	£32,980,694	£33,232,129
30%	75%	£27,739,295	£29,246,086	£28,041,017	£29,547,807	£27,525,379	£27,827,101
35%	75%	£22,319,633	£24,077,555	£22,671,642	£24,429,564	£22,070,965	£22,422,073
40%	75%	£16,897,806	£18,900,024	£17,274,842	£19,311,521	£16,577,120	£16,966,596
45%	75%	£11,394,966	£13,692,117	£11,854,951	£14,152,103	£11,068,845	£11,528,829
50%	75%	£5,900,976	£8,474,716	£6,420,430	£8,989,811	£5,532,893	£6,052,147
10%	60%	£49,461,782	£50,252,452	£49,549,927	£50,331,616	£49,349,510	£49,428,674
15%	60%	£44,130,454	£45,525,458	£44,236,201	£45,444,235	£43,971,075	£44,069,822
20%	60%	£38,810,038	£40,398,525	£38,970,956	£40,556,853	£38,881,861	£38,742,780
25%	60%	£33,448,231	£35,457,285	£33,649,379	£35,658,433	£33,163,010	£33,364,158
30%	60%	£28,086,424	£30,493,280	£28,357,801	£30,739,605	£27,744,155	£27,985,537
35%	60%	£22,724,617	£25,537,292	£23,006,223	£25,818,899	£22,325,307	£22,606,014
40%	60%	£17,338,014	£20,577,295	£17,665,115	£20,899,132	£16,874,197	£17,201,297
45%	60%	£11,924,175	£15,599,617	£12,292,163	£15,867,605	£11,402,286	£11,770,969
50%	60%	£6,498,003	£10,594,160	£6,914,167	£11,063,036	£5,699,449	£6,324,912

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£37,167,883	£37,167,883	£37,167,883	£37,167,883	£37,167,883	£37,167,883
10%	71%	£26,441,750	£27,006,528	£26,535,999	£27,100,772	£26,361,565	£26,455,813
15%	71%	£21,076,072	£21,923,235	£21,271,437	£22,064,034	£20,855,901	£21,091,166
20%	71%	£15,700,448	£16,839,949	£15,802,017	£17,028,436	£15,537,465	£15,729,034
25%	71%	£10,294,561	£11,729,599	£10,534,023	£11,989,062	£10,090,832	£10,330,293
30%	71%	£4,889,673	£6,610,720	£5,170,290	£6,898,075	£4,444,169	£4,631,653
35%	71%	£-517,214	£1,491,940	£-181,967	£1,827,087	£-802,434	£-467,188
40%	71%	£-5,363,663	£-3,627,038	£-5,564,257	£-3,243,900	£-6,284,961	£-3,895,555
45%	71%	£-11,412,303	£-8,786,987	£-10,974,221	£-8,349,908	£-11,795,012	£-11,346,931
50%	71%	£-16,809,052	£-13,953,635	£-16,365,496	£-13,467,068	£-17,407,857	£-16,816,780
100%	71%	£-73,511,762	£-67,366,770	£-72,489,696	£-66,364,704	£-74,381,312	£-73,359,248
10%	75%	£26,414,644	£26,908,825	£26,513,599	£27,007,780	£26,344,486	£26,443,442
15%	75%	£21,035,411	£21,776,083	£21,183,844	£21,925,116	£20,930,175	£21,078,009
20%	75%	£15,645,348	£16,644,541	£15,846,497	£16,842,452	£15,502,738	£15,703,886
25%	75%	£10,225,686	£11,481,345	£10,477,122	£11,732,780	£10,047,423	£10,298,858
30%	75%	£4,808,024	£6,312,814	£5,107,747	£6,614,537	£4,502,108	£4,693,830
35%	75%	£-2813,698	£1,144,284	£-221,622	£1,486,293	£-283,206	£-111,027
40%	75%	£-6,065,665	£-4,024,246	£-6,556,789	£-3,621,950	£-6,355,551	£-3,946,675
45%	75%	£-11,538,305	£-9,241,154	£-11,078,320	£-8,781,168	£-11,884,428	£-11,404,441
50%	75%	£-16,923,254	£-14,456,554	£-16,472,847	£-13,947,459	£-17,400,578	£-16,881,724
10%	60%	£26,528,492	£27,319,181	£26,807,636	£27,398,346	£26,416,235	£26,455,404
15%	60%	£21,206,183	£22,392,217	£21,324,930	£22,510,964	£21,037,804	£21,156,551
20%	60%	£15,876,787	£17,465,254	£16,037,685	£17,623,583	£15,648,590	£15,809,509
25%	60%	£10,461,965	£12,520,128	£10,715,395	£12,892,153	£10,229,735	£10,433,881
30%	60%	£5,153,153	£7,564,018	£5,304,530	£7,805,395	£4,810,888	£5,052,256
35%	60%	£-208,654	£2,604,001	£-72,953	£2,885,628	£-607,963	£-326,357
40%	60%	£-5,395,257	£-2,355,976	£-6,268,156	£-2,034,139	£-6,059,074	£-5,731,970
45%	60%	£-11,009,065	£-7,333,654	£-10,641,107	£-6,865,686	£-11,530,890	£-11,152,602
50%	60%	£-16,434,667	£-12,339,111	£-16,019,104	£-11,930,235	£-17,023,922	£-16,608,358

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£42,359,111	£42,359,111	£42,359,111	£42,359,111	£42,359,111	£42,359,111
10%	71%	£42,124,036	£42,888,814	£42,216,280	£42,783,058	£42,043,856	£42,138,098
15%	71%	£36,758,556	£37,605,525	£36,899,723	£37,746,890	£36,638,087	£36,779,453
20%	71%	£31,382,735	£32,522,235	£31,574,363	£32,710,722	£31,219,751	£31,411,321
25%	71%	£26,076,946	£27,411,885	£26,216,369	£27,651,348	£25,773,116	£26,012,580
30%	71%	£20,870,959	£22,293,007	£20,858,315	£22,580,361	£20,326,485	£20,613,840
35%	71%	£15,665,072	£17,174,127	£15,500,319	£17,509,974	£14,879,853	£15,215,099
40%	71%	£10,461,965	£12,055,248	£10,119,099	£12,438,387	£9,397,325	£9,786,732
45%	71%	£4,269,983	£6,895,299	£4,708,065	£7,333,380	£3,897,274	£4,335,355
50%	71%	£-1,207,716	£1,728,361	£-712,958	£2,215,118	£-1,628,611	£-1,133,894
100%	71%	£-57,939,475	£-51,704,484	£-56,807,410	£-50,892,418	£-58,699,026	£-57,676,861
10%	75%	£42,098,005	£42,600,805	£42,186,805	£42,660,075	£42,042,172	£42,137,414
15%	75%	£36,717,697	£37,458,969	£36,866,131	£37,607,403	£36,612,462	£36,760,895
20%	75%	£31,327,635	£32,326,827	£31,528,783	£32,524,739	£31,185,024	£31,386,172
25%	75%	£25,907,715	£27,053,631	£26,184,086	£27,415,086	£25,729,705	£26,081,145
30%	75%	£20,486,311	£22,095,101	£20,790,033	£22,286,923	£20,274,384	£20,576,117
35%	75%	£15,068,649	£16,826,570	£15,420,658	£17,178,579	£14,819,081	£15,171,089
40%	75%	£9,616,622	£11,658,040	£10,026,498	£12,080,236	£9,226,735	£9,735,611
45%	75%	£4,143,961	£6,441,133	£4,603,967	£6,901,116	£3,817,869	£4,271,845
50%	75%	£-1,350,000	£1,223,732	£-830,555	£1,734,827	£-1,718,292	£-1,198,838
10%	60%	£42,210,778	£43,001,467	£42,289,942	£43,080,632	£42,098,525	£42,177,690
15%	60%	£36,888,468	£38,074,504	£37,007,216	£38,193,250	£36,720,991	£36,838,637
20%	60%	£31,530,953	£33,141,932	£31,305,869	£33,305,869	£31,130,937	£31,491,736
25%	60%	£26,197,246	£28,206,301	£26,398,394	£28,407,449	£25,912,025	£26,113,174
30%	60%	£20,935,439	£23,246,304	£21,076,816	£23,487,681	£20,493,174	£20,734,552
35%	60%	£15,673,623	£18,285,307	£15,752,230	£18,567,914	£15,074,323	£15,355,930
40%	60%	£10,407,025	£13,326,311	£10,414,130	£13,648,147	£9,823,212	£10,950,313
45%	60%	£4,673,191	£8,348,632	£5,041,179	£8,716,620	£4,151,396	£4,519,384
50%	60%	£-922,381	£3,343,175	£-336,818	£3,752,052	£-1,241,635	£-926,072

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£60,101,153	£60,101,153	£60,101,153	£60,101,153	£60,101,153	£60,101,153
10%	71%	£49,375,021	£49,939,799	£49,469,264	£50,034,043	£49,294,840	£49,389,084
15%	71%	£44,009,342	£44,856,509	£44,150,706	£44,987,875	£43,869,072	£44,030,437
20%	71%	£38,633,710	£39,773,220	£38,825,288	£39,961,707	£38,470,703	£38,662,305
25%	71%	£33,227,832	£34,662,870	£33,467,294	£34,902,332	£33,024,103	£33,263,564
30%	71%	£27,821,944	£29,543,991	£28,109,299	£29,831,245	£27,577,470	£27,864,824
35%	71%	£22,416,057	£24,425,111	£22,751,304	£24,760,358	£22,130,837	£22,466,083
40%	71%	£16,970,608	£19,306,232	£17,369,014	£19,689,371	£16,848,310	£17,037,716
45%	71%	£11,520,968	£14,146,283	£11,959,049	£14,584,265	£11,148,258	£11,586,340
50%	71%	£6,043,269	£9,379,345	£6,537,989	£9,465,103	£5,622,373	£6,117,091
100%	71%	£-50,578,491	£-44,463,499	£-49,556,425	£-43,431,434	£-51,448,041	£-50,423,917
10%	75%	£49,347,914	£49,842,095	£49,446,870	£49,941,051	£49,277,757	£49,376,712
15%	75%	£43,968,682	£44,709,954	£44,117,115	£44,858,387	£43,863,446	£44,011,879
20%	75%	£38,573,618	£39,577,810	£38,775,787	£39,775,723	£38,436,005	£38,631,167
25%	75%	£33,158,957	£34,414,615	£33,410,392	£34,686,051	£32,980,684	£33,232,129
30%	75%	£27,739,295	£29,246,085	£28,041,017	£29,547,807	£27,525,379	£27,827,101
35%	75%	£22,319,633	£24,071,555	£22,671,642	£24,429,564	£22,070,065	£22,422,073
40%	75%	£16,897,606	£18,909,024	£17,276,482	£19,311,321	£16,577,720	£16,969,596
45%	75%	£11,394,966	£13,692,117	£11,854,951	£14,152,103	£11,088,845	£11,528,829
50%	75%	£5,900,976	£8,474,716	£6,420,430	£8,985,811	£5,532,693	£6,052,147
10%	60%	£49,461,765	£50,353,455	£49,549,927	£50,531,616	£49,349,516	£49,428,674
15%	60%	£44,130,454	£45,325,488	£44,258,201	£45,444,235	£44,071,075	£44,089,822
20%	60%	£38,810,038	£40,598,525	£38,970,956	£40,556,853	£38,881,861	£38,742,780
25%	60%	£33,448,231	£35,451,285	£33,649,379	£35,658,433	£33,163,010	£33,364,158
30%	60%	£28,086,424	£30,497,288	£28,327,801	£30,738,665	£27,744,169	£27,955,537
35%	60%	£22,724,617	£25,537,292	£23,006,223	£25,818,899	£22,325,307	£22,606,914
40%	60%	£17,336,014	£20,577,295	£17,665,115	£20,899,132	£16,874,197	£17,201,297
45%	60%	£11,924,175	£15,599,617	£12,292,183	£15,987,805	£11,402,385	£11,770,389
50%	60%	£6,488,603	£10,594,160	£6,914,167	£11,003,036	£5,909,349	£6,324,912

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 6		CIL Zone	2
		Value Area	Med
No Units	300	Sales value inflation	0%
Site Area	1.08 Ha	Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£30,568,752	£30,568,752	£30,568,752	£30,568,752	£30,568,752	£30,568,752
10%	71%	£23,279,073	£23,279,219	£23,492,108	£23,932,254	£23,147,747	£23,360,781
15%	71%	£19,634,522	£20,294,452	£19,953,795	£20,614,005	£19,437,244	£19,756,797
20%	71%	£15,974,522	£16,889,211	£16,407,590	£17,295,756	£15,707,575	£16,140,613
25%	71%	£12,287,299	£13,405,661	£12,828,597	£13,946,959	£11,953,615	£12,494,912
30%	71%	£8,600,076	£9,942,110	£9,249,633	£10,591,667	£8,199,655	£8,849,212
35%	71%	£4,905,855	£4,472,170	£5,651,066	£7,233,377	£4,006,057	£5,176,268
40%	71%	£1,141,941	£2,960,587	£2,022,183	£3,840,828	£599,315	£1,479,557
45%	71%	£-2,639,446	£-560,008	£-1,632,979	£439,275	£-3,259,885	£-2,253,418
50%	71%	£-6,439,610	£-4,129,024	£-5,321,213	£-3,010,726	£-7,128,887	£-6,010,589
100%	71%	£-44,440,153	£-39,819,181	£-42,293,558	£-37,592,886	£-45,818,907	£-43,582,311
10%	75%	£23,245,288	£23,630,415	£23,468,974	£23,854,103	£23,130,378	£23,354,064
15%	75%	£19,583,556	£20,161,248	£19,919,086	£20,496,778	£19,411,191	£19,746,721
20%	75%	£15,925,948	£16,698,700	£16,360,538	£17,159,453	£15,672,269	£16,128,694
25%	75%	£12,201,456	£13,180,022	£12,769,819	£13,748,385	£11,909,482	£12,477,845
30%	75%	£8,497,064	£9,671,344	£9,179,099	£10,353,379	£8,146,696	£8,828,731
35%	75%	£4,758,706	£6,151,110	£5,367,432	£6,958,373	£4,343,261	£5,151,983
40%	75%	£1,002,946	£2,993,661	£1,929,690	£3,617,814	£3,891,123	£1,451,802
45%	75%	£-2,799,060	£-979,652	£-1,742,268	£75,997	£-3,341,943	£-2,285,152
50%	75%	£-6,616,859	£-4,595,183	£-5,442,646	£-3,420,970	£-7,220,063	£-6,045,850
60%	75%	£-12,383,183	£-9,003,388	£-10,262,333	£-7,182,333	£-13,722,272	£-12,596,661
15%	60%	£19,796,400	£20,720,700	£20,064,823	£20,989,130	£19,520,615	£19,789,400
20%	60%	£16,194,280	£17,438,025	£16,558,032	£17,795,923	£15,820,554	£16,184,306
25%	60%	£12,561,997	£14,127,703	£13,016,687	£14,582,394	£12,094,638	£12,549,529
30%	60%	£8,929,715	£10,208,562	£9,475,341	£11,154,190	£8,389,123	£8,914,761
35%	60%	£5,271,722	£7,489,419	£5,918,700	£8,125,985	£4,607,005	£5,253,982
40%	60%	£1,588,646	£4,134,749	£2,328,048	£4,874,152	£2,829,969	£1,568,371
45%	60%	£-2,129,684	£2,999,936	£-1,263,251	£1,691,784	£-3,997,299	£-2,151,868
50%	60%	£-5,871,998	£-2,637,317	£-4,932,628	£-1,697,946	£-6,837,125	£-5,897,755

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£-66,978,125	£-66,978,125	£-66,978,125	£-66,978,125	£-66,978,125	£-66,978,125
10%	71%	£-74,064,688	£-74,064,688	£-74,064,688	£-74,064,688	£-74,064,688	£-74,064,688
15%	71%	£-77,612,644	£-77,252,424	£-77,593,069	£-76,932,672	£-78,109,632	£-77,790,080
20%	71%	£-81,672,355	£-80,677,668	£-81,139,317	£-80,251,121	£-81,839,302	£-81,406,264
25%	71%	£-85,259,578	£-84,141,216	£-84,718,280	£-83,599,918	£-85,993,292	£-85,051,964
30%	71%	£-89,369,807	£-87,624,767	£-88,297,244	£-86,965,209	£-89,347,272	£-88,609,260
35%	71%	£-92,666,022	£-91,074,707	£-91,895,310	£-90,310,690	£-93,140,620	£-92,470,609
40%	71%	£-96,404,938	£-94,589,290	£-95,524,694	£-93,706,040	£-96,947,562	£-96,067,320
45%	71%	£-100,186,323	£-98,109,685	£-99,179,856	£-97,107,602	£-100,806,762	£-99,809,284
50%	71%	£-103,966,387	£-101,628,090	£-102,868,090	£-100,537,063	£-104,676,748	£-103,557,486
100%	71%	£-141,987,030	£-137,366,058	£-139,750,435	£-135,129,463	£-143,365,784	£-141,129,189
10%	75%	£-74,301,589	£-73,916,481	£-74,077,902	£-73,892,774	£-74,416,499	£-74,192,813
15%	75%	£-77,993,321	£-77,395,791	£-77,657,099	£-77,607,099	£-78,159,686	£-77,936,866
20%	75%	£-81,541,029	£-80,855,177	£-81,186,358	£-80,407,423	£-81,874,608	£-81,419,918
25%	75%	£-85,345,421	£-84,368,855	£-84,777,058	£-83,798,491	£-85,637,395	£-85,069,032
30%	75%	£-89,549,812	£-87,875,533	£-88,387,776	£-87,193,497	£-89,400,161	£-88,716,145
35%	75%	£-92,738,167	£-91,385,767	£-91,974,645	£-90,588,033	£-92,304,645	£-91,824,964
40%	75%	£-96,544,531	£-94,953,216	£-95,620,276	£-94,028,963	£-97,019,329	£-96,095,075
45%	75%	£-100,345,936	£-98,526,428	£-99,288,145	£-97,470,880	£-100,889,820	£-99,832,029
50%	75%	£-104,163,735	£-102,142,260	£-102,989,833	£-100,867,247	£-104,789,039	£-103,592,727
10%	60%	£-74,159,693	£-73,543,488	£-73,980,744	£-73,364,540	£-74,343,550	£-74,164,600
15%	60%	£-77,750,477	£-76,826,170	£-77,482,053	£-76,557,747	£-78,026,262	£-77,757,837
20%	60%	£-81,352,597	£-80,109,852	£-80,988,845	£-79,159,953	£-81,726,323	£-81,369,571
25%	60%	£-84,984,680	£-83,419,174	£-84,537,044	£-82,664,463	£-85,452,038	£-84,997,348
30%	60%	£-88,617,164	£-86,738,315	£-88,071,536	£-86,192,687	£-89,177,554	£-88,632,125
35%	60%	£-92,275,155	£-90,057,457	£-91,638,177	£-89,420,891	£-92,939,872	£-92,299,895
40%	60%	£-95,968,231	£-93,412,128	£-95,119,826	£-92,672,725	£-96,717,908	£-95,976,595
45%	60%	£-99,675,561	£-96,776,941	£-98,830,128	£-95,945,113	£-100,544,176	£-99,698,743
50%	60%	£-103,418,874	£-100,154,193	£-102,479,505	£-99,244,823	£-104,384,001	£-103,444,632

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£-57,851,056	£-57,851,056	£-57,851,056	£-57,851,056	£-57,851,056	£-57,851,056
10%	71%	£-55,110,681	£-54,670,535	£-54,897,646	£-54,457,500	£-55,242,007	£-55,028,973
15%	71%	£-58,755,521	£-58,095,302	£-58,435,969	£-57,775,749	£-58,952,510	£-58,632,957
20%	71%	£-62,411,253	£-61,530,543	£-61,983,048	£-61,063,998	£-62,652,148	£-62,342,144
25%	71%	£-66,102,455	£-64,984,093	£-65,551,157	£-64,442,795	£-66,438,139	£-66,054,842
30%	71%	£-69,789,678	£-68,447,644	£-69,140,121	£-67,798,087	£-70,190,099	£-69,540,542
35%	71%	£-73,508,895	£-71,811,584	£-72,738,898	£-71,153,377	£-73,983,697	£-73,213,486
40%	71%	£-77,247,615	£-75,125,167	£-76,367,671	£-74,548,926	£-77,739,422	£-76,919,197
45%	71%	£-81,020,200	£-78,948,762	£-80,022,733	£-77,950,479	£-81,640,639	£-80,643,172
50%	71%	£-84,839,264	£-82,518,778	£-83,710,967	£-81,400,480	£-85,518,641	£-84,400,943
100%	71%	£-122,829,007	£-118,200,915	£-120,593,312	£-115,073,340	£-124,288,651	£-121,072,566
10%	75%	£-55,144,466	£-54,759,339	£-54,920,789	£-54,535,651	£-55,259,376	£-55,035,690
15%	75%	£-58,806,198	£-58,228,506	£-58,470,668	£-57,892,976	£-58,978,563	£-58,643,033
20%	75%	£-62,483,906	£-61,011,054	£-62,092,216	£-61,250,301	£-62,717,495	£-62,292,795
25%	75%	£-66,198,296	£-64,299,795	£-65,019,895	£-64,641,308	£-66,489,816	£-65,911,926
30%	75%	£-69,892,690	£-68,718,410	£-69,210,655	£-68,038,375	£-70,243,058	£-69,561,023
35%	75%	£-73,611,044	£-72,238,644	£-72,822,322	£-71,431,381	£-73,404,493	£-72,737,771
40%	75%	£-77,348,408	£-75,786,364	£-76,463,184	£-75,061,840	£-77,862,288	£-77,053,933
45%	75%	£-81,188,614	£-79,369,306	£-80,132,022	£-78,313,757	£-81,731,697	£-80,674,906
50%	75%	£-85,006,612	£-82,984,937	£-83,832,400	£-81,810,724	£-85,609,817	£-84,435,604
10%	60%	£-55,002,671	£-54,399,396	£-54,822,821	£-54,207,417	£-55,186,427	£-54,907,477
15%	60%	£-58,693,364	£-57,695,051	£-58,304,651	£-57,400,124	£-59,000,224	£-58,617,978
20%	60%	£-62,395,474	£-60,951,729	£-61,831,722	£-60,593,831	£-62,569,200	£-62,205,448
25%	60%	£-66,127,757	£-64,292,051	£-65,373,067	£-63,807,960	£-66,294,815	£-65,840,228
30%	60%	£-69,900,041	£-67,581,192	£-69,144,813	£-67,035,664	£-70,920,631	£-69,476,003
35%	60%	£-73,718,032	£-70,900,335	£-72,471,054	£-70,263,769	£-73,762,749	£-73,135,772
40%	60%	£-77,601,108	£-74,255,005	£-76,061,705	£-73,515,602	£-77,680,785	£-76,821,383
45%	60%	£-81,516,439	£-77,619,818	£-79,679,005	£-76,787,990	£-81,597,053	£-80,521,620
50%	60%	£-85,461,752	£-80,922,071	£-83,322,362	£-80,087,700	£-85,526,838	£-84,267,569

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£-14,467,557	£-14,467,557	£-14,467,557	£-14,467,557	£-14,467,557	£-14,467,557
10%	71%	£-11,291,298	£-11,071,091	£-11,581,901	£-11,388,955	£-11,988,569	£-11,876,558
15%	71%	£-12,402,077	£-12,471,857	£-12,082,524	£-12,422,304	£-12,990,065	£-12,579,512
20%	71%	£-12,961,787	£-12,817,098	£-12,629,749	£-12,740,553	£-13,328,735	£-12,895,696
25%	71%	£-13,749,010	£-13,639,648	£-13,207,713	£-13,089,390	£-13,982,695	£-13,541,397
30%	71%	£-14,536,233	£-14,354,199	£-14,786,676	£-14,444,842	£-15,339,654	£-14,917,097
35%	71%	£-15,354,454	£-14,964				

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£628,364	£628,364	£628,364	£628,364	£628,364	£628,364
10%	71%	£6,661,315	£6,221,170	£6,448,250	£6,008,134	£6,792,841	£6,379,607
15%	71%	-£10,306,155	£5,645,936	£9,885,903	£9,326,383	-£10,503,144	-£10,153,501
20%	71%	-£13,065,866	-£13,017,177	-£13,532,828	-£12,644,632	-£14,232,814	-£13,779,775
25%	71%	-£17,863,089	£16,534,727	-£17,171,791	-£15,993,429	-£17,986,773	-£17,445,476
30%	71%	-£21,940,312	£19,660,278	-£20,660,155	-£19,060,221	-£21,740,753	-£21,091,346
35%	71%	-£26,059,633	£23,468,218	-£24,289,322	-£22,704,011	-£26,534,331	-£24,764,120
40%	71%	-£28,748,447	£26,979,801	-£27,918,205	-£26,099,560	-£29,341,073	-£28,460,831
45%	71%	-£32,978,834	£30,509,397	-£31,573,367	-£29,501,113	-£33,200,273	-£32,193,806
50%	71%	-£38,978,988	£34,069,412	-£36,251,601	-£32,361,114	-£37,089,475	-£35,859,077
100%	71%	-£74,380,541	£69,759,569	-£72,143,946	-£67,522,974	-£75,759,295	-£73,522,700
10%	75%	£6,695,100	£6,309,973	£6,471,414	£6,086,285	£6,810,010	£6,588,324
15%	75%	-£10,356,833	£9,779,140	-£10,021,302	-£9,443,610	-£10,529,197	-£10,193,667
20%	75%	-£14,034,540	-£13,251,688	-£13,579,850	-£12,800,935	-£14,268,119	-£13,813,429
25%	75%	-£17,739,933	-£16,760,368	-£17,170,589	-£16,192,003	-£18,030,906	-£17,462,543
30%	75%	-£21,443,324	-£20,269,044	-£20,761,289	-£19,587,909	-£21,793,692	-£21,111,667
35%	75%	-£25,181,679	-£23,799,778	-£24,372,666	-£22,982,015	-£25,575,127	-£24,789,465
40%	75%	-£28,938,042	-£27,348,727	-£28,013,788	-£26,422,474	-£29,412,840	-£28,468,586
45%	75%	-£32,739,449	-£30,919,940	-£31,682,657	-£29,864,391	-£33,282,337	-£32,223,540
50%	75%	-£38,677,247	-£34,509,574	-£35,383,034	-£33,361,358	-£37,169,451	-£35,899,238
10%	80%	-£6,553,205	£5,937,000	-£6,374,255	-£5,758,051	-£6,737,061	-£6,558,111
15%	80%	-£10,143,988	£9,219,682	-£9,875,565	-£9,261,258	-£10,419,773	-£10,151,348
20%	80%	-£13,746,108	£12,502,363	-£13,362,356	-£12,144,465	-£14,119,834	-£13,756,082
25%	80%	-£17,389,291	£15,812,685	-£16,924,094	-£15,357,094	-£17,846,560	-£17,269,669
30%	80%	-£21,010,675	£19,131,827	-£20,465,047	-£18,586,198	-£21,571,265	-£21,025,637
35%	80%	-£24,669,666	£22,459,969	-£24,071,698	-£21,814,403	-£25,333,383	-£24,699,406
40%	80%	-£28,351,742	£25,809,639	-£27,612,340	-£25,066,236	-£29,111,419	-£28,372,017
45%	80%	-£32,069,072	£29,179,452	-£31,223,639	-£28,338,624	-£32,937,687	-£32,052,254
50%	80%	-£35,812,386	£32,577,705	-£34,873,016	-£31,638,334	-£36,777,513	-£35,838,143

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,111,136	£1,111,136	£1,111,136	£1,111,136	£1,111,136	£1,111,136
10%	71%	£4,529,479	£4,989,625	£4,742,514	£5,182,660	£4,398,154	£4,611,188
15%	71%	£884,839	£1,844,859	£1,204,191	£1,864,411	£687,851	£1,007,203
20%	71%	£2,775,072	£1,890,362	£2,342,034	£1,453,838	£3,042,019	£2,606,981
25%	71%	£6,265,295	£1,932,932	£5,320,997	£1,029,635	£6,254,681	£5,254,681
30%	71%	-£10,149,518	£8,807,483	£9,499,961	£8,157,926	-£10,549,939	£9,900,382
35%	71%	-£13,868,739	£12,277,424	£13,098,527	£11,513,217	-£14,343,636	£13,573,325
40%	71%	-£17,807,685	£15,795,007	£16,727,410	£14,968,766	-£18,558,278	£17,270,037
45%	71%	£21,989,039	£19,309,602	£20,382,512	£18,310,919	£22,008,478	£21,030,511
50%	71%	£25,189,104	£22,878,618	£24,070,807	£21,760,320	£25,878,481	£24,760,183
100%	71%	£98,189,747	£98,968,775	£99,954,162	£98,232,180	£94,668,507	£92,431,606
10%	75%	£4,485,694	£4,890,822	£4,716,389	£5,104,909	£4,380,194	£4,564,471
15%	75%	£833,963	£1,411,655	£1,169,492	£1,747,184	£661,597	£997,127
20%	75%	£2,843,746	£2,060,893	£2,389,056	£1,610,140	£3,077,325	£2,622,635
25%	75%	£6,548,138	£5,569,572	£5,979,775	£5,001,208	£6,940,111	£6,271,749
30%	75%	£10,343,329	£4,578,250	£9,370,466	£3,396,414	£11,602,899	£9,930,511
35%	75%	£13,990,884	£12,598,484	£13,182,162	£11,791,220	£14,406,332	£13,597,611
40%	75%	£17,747,248	£16,155,933	£16,822,993	£15,231,680	£18,222,046	£17,297,791
45%	75%	£21,548,653	£19,729,145	£20,440,862	£18,676,897	£22,011,537	£21,034,746
50%	75%	£25,368,452	£23,344,776	£24,192,240	£22,170,564	£25,969,656	£24,793,444
10%	80%	£4,637,590	£5,253,795	£4,816,540	£5,432,743	£4,453,733	£4,632,653
15%	80%	£1,046,806	£1,871,170	£1,316,230	£2,232,637	£711,083	£1,638,446
20%	80%	£2,568,514	£1,311,569	£2,101,592	£953,670	£2,920,940	£2,665,258
25%	80%	£6,187,597	£4,621,891	£5,732,907	£4,167,200	£6,654,755	£6,200,065
30%	80%	£9,819,881	£7,941,032	£9,274,253	£7,395,404	£10,380,470	£9,834,842
35%	80%	£13,477,872	£11,260,174	£12,830,894	£10,623,608	£14,142,589	£13,495,612
40%	80%	£17,160,948	£14,614,845	£16,421,545	£13,875,442	£17,920,625	£17,161,222
45%	80%	£20,878,278	£17,979,658	£20,032,845	£17,147,829	£21,746,892	£20,901,460
50%	80%	£24,621,591	£21,366,910	£23,682,221	£20,447,540	£25,568,718	£24,647,949

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£23,215,885	£23,215,885	£23,215,885	£23,215,885	£23,215,885	£23,215,885
10%	71%	£15,926,206	£16,366,352	£16,139,241	£16,579,387	£15,794,880	£16,007,915
15%	71%	£12,281,386	£12,941,596	£12,600,918	£13,261,138	£12,064,378	£12,403,930
20%	71%	£9,821,655	£9,516,344	£9,054,693	£9,942,889	£9,594,708	£9,787,746
25%	71%	£4,934,432	£8,952,744	£5,475,730	£6,594,092	£4,680,748	£5,142,048
30%	71%	£1,247,209	£2,589,243	£1,896,766	£3,238,800	£946,798	£1,498,345
35%	71%	£2,872,012	£980,897	£1,701,801	£118,490	£2,946,810	£2,176,599
40%	71%	£6,210,926	£4,392,280	£5,330,684	£3,512,039	£6,753,552	£5,873,310
45%	71%	£9,992,313	£7,912,875	£8,985,846	£6,913,692	£10,612,752	£9,606,285
50%	71%	£13,792,377	£11,481,801	£12,674,080	£10,363,593	£14,481,754	£13,363,458
100%	71%	£91,993,099	£91,132,048	£90,568,468	£84,668,468	£89,131,774	£86,939,179
10%	75%	£15,892,421	£16,277,549	£16,116,107	£16,501,236	£15,777,511	£16,001,197
15%	75%	£12,230,680	£12,808,381	£12,566,219	£13,143,911	£12,058,324	£12,393,854
20%	75%	£8,352,181	£9,335,833	£9,007,671	£9,788,687	£8,319,402	£8,774,092
25%	75%	£4,848,588	£5,827,155	£5,416,952	£6,395,519	£4,256,615	£5,124,978
30%	75%	£1,144,198	£2,318,477	£1,826,232	£3,000,513	£793,829	£1,475,865
35%	75%	£2,594,157	£1,201,757	£1,785,435	£394,493	£3,009,605	£2,200,884
40%	75%	£5,350,921	£4,759,206	£5,426,267	£3,834,953	£6,625,319	£5,901,065
45%	75%	£10,151,026	£8,332,418	£9,095,135	£7,276,870	£10,694,810	£9,638,019
50%	75%	£13,969,725	£11,948,049	£12,795,513	£10,773,837	£14,572,929	£13,398,717
10%	80%	£16,034,317	£16,895,521	£16,213,266	£16,829,470	£15,850,460	£16,029,410
15%	80%	£12,943,533	£13,367,840	£12,711,957	£13,538,493	£12,197,748	£12,435,173
20%	80%	£8,841,413	£10,085,158	£9,206,165	£10,443,056	£8,467,887	£8,831,439
25%	80%	£5,209,130	£6,774,836	£5,663,820	£7,229,527	£4,741,972	£5,196,662
30%	80%	£1,576,846	£3,455,995	£2,122,474	£4,001,323	£1,016,356	£1,561,884
35%	80%	£2,081,145	£1,386,652	£1,434,167	£773,119	£2,745,862	£2,098,883
40%	80%	£5,764,221	£3,218,118	£5,024,818	£2,478,715	£6,523,898	£5,784,495
45%	80%	£9,481,551	£6,582,631	£6,636,118	£6,751,103	£10,350,165	£9,504,733
50%	80%	£15,224,864	£9,890,154	£12,285,465	£9,020,613	£14,189,991	£13,250,622

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£282,614	£282,614	£282,614	£282,614	£282,614	£282,614
10%	71%	£7,007,065	£6,566,919	£6,794,030	£6,353,884	£7,138,390	£6,925,356
15%	71%	£10,851,055	£9,991,855	£10,332,333	£9,372,133	£10,848,893	£10,529,341
20%	71%	£14,311,616	£13,418,926	£13,878,577	£12,990,382	£14,578,563	£14,145,255
25%	71%	£17,998,839	£16,889,476	£17,457,541	£16,339,179	£18,332,523	£17,791,225
30%	71%	£21,344,027	£20,344,027	£21,038,504	£19,684,470	£22,098,453	£21,436,398
35%	71%	£25,405,282	£23,813,968	£24,635,071	£23,049,761	£25,880,080	£25,109,869
40%	71%	£29,144,196	£27,325,551	£28,283,954	£26,445,310	£29,686,823	£28,806,591
45%	71%	£32,925,593	£30,849,146	£31,919,116	£29,846,863	£33,546,022	£32,539,555
50%	71%	£36,722,646	£34,415,162	£35,637,351	£33,266,864	£37,415,025	£36,296,727
100%	71%	£74,726,291	£70,105,319	£72,489,696	£67,868,724	£76,105,045	£73,868,450
10%	75%	£7,040,849	£6,655,722	£6,817,163	£6,432,035	£7,165,760	£6,932,073
15%	75%	£10,702,581	£10,124,689	£10,367,092	£9,799,360	£10,974,946	£10,539,417
20%	75%	£14,380,290	£13,597,437	£13,925,600	£13,146,684	£14,613,669	£14,159,179
25%	75%	£18,084,662	£17,108,116	£17,516,319	£16,537,752	£18,376,655	£17,808,293
30%	75%	£21,789,073	£20,614,794	£21,107,938	£19,932,798	£22,139,442	£21,457,406
35%	75%	£25,527,426	£24,135,028	£24,718,706	£23,327,764	£25,942,876	£25,154,155
40%	75%	£29,283,762	£27,662,477	£28,359,537	£26,768,223	£29,758,590	£28,834,335
45%	75%	£33,085,107	£31,265,689	£32,028,408	£30,210,141	£33,628,081	£32,571,290
50%	75%	£36,929,998	£34,841,680	£35,742,184	£33,707,108	£37,568,200	£36,331,688
10%	60%	£6,898,954	£5,282,749	£5,720,004	£5,103,800	£7,082,811	£5,903,861
15%	60%	£10,489,738	£9,565,431	£10,221,314	£9,297,007	£10,765,522	£10,497,098
20%	60%	£14,091,858	£12,848,113	£13,728,106	£12,490,214	£14,465,584	£14,101,832
25%	60%	£17,802,911	£16,153,565	£17,069,414	£15,103,744	£18,191,268	£17,746,696
30%	60%	£21,526,425	£19,477,576	£20,810,797	£18,931,948	£22,017,014	£21,371,386
35%	60%	£25,214,418	£22,798,718	£24,367,438	£22,160,152	£25,879,133	£25,032,158
40%	60%	£28,967,492	£26,151,389	£27,693,889	£25,411,996	£29,451,698	£28,217,788
45%	60%	£32,744,424	£29,516,209	£31,569,389	£28,684,073	£33,263,436	£32,438,004
50%	60%	£36,558,125	£32,923,454	£35,218,765	£31,984,084	£37,123,262	£36,183,892

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£13,474,000	£13,474,000	£13,474,000	£13,474,000	£13,474,000	£13,474,000
10%	71%	£8,675,221	£9,115,367	£9,888,297	£9,328,402	£8,543,896	£8,758,930
15%	71%	£5,030,381	£5,890,601	£5,349,934	£6,010,153	£4,833,393	£5,152,945
20%	71%	£1,210,370	£2,265,266	£1,803,705	£2,671,884	£1,053,723	£1,536,762
25%	71%	£2,316,553	£1,196,100	£1,775,295	£2,658,892	£2,650,231	£2,109,935
30%	71%	£6,003,775	£4,661,741	£5,354,218	£4,012,184	£6,404,197	£5,754,639
35%	71%	£9,722,998	£9,131,681	£9,952,785	£9,367,475	£10,197,794	£9,427,583
40%	71%	£13,641,910	£11,843,284	£12,581,688	£10,783,923	£14,034,538	£13,124,294
45%	71%	£17,243,297	£15,163,860	£16,236,830	£14,164,570	£17,863,738	£16,857,269
50%	71%	£21,043,361	£18,732,878	£19,025,064	£17,614,878	£21,732,739	£20,814,441
100%	71%	£99,044,005	£93,429,052	£96,874,710	£92,196,437	£99,422,755	£93,186,163
10%	75%	£8,641,437	£9,029,964	£9,866,123	£9,260,261	£8,528,527	£8,743,561
15%	75%	£4,979,705	£5,557,307	£5,315,235	£5,892,927	£4,807,340	£5,142,870
20%	75%	£1,301,998	£2,884,849	£1,794,686	£2,535,802	£1,068,417	£1,523,107
25%	75%	£2,402,998	£1,116,856	£1,423,832	£2,856,469	£2,694,369	£2,126,001
30%	75%	£6,106,787	£4,932,508	£5,424,752	£4,290,452	£6,457,155	£5,775,120
35%	75%	£9,845,142	£8,452,741	£9,036,419	£7,645,478	£10,260,590	£9,451,869
40%	75%	£13,601,505	£12,010,191	£12,677,251	£11,085,937	£14,076,304	£13,152,049
45%	75%	£17,341,422	£16,553,403	£16,346,109	£14,507,855	£17,946,794	£16,898,003
50%	75%	£21,220,710	£19,109,034	£20,046,497	£18,024,821	£21,823,914	£20,649,701
10%	60%	£8,783,332	£9,399,537	£9,962,282	£9,578,486	£8,599,476	£8,778,425
15%	60%	£5,192,346	£6,116,856	£5,498,172	£6,385,279	£4,916,784	£5,188,186
20%	60%	£1,380,426	£2,834,173	£1,954,192	£3,192,072	£1,116,703	£1,589,453
25%	60%	£2,041,855	£476,149	£1,587,165	£21,457	£2,509,013	£2,054,323
30%	60%	£5,674,139	£3,795,290	£5,126,510	£3,249,862	£6,234,729	£5,699,100
35%	60%	£9,321,129	£7,114,432	£9,685,162	£8,477,666	£9,969,947	£9,349,870
40%	60%	£13,015,206	£10,469,102	£12,276,803	£9,729,700	£13,774,883	£13,033,480
45%	60%	£16,732,536	£13,833,916	£15,887,103	£13,002,087	£17,601,150	£16,758,717
50%	60%	£20,478,848	£17,241,168	£19,598,479	£16,401,787	£21,440,976	£20,501,608

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£23,215,885	£23,215,885	£23,215,885	£23,215,885	£23,215,885	£23,215,885
10%	71%	£15,026,206	£16,396,352	£16,139,241	£16,579,387	£15,794,880	£16,007,915
15%	71%	£12,281,966	£12,841,586	£12,601,919	£13,261,136	£12,694,378	£12,403,930
20%	71%	£9,821,855	£9,516,344	£9,054,693	£9,942,889	£8,354,798	£8,787,746
25%	71%	£4,934,432	£6,052,794	£5,475,730	£6,594,092	£4,600,748	£5,142,046
30%	71%	£1,247,039	£2,589,242	£1,894,786	£3,228,800	£946,788	£1,496,343
35%	71%	£2,412,012	£989,897	£1,701,801	£3,116,490	£2,946,510	£2,176,599
40%	71%	£6,210,026	£4,392,280	£5,330,684	£3,512,039	£6,753,522	£5,873,310
45%	71%	£9,992,313	£7,912,875	£9,895,846	£8,613,592	£10,612,752	£9,606,285
50%	71%	£13,792,377	£11,461,891	£12,614,080	£10,363,993	£14,461,754	£13,363,456
100%	71%	£51,793,020	£47,172,048	£49,556,425	£44,938,493	£53,171,774	£50,938,179
10%	75%	£15,892,421	£16,277,549	£16,116,107	£16,501,236	£15,777,511	£16,001,197
15%	75%	£12,230,680	£12,808,351	£12,566,219	£13,143,311	£12,058,324	£12,392,854
20%	75%	£9,552,981	£9,135,933	£9,007,671	£9,786,867	£9,319,402	£9,744,952
25%	75%	£4,848,580	£5,827,155	£5,418,952	£6,395,519	£4,556,615	£5,124,978
30%	75%	£1,144,198	£2,318,477	£1,826,232	£3,000,513	£793,829	£1,475,865
35%	75%	£2,594,157	£1,201,757	£1,785,435	£3,944,493	£3,009,806	£2,200,894
40%	75%	£6,390,521	£4,769,206	£5,426,267	£5,834,953	£6,925,319	£5,901,055
45%	75%	£10,151,026	£8,332,418	£9,095,135	£7,276,870	£10,694,810	£9,638,019
50%	75%	£13,969,725	£11,948,049	£12,795,513	£10,773,837	£14,512,929	£13,398,717
10%	60%	£16,634,317	£16,893,521	£16,213,266	£16,829,170	£15,859,665	£16,029,410
15%	60%	£12,443,533	£13,367,840	£12,711,957	£13,636,263	£12,167,748	£12,436,173
20%	60%	£8,841,413	£10,085,158	£9,205,165	£10,443,056	£8,467,687	£8,831,439
25%	60%	£5,269,130	£6,774,836	£5,663,820	£7,229,327	£4,741,972	£5,186,662
30%	60%	£1,576,846	£3,455,695	£2,122,474	£4,001,323	£1,016,266	£1,561,864
35%	60%	£2,081,145	£136,552	£1,434,167	£773,119	£2,745,862	£2,088,885
40%	60%	£5,764,221	£3,218,118	£5,024,818	£2,478,715	£6,523,898	£5,784,495
45%	60%	£9,481,951	£6,362,931	£8,635,118	£5,751,103	£10,350,166	£9,504,753
50%	60%	£13,224,664	£9,990,184	£12,285,495	£9,050,813	£14,189,991	£13,250,622

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 6

CIL Zone 2  
Value Area Low

No Units 300  
Site Area 1.08 Ha

Sales value inflation 0%  
Build cost inflation 0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£14,391,166	£14,391,166	£14,391,166	£14,391,166	£14,391,166	£14,391,166
10%	71%	£8,528,415	£8,883,920	£8,866,464	£9,221,969	£8,316,454	£8,654,503
15%	71%	£5,555,744	£6,107,728	£6,061,109	£6,623,087	£5,242,803	£5,751,969
20%	71%	£2,593,629	£3,316,265	£3,260,754	£3,033,422	£2,162,775	£2,849,928
25%	71%	£-384,675	£524,813	£480,458	£1,383,756	£-932,051	£-59,061
30%	71%	£-3,405,398	£-2,303,712	£-2,357,809	£-1,256,124	£-4,062,250	£-3,014,661
35%	71%	£-5,192,120	£-3,140,821	£-3,203,633	£-2,018,634	£-5,192,448	£-3,730,292
40%	71%	£-6,446,843	£-7,977,930	£-8,050,059	£-6,581,145	£-10,322,647	£-8,925,862
45%	71%	£-12,467,567	£-10,815,039	£-10,896,183	£-9,243,656	£-13,452,846	£-11,881,462
50%	71%	£-15,488,290	£-13,652,148	£-13,742,308	£-11,906,167	£-16,583,044	£-14,837,063
100%	71%	£-45,936,921	£-42,023,237	£-42,203,258	£-38,531,274	£-47,885,029	£-44,305,067
0%	75%	£8,488,002	£8,799,068	£8,842,952	£9,154,019	£8,302,536	£8,657,487
10%	75%	£5,504,132	£5,978,362	£6,045,265	£6,519,497	£5,221,383	£5,762,517
15%	75%	£2,111,881	£3,143,789	£3,232,992	£3,685,300	£2,134,482	£2,856,994
20%	75%	£-489,040	£309,214	£420,719	£1,211,104	£-997,995	£-51,355
25%	75%	£-3,330,637	£-2,566,662	£-2,430,688	£-1,466,694	£-4,105,383	£-3,005,415
30%	75%	£-6,372,233	£-5,447,596	£-5,288,937	£-4,164,300	£-7,242,770	£-5,956,474
35%	75%	£-9,613,829	£-8,326,530	£-8,147,205	£-6,861,606	£-10,380,157	£-8,914,533
40%	75%	£-12,655,426	£-11,209,464	£-11,005,474	£-9,569,512	£-13,517,544	£-11,867,592
45%	75%	£-15,697,022	£-14,090,397	£-13,863,741	£-12,527,117	£-16,654,932	£-14,821,652
50%	75%	£-18,738,619	£-16,971,329	£-16,715,669	£-15,439,406	£-19,797,320	£-17,844,954
15%	60%	£5,762,902	£6,521,672	£6,195,808	£6,954,578	£5,310,504	£5,743,411
20%	60%	£2,856,507	£3,868,201	£3,433,716	£4,445,410	£2,253,310	£2,830,519
25%	60%	£-20,703	£1,214,730	£671,624	£1,936,241	£-817,017	£-83,719
30%	60%	£-3,004,632	£-1,492,273	£-1,124,657	£-582,298	£-3,324,225	£-2,104,251
35%	60%	£-5,958,561	£-4,159,141	£-4,931,924	£-3,132,504	£-7,031,420	£-6,004,783
40%	60%	£-8,912,490	£-6,856,011	£-7,739,190	£-5,682,172	£-10,138,615	£-8,965,315
45%	60%	£-11,866,419	£-9,552,880	£-10,546,457	£-8,232,918	£-13,245,809	£-11,925,847
50%	60%	£-14,820,347	£-12,249,749	£-13,353,723	£-10,783,124	£-16,353,003	£-14,886,379

Residual Land values compared to benchmark land values

£90,000,000

Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£83,155,711	£83,155,711	£83,155,711	£83,155,711	£83,155,711	£83,155,711
10%	71%	£89,891,457	£98,682,957	£98,682,957	£99,524,808	£89,220,422	£98,892,374
15%	71%	£91,981,133	£91,438,155	£91,465,768	£90,562,790	£92,504,274	£91,788,909
20%	71%	£94,953,247	£94,230,609	£94,266,093	£93,543,455	£95,384,102	£94,866,948
25%	71%	£97,931,551	£97,022,083	£97,096,414	£96,163,121	£98,478,928	£97,695,938
30%	71%	£100,921,279	£99,854,695	£99,854,695	£98,602,001	£101,609,127	£100,951,536
35%	71%	£103,927,997	£102,687,698	£102,750,811	£101,465,511	£104,739,225	£103,517,139
40%	71%	£106,933,720	£105,524,805	£105,596,936	£104,128,022	£107,869,524	£106,472,739
45%	71%	£110,014,443	£108,361,916	£108,443,960	£106,790,532	£110,999,722	£109,428,339
50%	71%	£113,055,166	£111,200,027	£111,280,185	£109,453,044	£114,129,920	£112,953,340
100%	71%	£143,242,398	£139,570,114	£139,750,436	£136,078,151	£145,431,906	£141,939,944
0%	75%	£89,058,875	£88,747,808	£88,703,925	£88,392,859	£89,244,240	£88,899,390
10%	75%	£92,042,745	£91,568,114	£91,507,380	£91,197,380	£92,325,493	£91,784,260
15%	75%	£95,035,366	£94,403,088	£94,313,885	£93,681,577	£95,412,395	£94,690,882
20%	75%	£98,035,917	£97,237,662	£97,128,157	£96,335,773	£98,514,872	£97,598,322
25%	75%	£101,071,513	£100,113,595	£100,977,545	£99,973,917	£101,652,260	£100,552,291
30%	75%	£104,119,110	£102,964,473	£102,835,514	£101,711,176	£104,789,643	£103,666,351
35%	75%	£107,160,706	£105,875,406	£105,694,082	£104,408,782	£107,927,033	£106,460,409
40%	75%	£110,202,303	£108,796,340	£108,552,350	£107,108,388	£111,064,421	£109,414,489
45%	75%	£113,243,899	£111,657,274	£111,410,815	£109,803,999	£114,201,258	£112,358,526
50%	75%	£116,285,495	£114,518,208	£114,271,359	£112,517,529	£117,342,096	£115,418,604
10%	60%	£88,899,138	£88,391,431	£88,605,178	£88,107,471	£89,185,883	£88,901,923
15%	60%	£91,783,975	£91,025,205	£91,351,068	£90,592,299	£92,236,373	£91,803,466
20%	60%	£94,690,370	£93,678,676	£94,113,160	£93,101,467	£95,293,597	£94,716,357
25%	60%	£97,607,867	£96,332,147	£96,892,592	£95,610,636	£98,357,807	£97,630,596
30%	60%	£100,551,509	£99,008,150	£99,671,534	£98,129,175	£101,471,102	£100,591,127
35%	60%	£103,505,437	£101,706,018	£102,478,800	£100,879,381	£104,578,297	£103,591,690
40%	60%	£106,459,367	£104,402,887	£105,286,967	£103,299,988	£107,685,491	£106,510,901
45%	60%	£109,413,295	£107,099,756	£108,093,333	£105,779,794	£110,792,686	£109,472,724
50%	60%	£112,367,224	£109,796,626	£110,900,600	£108,300,001	£113,899,880	£112,453,225

Residual Land values compared to benchmark land values

£72,325,000

Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£83,898,150	£83,898,150	£83,898,150	£83,898,150	£83,898,150	£83,898,150
10%	71%	£89,861,339	£99,505,834	£99,523,290	£99,167,785	£90,073,300	£99,735,251
15%	71%	£92,824,010	£92,292,032	£92,308,545	£91,768,667	£93,147,151	£92,631,798
20%	71%	£95,786,126	£95,073,486	£95,073,486	£94,638,370	£96,226,971	£95,536,868
25%	71%	£98,747,429	£97,864,940	£97,909,296	£97,005,998	£99,321,805	£98,448,815
30%	71%	£101,705,152	£100,693,466	£100,747,563	£99,845,878	£102,452,004	£101,404,415
35%	71%	£104,663,874	£103,530,975	£103,590,888	£102,398,388	£105,582,202	£104,360,016
40%	71%	£107,625,597	£106,361,681	£106,428,613	£104,970,899	£108,712,401	£107,317,401
45%	71%	£110,587,321	£109,204,793	£109,285,937	£107,833,410	£111,842,600	£110,271,216
50%	71%	£113,549,044	£112,047,905	£112,132,062	£110,295,921	£114,972,798	£113,226,817
100%	71%	£143,898,275	£139,412,911	£139,593,312	£136,091,028	£146,273,783	£142,782,932
0%	75%	£89,058,875	£88,747,808	£88,703,925	£88,392,859	£89,244,240	£88,899,390
10%	75%	£92,042,745	£91,568,114	£91,507,380	£91,197,380	£92,325,493	£91,784,260
15%	75%	£95,035,366	£94,403,088	£94,313,885	£93,681,577	£95,412,395	£94,690,882
20%	75%	£98,035,917	£97,237,662	£97,128,157	£96,335,773	£98,514,872	£97,598,322
25%	75%	£101,071,513	£100,113,595	£100,977,545	£99,973,917	£101,652,260	£100,552,291
30%	75%	£104,119,110	£102,964,473	£102,835,514	£101,711,176	£104,789,643	£103,666,351
35%	75%	£107,160,706	£105,875,406	£105,694,082	£104,408,782	£107,927,033	£106,460,409
40%	75%	£110,202,303	£108,796,340	£108,552,350	£107,108,388	£111,064,421	£109,414,489
45%	75%	£113,243,899	£111,657,274	£111,410,815	£109,803,999	£114,201,258	£112,358,526
50%	75%	£116,285,495	£114,518,208	£114,271,359	£112,517,529	£117,342,096	£115,418,604
10%	60%	£88,899,138	£88,391,431	£88,605,178	£88,107,471	£89,185,883	£88,901,923
15%	60%	£91,783,975	£91,025,205	£91,351,068	£90,592,299	£92,236,373	£91,803,466
20%	60%	£94,690,370	£93,678,676	£94,113,160	£93,101,467	£95,293,597	£94,716,357
25%	60%	£97,607,867	£96,332,147	£96,892,592	£95,610,636	£98,357,807	£97,630,596
30%	60%	£100,551,509	£99,008,150	£99,671,534	£98,129,175	£101,471,102	£100,591,127
35%	60%	£103,505,437	£101,706,018	£102,478,800	£100,879,381	£104,578,297	£103,591,690
40%	60%	£106,459,367	£104,402,887	£105,286,967	£103,299,988	£107,685,491	£106,510,901
45%	60%	£109,413,295	£107,099,756	£108,093,333	£105,779,794	£110,792,686	£109,472,724
50%	60%	£112,367,224	£109,796,626	£110,900,600	£108,300,001	£113,899,880	£112,453,225

Residual Land values compared to benchmark land values

£41,552,000

Benchmark Z1 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£30,645,143	£30,645,143	£30,645,143	£30,645,143	£30,645,143	£30,645,143
10%	71%	£36,507,894	£36,159,389	£36,189,845	£35,814,341	£36,719,855	£36,381,286
15%	71%	£39,470,565	£38,928,587	£38,955,200	£38,413,222	£39,793,706	£39,278,341
20%	71%	£42,442,680	£41,720,041	£41,755,525	£41,032,887	£42,873,534	£42,188,381
25%	71%	£45,420,984	£44,511,486	£44,555,851	£43,652,584	£45,958,360	£45,095,370
30%	71%	£48,411,707	£47,340,021	£47,384,118	£46,292,433	£49,050,559	£48,050,970
35%	71%	£51,462,429					

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£15,549,222	-£15,549,222	-£15,549,222	-£15,549,222	-£15,549,222	-£15,549,222
10%	71%	-£21,841,873	-£21,066,468	-£21,073,894	-£20,719,418	-£21,841,873	-£21,286,985
15%	71%	-£24,374,044	-£23,832,666	-£23,859,279	-£23,317,301	-£24,697,785	-£24,182,420
20%	71%	-£27,346,759	-£26,624,120	-£26,659,604	-£25,936,966	-£27,777,613	-£27,090,460
25%	71%	-£30,925,063	-£29,415,575	-£29,459,930	-£28,556,632	-£30,872,439	-£29,999,449
30%	71%	-£35,346,789	-£32,240,030	-£32,288,197	-£31,186,512	-£34,020,638	-£33,056,949
35%	71%	-£36,968,508	-£35,081,209	-£35,144,322	-£33,859,022	-£37,132,939	-£35,910,650
40%	71%	-£39,387,231	-£37,918,318	-£37,980,447	-£36,521,533	-£40,283,035	-£38,868,250
45%	71%	-£42,407,955	-£40,755,427	-£40,755,427	-£39,184,944	-£43,393,234	-£41,821,850
50%	71%	-£45,428,679	-£43,592,536	-£43,592,536	-£41,846,355	-£46,463,432	-£44,774,451
100%	71%	-£75,635,909	-£71,963,625	-£72,143,946	-£68,471,662	-£77,825,417	-£74,333,455
10%	75%	-£21,452,386	-£21,141,320	-£21,097,436	-£20,786,369	-£21,637,852	-£21,282,901
15%	75%	-£24,436,256	-£23,982,026	-£23,888,123	-£23,401,901	-£24,719,025	-£24,177,871
20%	75%	-£27,428,907	-£26,796,599	-£26,707,396	-£26,075,088	-£27,805,906	-£27,084,394
25%	75%	-£30,429,428	-£29,631,174	-£29,519,669	-£28,729,284	-£30,908,383	-£29,991,743
30%	75%	-£33,471,025	-£32,507,080	-£32,371,956	-£31,407,982	-£34,045,771	-£33,045,803
35%	75%	-£36,512,621	-£35,387,984	-£35,229,325	-£34,104,868	-£37,183,158	-£35,899,662
40%	75%	-£39,554,217	-£38,268,918	-£38,087,593	-£36,802,294	-£40,320,543	-£38,853,921
45%	75%	-£42,595,814	-£41,149,852	-£40,945,862	-£39,499,900	-£43,457,932	-£41,807,980
50%	75%	-£45,637,410	-£44,030,785	-£43,894,122	-£42,197,506	-£46,595,323	-£44,762,940
10%	60%	-£21,282,640	-£20,784,943	-£20,998,689	-£20,500,982	-£21,579,395	-£21,295,434
15%	60%	-£24,177,488	-£23,418,716	-£23,744,580	-£22,985,810	-£24,629,884	-£24,196,977
20%	60%	-£27,083,881	-£26,072,187	-£26,506,672	-£25,494,978	-£27,687,078	-£27,109,869
25%	60%	-£29,990,273	-£28,726,658	-£28,726,658	-£28,004,142	-£30,724,107	-£29,024,107
30%	60%	-£32,945,020	-£31,402,681	-£32,085,045	-£30,522,686	-£33,864,613	-£32,984,639
35%	60%	-£35,899,849	-£34,099,529	-£34,873,312	-£33,072,893	-£36,971,808	-£35,945,171
40%	60%	-£38,893,878	-£36,796,399	-£37,639,678	-£35,623,100	-£40,079,003	-£38,976,703
45%	60%	-£41,898,807	-£39,493,268	-£40,496,845	-£38,173,306	-£43,186,197	-£41,866,235
50%	60%	-£44,760,735	-£42,190,137	-£43,294,111	-£40,723,512	-£46,293,391	-£44,826,787

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£10,221,178	-£9,865,674	-£9,883,130	-£9,527,625	-£10,433,139	-£10,095,091
10%	71%	-£11,183,850	-£10,841,872	-£10,668,485	-£10,286,507	-£11,506,991	-£10,991,626
15%	71%	-£12,155,964	-£11,833,325	-£11,488,809	-£10,746,172	-£12,589,819	-£11,899,695
20%	71%	-£13,148,078	-£12,827,785	-£12,308,133	-£11,205,836	-£13,672,647	-£12,797,360
25%	71%	-£14,150,192	-£13,833,245	-£13,127,457	-£11,665,501	-£14,755,475	-£13,694,825
30%	71%	-£15,162,306	-£14,848,705	-£13,946,781	-£12,125,166	-£15,838,303	-£14,602,390
35%	71%	-£16,184,420	-£15,874,165	-£14,766,105	-£12,584,831	-£16,921,131	-£15,510,955
40%	71%	-£17,216,534	-£16,909,625	-£15,585,429	-£13,044,500	-£18,003,959	-£16,419,520
45%	71%	-£18,258,648	-£17,945,085	-£16,406,103	-£13,504,169	-£19,086,787	-£17,328,085
50%	71%	-£19,310,762	-£18,990,545	-£17,226,777	-£13,963,838	-£20,169,615	-£18,236,650
100%	71%	-£39,445,115	-£36,072,831	-£36,953,152	-£35,289,669	-£40,634,023	-£38,442,661
10%	75%	-£10,261,592	-£10,050,525	-£9,995,641	-£9,995,675	-£10,447,057	-£10,092,107
15%	75%	-£11,245,462	-£10,771,231	-£10,704,328	-£10,230,097	-£11,528,210	-£10,987,077
20%	75%	-£12,238,113	-£11,605,805	-£11,516,602	-£10,844,294	-£12,611,111	-£11,893,599
25%	75%	-£13,240,634	-£12,440,379	-£12,328,874	-£11,538,489	-£13,703,589	-£12,800,949
30%	75%	-£14,252,155	-£13,274,953	-£13,141,147	-£12,230,682	-£14,805,069	-£13,708,020
35%	75%	-£15,264,676	-£14,109,527	-£13,953,421	-£12,922,875	-£15,906,549	-£14,615,500
40%	75%	-£16,287,197	-£14,944,101	-£14,765,695	-£13,615,069	-£17,008,029	-£15,526,971
45%	75%	-£17,319,718	-£15,778,675	-£15,577,969	-£14,307,262	-£18,109,509	-£16,448,441
50%	75%	-£18,352,239	-£16,613,249	-£16,390,243	-£14,999,455	-£19,211,989	-£17,370,911
10%	60%	-£10,091,855	-£9,594,148	-£9,807,894	-£9,310,188	-£10,388,600	-£10,104,640
15%	60%	-£10,986,692	-£10,227,922	-£10,553,785	-£10,119,915	-£11,439,090	-£10,906,162
20%	60%	-£11,893,063	-£10,861,390	-£11,367,257	-£10,514,184	-£12,500,284	-£11,712,074
25%	60%	-£12,809,434	-£11,504,864	-£12,176,731	-£10,908,461	-£13,561,478	-£12,517,545
30%	60%	-£13,735,805	-£12,154,338	-£12,981,205	-£11,309,738	-£14,622,672	-£13,322,016
35%	60%	-£14,672,176	-£12,808,812	-£13,785,679	-£11,712,015	-£15,683,866	-£14,126,487
40%	60%	-£15,618,547	-£13,463,286	-£14,580,153	-£12,114,292	-£16,745,060	-£14,930,958
45%	60%	-£16,574,918	-£14,117,760	-£15,372,627	-£12,516,569	-£17,806,254	-£15,735,429
50%	60%	-£17,541,289	-£14,772,234	-£16,160,101	-£12,918,846	-£18,867,448	-£16,539,899

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£7,038,299	£7,038,299	£7,038,299	£7,038,299	£7,038,299	£7,038,299
10%	71%	£1,175,548	£1,531,053	£1,513,597	£1,869,102	£963,588	£1,301,636
15%	71%	£1,787,123	£1,245,145	£1,271,758	£729,780	£2,110,284	£1,594,899
20%	71%	£4,759,237	£4,138,589	£4,072,083	£3,349,445	£5,191,092	£4,502,938
25%	71%	£7,737,541	£6,828,053	£6,872,408	£5,989,111	£8,284,918	£7,411,928
30%	71%	£10,725,265	£9,656,579	£9,710,675	£8,608,991	£11,415,117	£10,367,528
35%	71%	£13,713,989	£12,495,088	£12,538,891	£11,271,901	£14,545,315	£13,323,129
40%	71%	£16,702,713	£15,330,797	£15,402,926	£13,934,012	£17,675,514	£16,278,729
45%	71%	£19,691,437	£18,165,506	£18,249,050	£16,586,522	£20,805,712	£19,234,329
50%	71%	£22,680,161	£21,000,215	£21,095,175	£19,239,034	£23,935,911	£22,189,930
100%	71%	£53,048,386	£46,376,104	£46,596,405	£46,894,184	£55,377,896	£51,745,904
10%	75%	£1,135,135	£1,446,202	£1,400,085	£1,801,152	£949,670	£1,304,620
15%	75%	£1,849,735	£1,374,505	£1,307,692	£833,370	£2,131,484	£1,590,350
20%	75%	£4,841,365	£4,209,078	£4,119,875	£3,487,967	£5,218,385	£4,496,873
25%	75%	£7,841,907	£7,043,652	£6,932,148	£6,141,763	£8,320,862	£7,404,222
30%	75%	£10,843,503	£9,919,529	£9,783,535	£8,819,561	£11,458,250	£10,358,281
35%	75%	£13,845,100	£12,800,463	£12,641,804	£11,517,167	£14,595,637	£13,312,341
40%	75%	£16,846,696	£15,681,397	£15,500,072	£14,214,772	£17,738,023	£16,266,969
45%	75%	£19,848,292	£18,562,330	£18,358,341	£16,912,378	£20,870,411	£19,220,459
50%	75%	£22,849,889	£21,443,264	£21,216,808	£19,609,984	£24,007,798	£22,174,518
10%	60%	£1,304,127	£1,302,579	£1,588,832	£2,986,539	£1,808,127	£1,295,127
15%	60%	£1,589,965	£351,195	£1,157,058	£398,299	£2,042,363	£1,605,456
20%	60%	£4,496,360	£3,484,666	£3,919,150	£2,907,457	£5,099,557	£4,522,348
25%	60%	£7,403,570	£6,138,137	£6,651,243	£5,416,626	£8,169,897	£7,436,598
30%	60%	£10,310,780	£8,915,140	£9,471,524	£7,935,165	£11,271,092	£10,397,117
35%	60%	£13,217,990	£11,512,008	£12,284,791	£10,465,371	£14,384,287	£13,357,650
40%	60%	£16,125,200	£14,208,877	£15,092,057	£13,035,578	£17,491,481	£16,318,181
45%	60%	£19,032,410	£16,905,747	£17,899,324	£15,585,785	£20,598,676	£19,278,714
50%	60%	£21,939,620	£19,602,616	£20,706,590	£18,136,991	£23,705,870	£22,236,246

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-15,894,972	-15,894,972	-15,894,972	-15,894,972	-15,894,972	-15,894,972
10%	71%	-21,757,722	-21,402,248	-21,410,674	-21,084,169	-21,869,683	-21,681,634
15%	71%	-24,726,384	-24,174,616	-24,220,208	-23,663,030	-24,043,338	-24,225,170
20%	71%	-27,692,508	-26,969,869	-27,005,353	-26,282,716	-28,123,363	-27,436,209
25%	71%	-30,670,812	-29,761,324	-29,805,679	-28,902,382	-31,218,199	-30,345,198
30%	71%	-33,659,636	-32,559,890	-32,603,946	-31,642,261	-34,348,388	-33,300,758
35%	71%	-36,712,258	-35,426,959	-35,400,071	-34,204,772	-37,478,580	-36,256,400
40%	71%	-39,732,981	-38,264,067	-38,336,197	-36,867,283	-40,608,783	-39,212,000
45%	71%	-42,793,704	-41,101,177	-41,182,221	-39,529,793	-43,738,983	-42,167,600
50%	71%	-45,774,427	-43,938,286	-44,029,446	-42,192,304	-46,869,181	-45,123,201
100%	71%	-175,981,659	-172,309,375	-172,489,696	-168,817,412	-178,171,167	-174,679,205
10%	75%	-21,798,136	-21,487,099	-21,443,185	-21,132,119	-21,983,601	-21,629,651
15%	75%	-24,783,008	-24,302,775	-24,240,872	-23,989,941	-24,868,754	-24,523,621
20%	75%	-27,774,657	-27,142,349	-27,053,146	-26,820,838	-28,151,655	-27,450,143
25%	75%	-30,775,178	-29,976,023	-29,865,418	-29,675,033	-31,254,133	-30,337,493
30%	75%	-33,816,174	-32,852,900	-32,716,806	-31,752,891	-34,391,520	-33,291,552
35%	75%	-36,898,371	-35,733,734	-35,523,074	-34,620,457	-37,528,908	-36,245,617
40%	75%	-39,999,967	-38,614,667	-38,433,343	-37,148,043	-40,666,294	-39,199,670
45%	75%	-42,941,563	-41,495,601	-41,291,811	-39,845,840	-43,803,682	-42,153,730
50%	75%	-45,949,160	-44,376,535	-44,149,879	-42,443,255	-46,941,069	-45,107,789
10%	60%	-21,628,359	-21,130,692	-21,344,438	-20,846,731	-21,925,144	-21,641,183
15%	60%	-24,523,236	-23,764,468	-24,000,329	-23,331,559	-24,975,634	-24,542,726
20%	60%	-27,429,631	-26,417,937	-26,852,421	-25,840,728	-28,032,828	-27,455,618
25%	60%	-30,335,941	-29,071,403	-29,407,913	-28,349,897	-31,103,168	-30,369,957
30%	60%	-33,240,769	-31,748,411	-32,410,795	-30,868,436	-34,210,363	-33,330,388
35%	60%	-36,244,698	-34,445,279	-35,218,061	-33,418,942	-37,317,557	-36,290,921
40%	60%	-39,198,628	-37,142,148	-38,065,328	-35,988,848	-40,424,752	-39,251,452
45%	60%	-42,152,556	-40,839,017	-40,832,504	-38,519,035	-43,531,947	-42,211,085
50%	60%	-45,106,485	-43,535,887	-44,639,861	-41,069,261	-46,639,140	-45,172,516

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-15,894,972	-15,894,972	-15,894,972	-15,894,972	-15,894,972	-15,894,972
10%	71%	-26,075,436	-25,719,931	-25,737,387	-25,381,883	-26,287,397	-25,948,348
15%	71%	-29,036,108	-28,496,130	-28,522,742	-27,980,764	-29,361,249	-28,845,883
20%	71%	-32,010,222	-31,287,583	-31,283,067	-30,600,429	-32,441,077	-31,753,923
25%	71%	-34,988,526	-34,078,038	-34,142,306	-33,220,096	-35,535,902	-34,662,912
30%	71%	-37,909,249	-36,907,563	-36,981,660	-35,859,975	-38,666,101	-37,618,512
35%	71%	-40,929,971	-39,744,673	-39,807,785	-38,522,485	-41,798,300	-40,574,113
40%	71%	-43,959,694	-42,598,781	-42,633,910	-41,184,997	-44,928,498	-43,529,713
45%	71%	-47,017,418	-45,418,890	-45,500,035	-43,847,507	-48,058,695	-46,485,314
50%	71%	-50,092,141	-48,259,000	-48,346,160	-46,510,018	-51,186,893	-49,440,915
100%	71%	-199,099,972	-196,627,698	-196,897,410	-193,136,728	-202,488,699	-199,998,919
10%	75%	-26,115,686	-25,804,783	-25,760,899	-25,440,833	-26,301,315	-26,045,365
15%	75%	-29,090,720	-28,625,489	-28,558,586	-28,084,354	-29,382,468	-29,141,334
20%	75%	-32,092,371	-31,480,062	-31,370,860	-30,738,551	-32,469,369	-32,177,857
25%	75%	-35,092,892	-34,324,397	-34,284,337	-33,383,332	-35,561,847	-35,305,206
30%	75%	-38,134,489	-37,170,513	-37,034,500	-36,070,545	-38,709,244	-38,000,296
35%	75%	-41,176,084	-40,015,447	-40,892,788	-38,768,151	-41,862,622	-41,563,325
40%	75%	-44,217,681	-42,832,391	-42,751,057	-41,485,757	-45,024,008	-44,517,394
45%	75%	-47,259,277	-45,613,315	-45,609,325	-44,183,363	-48,192,395	-47,274,443
50%	75%	-50,300,873	-48,604,249	-48,467,593	-46,860,969	-51,258,783	-50,025,503
10%	60%	-25,946,113	-25,448,406	-25,662,152	-25,144,445	-26,242,858	-25,958,897
15%	60%	-28,840,849	-28,082,180	-28,406,043	-27,640,773	-29,303,348	-29,060,440
20%	60%	-31,747,344	-30,736,651	-31,110,135	-30,158,441	-32,360,541	-31,773,532
25%	60%	-34,654,555	-33,389,122	-33,932,227	-32,667,610	-35,420,882	-34,687,570
30%	60%	-37,608,483	-36,066,124	-36,728,509	-35,186,150	-38,482,077	-37,648,102
35%	60%	-40,562,412	-38,769,090	-39,535,775	-37,738,356	-41,535,271	-40,606,634
40%	60%	-43,516,341	-41,459,862	-42,343,042	-40,286,563	-44,582,466	-43,569,166
45%	60%	-46,470,270	-44,156,731	-45,150,308	-42,836,769	-47,629,660	-46,529,698
50%	60%	-49,424,199	-46,853,600	-47,957,574	-45,386,975	-50,686,854	-49,490,230

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£7,038,299	£7,038,299	£7,038,299	£7,038,299	£7,038,299	£7,038,299
10%	71%	£1,175,548	£1,531,053	£1,511,597	£1,869,102	£963,568	£1,301,636
15%	71%	£1,187,123	£1,245,145	£1,271,758	£729,780	£2,110,264	£1,594,899
20%	71%	£4,759,237	£4,038,599	£4,072,083	£3,349,445	£5,190,902	£4,502,938
25%	71%	£7,737,541	£6,828,053	£6,872,408	£5,969,111	£8,284,918	£7,411,928
30%	71%	£10,798,265	£9,656,579	£9,710,675	£8,609,991	£11,415,117	£10,367,528
35%	71%	£13,778,987	£12,493,688	£12,556,801	£11,271,901	£14,545,315	£13,323,129
40%	71%	£16,799,710	£15,330,797	£15,402,926	£13,934,012	£17,675,514	£16,278,729
45%	71%	£19,820,433	£18,167,906	£18,249,050	£16,596,522	£20,805,712	£19,234,329
50%	71%	£22,841,157	£21,005,015	£21,085,175	£19,269,034	£23,935,911	£22,189,930
100%	71%	£53,048,388	£49,376,104	£49,556,425	£45,884,141	£55,237,896	£51,745,934
10%	75%	£1,135,135	£1,446,202	£1,490,085	£1,801,152	£949,670	£1,304,820
15%	75%	£1,848,735	£1,374,505	£1,307,692	£833,370	£2,131,484	£1,590,350
20%	75%	£4,841,386	£4,209,076	£4,119,875	£3,487,987	£5,715,365	£4,606,673
25%	75%	£7,841,907	£7,043,652	£6,932,148	£6,141,763	£8,320,862	£7,404,222
30%	75%	£10,883,503	£9,919,529	£9,783,535	£8,819,561	£11,458,250	£10,359,281
35%	75%	£13,925,100	£12,800,463	£12,681,804	£11,517,167	£14,595,637	£13,319,341
40%	75%	£16,966,696	£15,881,397	£15,500,072	£14,214,772	£17,733,023	£16,266,309
45%	75%	£20,008,293	£18,962,330	£18,368,341	£16,912,378	£20,870,411	£19,220,459
50%	75%	£23,049,889	£21,443,264	£21,216,808	£19,609,984	£24,007,799	£22,174,518
10%	60%	£3,304,872	£4,802,576	£4,846,832	£2,088,599	£4,008,127	£3,020,981
15%	60%	£1,589,965	£831,195	£1,157,058	£398,289	£2,042,363	£1,609,456
20%	60%	£4,496,380	£3,484,666	£3,919,150	£2,907,457	£5,099,557	£4,522,348
25%	60%	£7,403,670	£6,136,137	£6,691,243	£5,416,626	£8,169,897	£7,436,586
30%	60%	£10,367,496	£8,815,140	£9,471,654	£7,855,165	£11,277,092	£10,367,117
35%	60%	£13,311,427	£11,512,008	£12,284,791	£10,485,371	£14,384,287	£13,357,650
40%	60%	£16,265,367	£14,208,877	£15,092,057	£13,035,576	£17,491,481	£16,318,181
45%	60%	£19,219,286	£16,969,807	£17,889,324	£15,585,765	£20,598,676	£19,270,714
50%	60%	£22,173,214	£19,802,616	£20,706,590	£18,135,991	£23,705,870	£22,239,246

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 6		CIL Zone	3
		Value Area	High
No Units	300	Sales value inflation	0%
Site Area	1.08 Ha	Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	E24,706,195	E24,706,195	E24,706,195	E24,706,195	E24,706,195	E24,706,195
10%	71%	E17,947,753	E18,354,841	E18,215,807	E18,622,893	E17,838,138	E18,106,191
15%	71%	E14,536,874	E15,159,491	E14,947,530	E15,568,147	E14,371,762	E14,760,417
20%	71%	E11,320,103	E11,947,592	E11,664,977	E12,492,466	E10,897,787	E11,442,161
25%	71%	E7,701,332	E8,735,664	E8,382,426	E9,416,787	E7,422,811	E8,103,905
30%	71%	E4,242,215	E5,503,751	E5,072,895	E6,334,429	E3,902,624	E4,733,204
35%	71%	E1,753,300	E2,247,180	E1,744,515	E3,183,306	E1,370,094	E1,948,209
40%	71%	-E2,735,455	-E1,025,899	-E1,609,789	E98,182	-E3,195,784	-E2,070,098
45%	71%	-E6,258,982	-E4,335,731	-E4,992,585	-E3,069,334	-E6,776,852	-E5,510,455
50%	71%	-E9,782,509	-E7,645,363	-E6,375,401	-E6,238,455	-E10,357,919	-E8,950,816
100%	71%	-E45,117,774	-E40,743,883	-E42,203,558	-E37,929,667	-E46,168,596	-E43,356,390
10%	75%	E17,911,218	E18,267,419	E18,192,674	E18,548,875	E17,815,305	E18,096,781
15%	75%	E14,483,174	E15,026,214	E14,912,263	E15,455,303	E14,336,950	E14,766,039
20%	75%	E11,045,837	E11,769,890	E11,617,955	E12,342,008	E10,850,092	E11,422,961
25%	75%	E7,608,499	E8,513,567	E8,323,647	E9,228,714	E7,364,795	E8,079,942
30%	75%	E4,128,994	E5,232,837	E5,001,207	E6,105,050	E3,831,765	E4,703,977
35%	75%	E643,288	E1,631,115	E1,660,680	E2,948,696	E296,531	E1,314,112
40%	75%	-E2,988,886	-E1,393,026	-E1,708,916	E211,153	-E3,291,674	-E2,109,703
45%	75%	-E6,431,592	-E4,748,747	-E5,101,875	-E3,419,030	-E6,884,728	-E5,555,011
50%	75%	-E9,974,298	-E8,104,470	-E8,496,833	-E6,627,007	-E10,477,782	-E9,000,318
60%	75%	-E18,364,687	-E18,589	E18,289,832	E18,899,753	E17,111,206	E18,135,370
15%	60%	E14,717,112	E15,685,977	E15,060,384	E15,929,247	E14,483,155	E14,826,427
20%	60%	E11,357,755	E12,516,240	E11,815,450	E12,973,935	E11,045,812	E11,503,506
25%	60%	E7,986,397	E9,446,504	E8,570,515	E10,018,622	E7,608,469	E8,180,587
30%	60%	E4,604,524	E6,370,972	E5,302,293	E7,063,309	E4,128,957	E4,926,727
35%	60%	E1,198,082	E3,258,589	E2,012,147	E4,072,655	E643,254	E1,457,319
40%	60%	-E2,244,478	E146,506	-E1,299,900	E1,076,866	-E2,886,937	-E1,943,361
45%	60%	-E5,706,831	E3,014,086	-E4,842,838	E1,950,306	-E8,431,849	-E5,367,875
50%	60%	-E9,168,786	-E8,177,062	-E7,986,815	-E4,995,091	-E9,974,361	-E8,792,300

Residual Land values compared to benchmark land values  
Benchmark Z1 - High

E90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-E72,840,681	-E72,840,681	-E72,840,681	-E72,840,681	-E72,840,681	-E72,840,681
10%	71%	-E58,193,036	-E58,193,036	-E58,193,036	-E58,193,036	-E58,193,036	-E58,193,036
15%	71%	-E43,547,391	-E43,547,391	-E43,547,391	-E43,547,391	-E43,547,391	-E43,547,391
20%	71%	-E28,901,746	-E28,901,746	-E28,901,746	-E28,901,746	-E28,901,746	-E28,901,746
25%	71%	-E14,256,101	-E14,256,101	-E14,256,101	-E14,256,101	-E14,256,101	-E14,256,101
30%	71%	-E0,610,456	-E0,610,456	-E0,610,456	-E0,610,456	-E0,610,456	-E0,610,456
35%	71%	E9,035,199	E9,035,199	E9,035,199	E9,035,199	E9,035,199	E9,035,199
40%	71%	E23,680,854	E23,680,854	E23,680,854	E23,680,854	E23,680,854	E23,680,854
45%	71%	E38,326,509	E38,326,509	E38,326,509	E38,326,509	E38,326,509	E38,326,509
50%	71%	E52,972,164	E52,972,164	E52,972,164	E52,972,164	E52,972,164	E52,972,164
100%	71%	E105,944,328	E105,944,328	E105,944,328	E105,944,328	E105,944,328	E105,944,328
10%	75%	-E58,547,391	-E58,547,391	-E58,547,391	-E58,547,391	-E58,547,391	-E58,547,391
15%	75%	-E43,891,746	-E43,891,746	-E43,891,746	-E43,891,746	-E43,891,746	-E43,891,746
20%	75%	-E29,236,101	-E29,236,101	-E29,236,101	-E29,236,101	-E29,236,101	-E29,236,101
25%	75%	-E14,580,456	-E14,580,456	-E14,580,456	-E14,580,456	-E14,580,456	-E14,580,456
30%	75%	-E0,934,811	-E0,934,811	-E0,934,811	-E0,934,811	-E0,934,811	-E0,934,811
35%	75%	E9,720,854	E9,720,854	E9,720,854	E9,720,854	E9,720,854	E9,720,854
40%	75%	E24,366,509	E24,366,509	E24,366,509	E24,366,509	E24,366,509	E24,366,509
45%	75%	E39,012,164	E39,012,164	E39,012,164	E39,012,164	E39,012,164	E39,012,164
50%	75%	E53,657,819	E53,657,819	E53,657,819	E53,657,819	E53,657,819	E53,657,819
60%	75%	E68,303,474	E68,303,474	E68,303,474	E68,303,474	E68,303,474	E68,303,474
100%	75%	E136,606,948	E136,606,948	E136,606,948	E136,606,948	E136,606,948	E136,606,948
10%	60%	-E44,097,912	-E44,097,912	-E44,097,912	-E44,097,912	-E44,097,912	-E44,097,912
15%	60%	-E29,442,267	-E29,442,267	-E29,442,267	-E29,442,267	-E29,442,267	-E29,442,267
20%	60%	-E14,786,622	-E14,786,622	-E14,786,622	-E14,786,622	-E14,786,622	-E14,786,622
25%	60%	-E1,130,977	-E1,130,977	-E1,130,977	-E1,130,977	-E1,130,977	-E1,130,977
30%	60%	E9,575,020	E9,575,020	E9,575,020	E9,575,020	E9,575,020	E9,575,020
35%	60%	E24,219,675	E24,219,675	E24,219,675	E24,219,675	E24,219,675	E24,219,675
40%	60%	E38,864,330	E38,864,330	E38,864,330	E38,864,330	E38,864,330	E38,864,330
45%	60%	E53,509,985	E53,509,985	E53,509,985	E53,509,985	E53,509,985	E53,509,985
50%	60%	E68,155,640	E68,155,640	E68,155,640	E68,155,640	E68,155,640	E68,155,640
60%	60%	E82,801,295	E82,801,295	E82,801,295	E82,801,295	E82,801,295	E82,801,295
100%	60%	E165,602,590	E165,602,590	E165,602,590	E165,602,590	E165,602,590	E165,602,590

Residual Land values compared to benchmark land values  
Benchmark Z1 - Medium

E72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-E183,653,557	-E183,653,557	-E183,653,557	-E183,653,557	-E183,653,557	-E183,653,557
10%	71%	-E160,442,001	-E160,442,001	-E160,442,001	-E160,442,001	-E160,442,001	-E160,442,001
15%	71%	-E137,230,445	-E137,230,445	-E137,230,445	-E137,230,445	-E137,230,445	-E137,230,445
20%	71%	-E114,018,889	-E114,018,889	-E114,018,889	-E114,018,889	-E114,018,889	-E114,018,889
25%	71%	-E90,807,333	-E90,807,333	-E90,807,333	-E90,807,333	-E90,807,333	-E90,807,333
30%	71%	-E67,595,777	-E67,595,777	-E67,595,777	-E67,595,777	-E67,595,777	-E67,595,777
35%	71%	-E44,384,221	-E44,384,221	-E44,384,221	-E44,384,221	-E44,384,221	-E44,384,221
40%	71%	-E21,172,665	-E21,172,665	-E21,172,665	-E21,172,665	-E21,172,665	-E21,172,665
45%	71%	-E0,934,811	-E0,934,811	-E0,934,811	-E0,934,811	-E0,934,811	-E0,934,811
50%	71%	E9,720,854	E9,720,854	E9,720,854	E9,720,854	E9,720,854	E9,720,854
60%	71%	E24,366,509	E24,366,509	E24,366,509	E24,366,509	E24,366,509	E24,366,509
70%	71%	E39,012,164	E39,012,164	E39,012,164	E39,012,164	E39,012,164	E39,012,164
80%	71%	E53,657,819	E53,657,819	E53,657,819	E53,657,819	E53,657,819	E53,657,819
90%	71%	E68,303,474	E68,303,474	E68,303,474	E68,303,474	E68,303,474	E68,303,474
100%	71%	E82,949,129	E82,949,129	E82,949,129	E82,949,129	E82,949,129	E82,949,129
10%	75%	-E137,230,445	-E137,230,445	-E137,230,445	-E137,230,445	-E137,230,445	-E137,230,445
15%	75%	-E114,018,889	-E114,018,889	-E114,018,889	-E114,018,889	-E114,018,889	-E114,018,889
20%	75%	-E90,807,333	-E90,807,333	-E90,807,333	-E90,807,333	-E90,807,333	-E90,807,333
25%	75%	-E67,595,777	-E67,595,777	-E67,595,777	-E67,595,777	-E67,595,777	-E67,595,777
30%	75%	-E44,384,221	-E44,384,221	-E44,384,221	-E44,384,221	-E44,384,221	-E44,384,221
35%	75%	-E21,172,665	-E21,172,665	-E21,172,665	-E21,172,665	-E21,172,665	-E21,172,665
40%	75%	-E0,934,811	-E0,934,811	-E0,934,811	-E0,934,811	-E0,934,811	-E0,934,811
45%	75%	E9,720,854	E9,720,854	E9,720,854	E9,720,854	E9,720,854	E9,720,854
50%	75%	E24,366,509	E24,366,509	E24,366,509	E24,366,509	E24,366,509	E24,366,509
60%	75%	E39,012,164	E39,012,164	E39,012,164	E39,012,164	E39,012,164	E39,012,164
70%	75%	E53,657,819	E53,657,819	E53,657,819	E53,657,819	E53,657,819	E53,657,819
80%	75%	E68,303,474	E68,303,474	E68,303,474	E68,303,474	E68,303,474	E68,303,474
90%	75%	E82,949,129	E82,949,129	E82,949,129	E82,949,129	E82,949,129	E82,949,129
100%	75%	E97,594,784	E97,594,784	E97,594,784	E97,594,784	E97,594,784	E97,594,784

Residual Land values compared to benchmark land values  
Benchmark Z1 - Low

E41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-E20,330,114	-E20,330,114	-E20,330,114	-E20,330,114	-E20,330,114	-E20,330,114
10%	71%	-E17,911,218	-E17,911,218	-E17,911,218	-E17,911,218	-E17,911,218	-E17,911,218
15%	71%	-E15,492,322	-E15,492,322	-E15,492,322	-E15,492,322	-E15,492,322	-E15,492,322
20%	71%	-E13,073,426	-E13,073,426	-E13,073,426	-E13,073,426	-E13,073,426	-E13,073,426
25%	71%	-E10,654,530	-E10,654,530	-E10,654,530	-E10,654,530	-E10,654,530	-E10,654,530
30%	71%	-E8,235,634	-E8,235,634	-E8,235,634	-E8,235,634	-E8,235,634	-E8,235,634
35%	71%	-E5,816,738	-E5,816,738	-E5,816,738	-E5,816,738	-E5,816,738	-E5,816,738
40%	71%	-E3,397,842	-E3,397,842	-E3,397,842	-E3,397,842	-E3,397,842	-E3,397,842
45%	71%	-E934,811	-E934,811	-E934,811	-E934,811	-E934,811	-E934,811
50%	71%	E9,720,854	E9,720,854	E9,720,854	E9,720,854	E9,720,854	E9,720,854
60%	71%	E24,366,509	E24,366,509	E24,366,509	E24,36		

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

E27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£5,234,193	-£5,234,193	-£5,234,193	-£5,234,193	-£5,234,193	-£5,234,193
10%	71%	-£11,892,635	-£11,585,547	-£11,724,581	-£11,317,465	-£12,102,260	-£11,834,197
15%	71%	-£15,401,614	-£14,780,897	-£14,992,358	-£14,372,241	-£15,565,626	-£14,159,971
20%	71%	-£18,620,285	-£17,992,796	-£18,275,411	-£17,447,922	-£19,043,101	-£18,498,227
25%	71%	-£22,239,058	-£21,204,694	-£21,597,362	-£20,523,601	-£22,517,577	-£21,839,483
30%	71%	-£25,939,172	-£24,426,637	-£24,867,493	-£23,605,859	-£26,037,884	-£25,201,184
35%	71%	-£29,164,968	-£27,663,208	-£28,195,873	-£26,724,082	-£29,561,304	-£28,592,179
40%	71%	-£32,675,843	-£30,968,287	-£31,580,157	-£29,842,208	-£33,136,172	-£32,010,486
45%	71%	-£36,199,370	-£34,276,119	-£34,932,873	-£33,009,722	-£36,717,240	-£35,450,843
50%	71%	-£39,722,897	-£37,585,951	-£38,315,789	-£35,178,943	-£40,298,307	-£38,891,230
100%	71%	-£74,958,163	-£70,684,271	-£72,143,946	-£67,870,055	-£76,108,084	-£73,294,768
10%	75%	-£12,029,170	-£11,672,969	-£11,747,714	-£11,391,513	-£12,125,083	-£11,843,627
15%	75%	-£15,457,214	-£14,914,174	-£15,028,125	-£14,685,035	-£15,903,438	-£15,171,349
20%	75%	-£18,994,551	-£18,170,488	-£18,322,433	-£17,588,390	-£19,089,516	-£18,517,397
25%	75%	-£22,331,889	-£21,428,821	-£21,616,741	-£20,711,674	-£22,575,593	-£21,860,446
30%	75%	-£25,811,394	-£24,707,551	-£24,939,181	-£23,835,338	-£26,108,623	-£25,236,411
35%	75%	-£29,299,080	-£28,020,274	-£28,279,508	-£26,991,892	-£29,643,857	-£28,626,776
40%	75%	-£32,829,274	-£31,333,412	-£31,647,304	-£30,151,441	-£33,232,062	-£32,050,991
45%	75%	-£36,371,980	-£34,689,135	-£35,042,263	-£33,359,418	-£36,822,116	-£35,495,399
50%	75%	-£39,934,698	-£38,044,388	-£38,437,241	-£36,567,395	-£40,418,170	-£38,940,736
10%	60%	-£11,875,721	-£11,305,799	-£11,650,556	-£11,080,635	-£12,029,182	-£11,804,018
15%	60%	-£15,223,276	-£14,354,411	-£14,880,004	-£14,011,141	-£15,457,233	-£15,113,961
20%	60%	-£18,582,633	-£17,424,148	-£18,124,336	-£16,986,453	-£18,894,576	-£18,436,882
25%	60%	-£21,941,991	-£20,456,894	-£21,369,813	-£19,917,768	-£22,331,919	-£21,759,801
30%	60%	-£25,335,864	-£23,569,716	-£24,638,095	-£22,877,079	-£25,811,431	-£25,113,661
35%	60%	-£28,742,308	-£26,681,799	-£27,028,241	-£25,887,733	-£29,297,134	-£28,483,099
40%	60%	-£32,184,866	-£29,793,882	-£31,239,288	-£28,983,522	-£32,809,375	-£31,883,740
45%	60%	-£35,647,019	-£32,954,469	-£34,583,246	-£31,890,684	-£36,372,037	-£35,308,263
50%	60%	-£39,109,174	-£36,117,450	-£37,927,203	-£34,935,470	-£39,914,749	-£38,732,178

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

E17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£901,840	-£901,840	-£901,840	-£901,840	-£901,840	-£901,840
10%	71%	-£801,840	-£394,753	-£533,787	-£126,700	-£911,455	-£643,403
15%	71%	-£4,210,720	-£3,590,103	-£3,802,064	-£3,181,447	-£4,377,832	-£3,669,177
20%	71%	-£7,629,491	-£6,802,001	-£7,084,616	-£6,267,127	-£7,862,307	-£7,307,433
25%	71%	-£11,048,262	-£10,013,899	-£10,367,168	-£9,392,807	-£11,646,689	-£10,845,699
30%	71%	-£14,507,378	-£13,245,843	-£13,676,696	-£12,415,165	-£14,847,069	-£14,016,390
35%	71%	-£17,974,204	-£16,502,413	-£17,005,079	-£15,533,288	-£18,370,510	-£17,401,384
40%	71%	-£21,468,046	-£19,776,483	-£20,399,393	-£18,651,411	-£21,945,377	-£20,816,991
45%	71%	-£25,008,576	-£23,085,304	-£23,742,118	-£21,818,927	-£25,569,406	-£24,260,048
50%	71%	-£28,532,103	-£26,395,158	-£27,124,994	-£24,988,049	-£29,107,513	-£27,700,465
100%	71%	-£83,767,368	-£59,493,476	-£69,953,152	-£59,679,269	-£84,918,109	-£69,039,874
10%	75%	-£338,375	-£482,175	-£556,919	-£200,718	-£304,289	-£462,833
15%	75%	-£4,266,413	-£3,723,380	-£3,837,331	-£3,294,291	-£4,412,643	-£3,983,555
20%	75%	-£7,703,757	-£6,879,703	-£7,131,639	-£6,407,586	-£7,896,722	-£7,326,603
25%	75%	-£11,141,095	-£10,236,027	-£10,425,947	-£9,520,880	-£11,384,799	-£10,669,652
30%	75%	-£14,520,599	-£13,516,786	-£13,748,367	-£12,644,544	-£14,917,823	-£14,045,616
35%	75%	-£18,106,298	-£16,818,479	-£17,088,714	-£15,800,897	-£18,453,063	-£17,435,481
40%	75%	-£21,638,480	-£20,142,818	-£20,436,509	-£18,960,647	-£22,041,267	-£20,859,296
45%	75%	-£25,184,185	-£23,498,341	-£23,851,468	-£21,188,624	-£25,334,321	-£24,304,684
50%	75%	-£28,723,991	-£26,854,063	-£27,246,427	-£25,376,600	-£29,227,375	-£27,749,911
10%	60%	-£684,926	-£115,004	-£459,761	£110,160	-£838,387	-£613,223
15%	60%	-£4,032,481	-£3,163,617	-£3,689,210	-£2,820,246	-£4,266,436	-£3,923,167
20%	60%	-£7,991,638	-£6,333,353	-£6,934,144	-£5,175,669	-£7,703,782	-£7,246,087
25%	60%	-£10,751,196	-£9,303,990	-£10,179,079	-£8,730,971	-£11,141,125	-£10,569,007
30%	60%	-£14,145,070	-£12,378,921	-£13,447,300	-£11,686,285	-£14,620,637	-£13,922,867
35%	60%	-£17,551,612	-£15,491,034	-£16,737,846	-£14,676,939	-£18,108,348	-£17,292,274
40%	60%	-£20,994,071	-£18,603,088	-£20,048,404	-£17,672,728	-£21,638,531	-£20,692,955
45%	60%	-£24,456,225	-£21,763,674	-£23,392,452	-£20,699,900	-£25,181,243	-£24,117,469
50%	60%	-£27,918,380	-£24,926,665	-£26,738,419	-£23,744,685	-£28,724,965	-£27,541,964

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

E6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£17,353,328	£17,353,328	£17,353,328	£17,353,328	£17,353,328	£17,353,328
10%	71%	£10,894,887	£11,001,974	£10,862,940	£11,270,027	£10,485,272	£10,753,334
15%	71%	£7,196,307	£7,806,624	£7,594,663	£8,215,280	£7,078,899	£7,427,560
20%	71%	£3,787,236	£4,594,725	£4,312,110	£5,139,600	£3,844,420	£4,098,294
25%	71%	£348,465	£1,382,828	£1,029,559	£2,063,920	£69,945	£751,038
30%	71%	£3,110,651	£1,849,116	-£2,279,072	-£1,018,438	£3,450,342	-£2,619,683
35%	71%	£6,377,477	£5,105,686	-£5,003,392	-£4,136,581	£6,373,783	-£6,004,658
40%	71%	£10,088,322	£8,378,766	-£8,962,636	-£7,254,685	£10,548,051	-£9,422,965
45%	71%	£13,611,849	£11,688,598	-£12,345,452	-£10,422,200	£14,129,719	-£12,863,322
50%	71%	£17,135,876	£14,998,430	-£15,728,267	-£13,591,322	£17,710,798	-£16,303,679
100%	71%	£52,370,844	£46,966,350	£46,966,350	£46,966,350	£52,370,844	£52,370,844
10%	75%	£10,558,351	£10,914,552	£10,836,808	£11,196,008	£10,462,435	£10,743,894
15%	75%	£7,130,407	£7,673,347	£7,559,396	£8,102,436	£6,984,083	£7,413,172
20%	75%	£3,692,730	£4,417,024	£4,263,088	£4,989,141	£3,698,005	£4,270,124
25%	75%	£255,632	£1,160,700	£970,750	£1,875,847	£11,528	£727,075
30%	75%	£3,223,872	£2,120,030	-£2,351,660	-£1,247,817	£3,521,102	-£2,648,889
35%	75%	£6,709,569	£5,421,752	-£5,691,987	-£4,404,170	£7,056,335	-£6,038,754
40%	75%	£10,241,753	£8,765,991	-£9,053,762	-£7,663,920	£10,844,541	-£9,462,570
45%	75%	£13,784,458	£12,101,614	-£12,454,741	-£10,771,897	£14,237,595	-£12,907,878
50%	75%	£17,327,164	£15,457,337	-£15,849,700	-£13,979,874	£17,830,649	-£16,393,184
10%	60%	£10,111,801	£11,281,722	£10,936,886	£11,866,886	£10,558,335	£10,783,503
15%	60%	£7,584,245	£8,233,110	£7,707,517	£8,571,390	£7,130,285	£7,473,560
20%	60%	£4,004,888	£5,163,373	£4,462,583	£5,621,068	£3,692,945	£4,150,639
25%	60%	£245,530	£2,093,637	£1,217,848	£2,665,758	£255,002	£927,720
30%	60%	£2,748,343	£392,194	-£2,050,573	-£280,658	£3,223,910	-£2,526,140
35%	60%	£6,154,785	£4,094,278	-£5,340,719	-£3,280,212	£6,709,613	-£5,695,547
40%	60%	£9,597,344	£7,206,361	-£8,651,767	-£6,276,001	£10,241,804	-£9,296,228
45%	60%	£13,059,498	£10,366,947	-£11,995,725	-£8,303,173	£13,784,516	-£12,720,742
50%	60%	£16,561,653	£13,529,029	-£15,347,682	-£12,347,058	£17,387,226	-£16,145,257

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£5,579,942	-£5,579,942	-£5,579,942	-£5,579,942	-£5,579,942	-£5,579,942
10%	71%	-£12,538,384	-£11,831,207	-£12,070,230	-£11,863,244	-£12,447,869	-£12,179,946
15%	71%	-£15,747,284	-£15,125,647	-£15,388,608	-£14,717,901	-£15,914,376	-£15,525,721
20%	71%	-£19,166,038	-£18,338,545	-£18,621,160	-£17,793,671	-£19,388,851	-£18,843,977
25%	71%	-£22,584,806	-£21,550,443	-£21,903,712	-£20,869,351	-£22,863,326	-£22,182,232
30%	71%	-£26,003,574	-£24,762,341	-£25,186,264	-£23,951,709	-£26,338,801	-£25,552,994
35%	71%	-£29,422,342	-£27,974,239	-£28,468,816	-£27,034,067	-£29,814,276	-£28,927,928
40%	71%	-£32,841,110	-£31,186,137	-£31,751,368	-£29,116,425	-£33,289,751	-£32,392,862
45%	71%	-£36,259,878	-£34,398,035	-£35,038,870	-£31,198,783	-£36,765,226	-£35,867,796
50%	71%	-£39,678,646	-£37,609,933	-£38,326,372	-£33,281,141	-£40,240,701	-£39,442,730
100%	71%	-£75,303,912	-£71,030,200	-£72,489,686	-£68,215,804	-£76,454,734	-£73,640,518
15%	75%	-£15,302,953	-£15,259,923	-£15,373,875	-£14,830,835	-£15,949,187	-£15,520,099
10%	75%	-£12,374,819	-£12,018,719	-£12,093,463	-£11,737,262	-£12,470,833	-£12,189,377
20%	75%	-£19,240,300	-£18,516,247	-£18,688,163	-£17,844,729	-£19,435,266	-£18,863,147
25%	75%	-£22,677,638	-£21,772,571	-£21,962,491	-£21,057,424	-£22,821,343	-£22,206,196
30%	75%	-£26,114,976	-£25,053,300	-£25,254,530	-£24,181,088	-£26,454,373	-£25,892,160
35%	75%	-£29,552,314	-£28,334,029	-£28,626,070	-£27,337,441	-£29,889,697	-£29,377,025
40%	75%	-£32,989,652	-£31,614,758	-£31,918,110	-£30,493,191	-£33,325,021	-£32,851,840
45%	75%	-£36,426,990	-£34,895,487	-£35,210,150	-£33,648,942	-£36,750,345	-£36,326,584
50%	75%	-£39,864,328	-£38,176,216	-£38,502,190	-£36,804,693	-£40,175,669	-£39,801,328
10%	60%	-£12,221,470	-£11,851,548	-£11,998,305	-£11,426,384	-£12,374,931	-£12,149,767
15%	60%	-£15,569,025	-£14,700,161	-£15,225,754	-£14,356,890	-£15,802,382	-£15,459,711
20%	60%	-£18,928,382	-£17,548,774	-£18,470,688	-£17,312,203	-£19,240,328	-£18,782,631
25%	60%	-£22,287,739	-£20,397,387	-£21,715,602	-£20,267,615	-£22,679,274	-£22,109,581
30%	60%	-£25,647,096	-£23,246,000	-£24,960,516	-£23,222,823	-£26,118,221	-£25,459,411
35%	60%	-£29,006,453	-£26,094,613	-£28,209,430	-£26,177,634	-£29,557,168	-£28,828,818
40%	60%	-£32,365,810	-£28,943,226	-£31,458,344	-£29,132,445	-£33,006,115	-£32,299,468
45%	60%	-£35,725,167	-£31,791,839	-£34,707,258	-£32,087,256	-£36,455,062	-£35,054,013
50%	60%	-£39,084,524	-£34,640,452	-£37,956,172	-£35,042,067	-£40,000,009	-£39,008,528

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£3,343,902	-£3,750,989	-£3,811,956	-£4,019,042	-£3,343,902	-£3,343,902
10%	71%	-£6,687,804	-£5,501,978	-£5,623,912	-£5,838,084	-£6,687,804	-£6,687,804
15%	71%	-£10,031,706	-£8,252,967	-£8,435,868	-£8,656,126	-£10,031,706	-£10,031,706
20%	71%	-£13,375,608	-£11,003,956	-£11,247,824	-£11,874,168	-£13,375,608	-£13,375,608
25%	71%	-£16,719,510	-£13,754,945	-£14,059,780	-£14,092,210	-£16,719,510	-£16,719,510
30%	71%	-£20,063,412	-£16,505,934	-£16,871,736	-£16,300,252	-£20,063,412	-£20,063,412
35%	71%	-£23,407,314	-£19,256,923	-£19,683,692	-£18,508,294	-£23,407,314	-£23,407,314
40%	71%	-£26,751,216	-£22,007,912	-£22,495,648	-£20,716,336	-£26,751,216	-£26,751,216
45%	71%	-£30,095,118	-£24,758,901	-£25,307,604	-£22,924,378	-£30,095,118	-£30,095,118
50%	71%	-£33,439,020	-£27,509,890	-£28,119,560	-£25,132,420	-£33,439,020	-£33,439,020
100%	71%	-£66,878,040	-£55,019,780	-£56,239,120	-£50,264,840	-£66,878,040	-£66,878,040
15%	75%	-£4,207,877	-£4,222,963	-£4,281,411	-£4,181,451	-£4,207,877	-£4,181,451
20%	75%	-£8,415,754	-£8,445,926	-£8,562,822	-£8,362,902	-£8,415,754	-£8,362,902
25%	75%	-£12,623,631	-£12,671,851	-£12,844,233	-£12,544,353	-£12,623,631	-£12,544,353
30%	75%	-£16,831,508	-£16,890,702	-£17,116,615	-£16,726,473	-£16,831,508	-£16,726,473
35%	75%	-£21,039,385	-£21,109,586	-£21,393,037	-£21,008,593	-£21,039,385	-£21,008,593
40%	75%	-£25,247,262	-£25,328,467	-£25,617,448	-£25,129,711	-£25,247,262	-£25,129,711
45%	75%	-£29,455,139	-£29,517,348	-£29,841,859	-£29,350,824	-£29,455,139	-£29,350,824
50%	75%	-£33,663,016	-£33,679,231	-£34,066,270	-£33,771,937	-£33,663,016	-£33,771,937
10%	60%	-£3,460,816	-£4,030,738	-£3,685,961	-£4,255,902	-£3,460,816	-£3,532,519
15%	60%	-£5,145,184	-£5,882,125	-£6,184,537	-£6,362,858	-£5,145,184	-£5,222,574
20%	60%	-£6,829,552	-£7,733,512	-£8,036,074	-£8,179,814	-£6,829,552	-£6,939,946
25%	60%	-£8,513,920	-£9,584,900	-£10,087,611	-£10,029,917	-£8,513,920	-£8,592,040
30%	60%	-£10,198,288	-£11,436,287	-£12,139,148	-£11,872,373	-£10,198,288	-£10,254,160
35%	60%	-£11,882,656	-£13,287,674	-£14,189,685	-£13,516,808	-£11,882,656	-£11,916,032
40%	60%	-£13,567,024	-£15,139,061	-£16,241,222	-£15,159,243	-£13,567,024	-£13,648,464
45%	60%	-£15,251,392	-£16,990,448	-£18,292,759	-£17,001,678	-£15,251,392	-£15,389,896
50%	60%	-£16,935,760	-£18,841,835	-£20,344,296	-£18,844,113	-£16,935,760	-£17,181,328
10%	60%	-£3,460,816	-£4,030,738	-£3,685,961	-£4,255,902	-£3,460,816	-£3,532,519
15%	60%	-£5,145,184	-£5,882,125	-£6,184,537	-£6,362,858	-£5,145,184	-£5,222,574
20%	60%	-£6,829,552	-£7,733,512	-£8,036,074	-£8,179,814	-£6,829,552	-£6,939,946
25%	60%	-£8,513,920	-£9,584,900	-£10,087,611	-£10,029,917	-£8,513,920	-£8,592,040
30%	60%	-£10,198,288	-£11,436,287	-£12,139,148	-£11,872,373	-£10,198,288	-£10,254,160
35%	60%	-£11,882,656	-£13,287,674	-£14,189,685	-£13,516,808	-£11,882,656	-£11,916,032
40%	60%	-£13,567,024	-£15,139,061	-£16,241,222	-£15,159,243	-£13,567,024	-£13,648,464
45%	60%	-£15,251,392	-£16,990,448	-£18,292,759	-£17,001,678	-£15,251,392	-£15,389,896
50%	60%	-£16,935,760	-£18,841,835	-£20,344,296	-£18,844,113	-£16,935,760	-£17,181,328

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£17,353,328	£17,353,328	£17,353,328	£17,353,328	£17,353,328	£17,353,328
10%	71%	£10,694,887	£11,001,974	£10,862,940	£11,270,027	£10,485,272	£10,753,234
15%	71%	£7,186,592	£7,568,624	£7,584,953	£8,215,290	£7,186,592	£7,427,550
20%	71%	£3,767,236	£4,594,725	£4,312,110	£5,139,600	£3,544,420	£4,089,254
25%	71%	£348,465	£1,382,828	£1,028,559	£2,063,920	£69,945	£751,038
30%	71%	-£3,110,651	-£1,849,116	-£2,279,972	-£1,018,438	-£3,450,342	-£2,619,663
35%	71%	-£6,529,417	-£5,105,886	-£5,605,352	-£4,136,651	-£6,974,793	-£5,004,658
40%	71%	-£10,088,322	-£8,378,766	-£8,962,636	-£7,254,685	-£10,548,651	-£8,422,965
45%	71%	-£13,611,849	-£11,688,598	-£12,345,452	-£10,422,200	-£14,129,719	-£12,863,322
50%	71%	-£17,135,376	-£14,998,430	-£15,728,267	-£13,591,322	-£17,710,788	-£16,389,679
100%	71%	-£32,270,641	-£29,996,860	-£30,456,534	-£25,182,644	-£35,421,463	-£32,772,247
10%	75%	£10,558,351	£10,814,552	£10,839,808	£11,196,008	£10,462,436	£10,743,894
15%	75%	£7,130,307	£7,673,347	£7,559,396	£8,102,436	£6,984,083	£7,413,172
20%	75%	£3,692,700	£4,417,024	£4,265,989	£4,983,141	£3,498,015	£4,070,124
25%	75%	£255,632	£1,160,700	£970,780	£1,875,847	£11,908	£727,075
30%	75%	-£3,223,872	-£2,120,030	-£2,351,660	-£1,247,817	-£3,521,102	-£2,648,889
35%	75%	-£6,709,369	-£5,421,752	-£5,691,987	-£4,464,170	-£7,056,336	-£5,038,754
40%	75%	-£10,241,753	-£8,745,891	-£9,059,782	-£7,583,920	-£10,644,541	-£8,462,570
45%	75%	-£13,784,458	-£12,101,614	-£12,454,741	-£10,771,897	-£14,237,595	-£12,907,878
50%	75%	-£17,327,163	-£15,457,337	-£15,849,700	-£13,979,874	-£17,830,649	-£16,359,184
10%	60%	£10,111,801	£11,281,722	£10,936,966	£11,566,886	£10,558,335	£10,763,955
15%	60%	£7,364,245	£8,233,110	£7,707,517	£8,576,380	£7,130,288	£7,473,560
20%	60%	£4,004,888	£5,163,373	£4,482,583	£5,621,068	£3,692,945	£4,150,839
25%	60%	£195,890	£2,390,637	£1,217,848	£2,665,758	£255,602	£627,720
30%	60%	-£2,748,343	-£1,982,194	-£2,050,573	-£299,558	-£3,223,910	-£2,526,140
35%	60%	-£6,154,785	-£4,094,278	-£4,340,719	-£3,280,212	-£6,709,613	-£5,895,547
40%	60%	-£9,597,344	-£7,206,361	-£7,651,767	-£6,276,001	-£10,241,804	-£8,296,228
45%	60%	-£13,059,498	-£10,369,947	-£11,065,725	-£8,303,713	-£13,784,516	-£12,720,742
50%	60%	-£16,521,653	-£13,529,929	-£14,339,682	-£12,347,958	-£17,327,228	-£16,145,257

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 6		CIL Zone	3
		Value Area	Med
No Units	300	Sales value inflation	0%
Site Area	1.08 Ha	Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£18,947,296	£18,947,296	£18,947,296	£18,947,296	£18,947,296	£18,947,296
10%	71%	£12,857,523	£13,026,488	£12,980,430	£13,349,375	£12,494,765	£12,817,672
15%	71%	£9,605,165	£10,058,582	£9,969,526	£10,542,942	£9,281,226	£9,745,368
20%	71%	£6,338,658	£7,088,616	£6,995,035	£7,736,510	£6,607,818	£6,864,195
25%	71%	£3,142,097	£4,079,545	£3,962,569	£4,900,015	£2,728,647	£3,549,019
30%	71%	£-55,353	£1,070,474	£930,102	£2,055,040	£-559,729	£433,843
35%	71%	£-33,304,935	£-1,970,303	£-2,136,746	£-830,857	£-3,992,632	£-2,226,167
40%	71%	£-6,553,034	£-5,028,587	£-5,218,110	£-3,694,363	£-7,225,535	£-5,891,312
45%	71%	£-9,801,875	£-8,086,872	£-8,300,873	£-6,585,870	£-10,558,439	£-9,057,437
50%	71%	£-13,050,715	£-11,145,156	£-11,362,835	£-9,477,377	£-13,891,342	£-12,223,562
100%	71%	£-45,538,119	£-41,728,002	£-42,233,558	£-38,392,443	£-47,220,372	£-43,884,813
10%	75%	£12,817,866	£12,940,693	£12,956,919	£13,279,746	£12,475,453	£12,814,506
15%	75%	£9,445,680	£9,929,919	£9,954,259	£10,438,499	£9,232,060	£9,740,639
20%	75%	£6,184,267	£6,947,243	£6,947,243	£7,697,551	£6,688,562	£6,957,758
25%	75%	£3,041,335	£3,861,601	£3,902,829	£4,723,095	£2,679,479	£3,540,973
30%	75%	£-178,247	£808,942	£858,415	£1,842,735	£-19,576	£424,188
35%	75%	£-3,447,569	£-2,280,415	£-2,221,751	£-1,054,596	£-3,962,453	£-2,736,634
40%	75%	£-7,163,941	£-5,983,007	£-5,915,907	£-3,389,066	£-7,305,330	£-6,004,395
45%	75%	£-9,986,214	£-8,485,587	£-8,410,162	£-6,909,535	£-10,648,208	£-9,072,156
50%	75%	£-13,255,537	£-11,588,173	£-11,504,368	£-9,837,005	£-13,991,085	£-12,239,917
60%	60%	£12,784,424	£13,303,947	£13,055,686	£13,573,186	£12,556,553	£12,827,855
15%	60%	£9,695,517	£10,470,301	£10,102,380	£10,877,163	£9,353,724	£9,760,588
20%	60%	£6,596,611	£7,639,653	£7,147,967	£8,182,138	£6,133,435	£6,684,791
25%	60%	£3,464,539	£4,776,965	£4,153,735	£5,466,160	£2,885,570	£3,574,765
30%	60%	£32,468	£9,07,378	£1,159,603	£2,734,413	£-838,222	£844,738
35%	60%	£-2,845,392	£-977,946	£-1,864,738	£2,666	£-3,669,207	£-2,888,553
40%	60%	£-6,028,690	£-3,894,465	£-4,907,942	£-2,773,717	£-6,970,192	£-5,849,444
45%	60%	£-9,211,987	£-6,810,963	£-7,961,745	£-5,550,142	£-10,271,177	£-9,010,336
50%	60%	£-12,395,284	£-9,727,501	£-10,994,349	£-8,326,568	£-13,572,162	£-12,171,228

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£78,599,580	£78,599,580	£78,599,580	£78,599,580	£78,599,580	£78,599,580
10%	71%	£34,187,600	£34,509,469	£34,187,600	£34,187,600	£35,962,111	£34,729,285
15%	71%	£8,941,712	£8,485,295	£8,557,351	£8,003,935	£8,265,849	£8,801,488
20%	71%	£-208,219	£-90,458,261	£-90,551,842	£-80,810,368	£-91,539,059	£-90,882,682
25%	71%	£-94,404,779	£-93,467,332	£-93,594,326	£-92,848,861	£-94,818,329	£-93,997,858
30%	71%	£-37,716,941	£-36,476,735	£-36,476,735	£-35,401,837	£-36,066,679	£-37,103,944
35%	71%	£-100,851,070	£-100,851,070	£-99,683,625	£-98,340,733	£-101,439,590	£-100,272,064
40%	71%	£-104,099,911	£-102,575,484	£-102,765,896	£-101,241,240	£-104,772,412	£-103,438,189
45%	71%	£-107,345,751	£-106,633,749	£-106,847,748	£-104,132,747	£-108,105,315	£-106,604,313
50%	71%	£-110,597,591	£-109,827,291	£-109,827,291	£-107,024,624	£-111,439,219	£-109,710,438
100%	71%	£-114,085,994	£-113,274,879	£-113,970,436	£-115,939,319	£-114,767,249	£-114,143,689
10%	75%	£84,929,010	£84,096,184	£84,589,258	£84,267,131	£85,071,423	£84,732,371
15%	75%	£38,101,197	£37,616,967	£37,616,967	£37,108,378	£38,314,817	£37,826,194
20%	75%	£-91,288,930	£-90,632,616	£-90,599,633	£-89,940,625	£-91,573,315	£-90,889,118
25%	75%	£-194,505,542	£-193,685,276	£-193,644,048	£-192,823,782	£-194,867,398	£-194,005,903
30%	75%	£-297,725,123	£-296,713,935	£-296,685,461	£-295,704,142	£-296,706,432	£-297,122,688
35%	75%	£-400,944,446	£-399,827,291	£-399,788,628	£-398,601,474	£-401,529,333	£-400,253,611
40%	75%	£-504,263,768	£-502,929,878	£-502,862,834	£-501,628,942	£-503,450,237	£-502,151,272
45%	75%	£-607,533,091	£-606,032,464	£-605,957,039	£-604,456,412	£-606,195,084	£-605,619,033
50%	75%	£-710,803,413	£-709,135,960	£-709,051,245	£-707,553,859	£-709,537,062	£-708,788,793
10%	60%	£84,762,452	£84,245,930	£84,491,210	£83,974,688	£84,990,314	£84,719,071
15%	60%	£87,851,360	£87,078,576	£87,444,497	£86,669,714	£88,193,152	£87,786,289
20%	60%	£90,950,268	£89,907,223	£89,389,510	£88,384,739	£89,413,442	£89,862,085
25%	60%	£94,049,336	£92,769,142	£92,389,142	£91,090,716	£92,091,307	£92,972,117
30%	60%	£97,144,409	£95,639,458	£95,367,375	£94,812,464	£97,015,058	£97,082,138
35%	60%	£100,392,269	£98,524,822	£99,471,615	£97,544,211	£101,216,084	£100,235,429
40%	60%	£103,675,667	£101,141,342	£102,454,819	£100,200,593	£103,537,068	£102,386,301
45%	60%	£106,958,864	£104,357,860	£105,498,022	£103,097,019	£107,810,554	£106,557,213
50%	60%	£109,942,161	£107,274,380	£108,541,226	£105,873,444	£111,119,838	£109,718,104

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£58,442,158	£58,442,158	£58,442,158	£58,442,158	£58,442,158	£58,442,158
10%	71%	£65,732,231	£65,363,286	£65,409,324	£65,040,379	£65,894,989	£65,572,082
15%	71%	£88,884,589	£88,331,172	£88,400,228	£87,848,812	£89,128,728	£88,644,366
20%	71%	£112,036,947	£111,381,718	£111,381,718	£110,653,243	£112,381,326	£111,729,388
25%	71%	£175,247,657	£174,310,209	£174,210,209	£173,480,738	£175,661,206	£174,840,735
30%	71%	£238,457,107	£237,318,280	£237,459,652	£236,334,714	£238,949,483	£237,955,911
35%	71%	£301,666,947	£300,380,057	£300,586,502	£299,362,611	£302,282,386	£301,114,841
40%	71%	£364,876,787	£363,418,341	£363,688,564	£362,484,117	£365,615,259	£364,281,264
45%	71%	£428,086,627	£426,478,626	£426,806,627	£425,575,624	£428,948,193	£427,447,191
50%	71%	£491,296,467	£489,534,910	£489,772,689	£488,567,131	£492,281,056	£490,613,316
100%	71%	£554,506,307	£552,112,766	£552,593,312	£551,383,197	£555,619,178	£553,273,567
10%	75%	£65,711,888	£65,449,061	£65,432,835	£65,110,008	£65,914,301	£65,575,248
15%	75%	£88,844,074	£88,435,495	£88,435,495	£87,951,255	£89,157,694	£88,648,115
20%	75%	£111,974,207	£111,475,484	£111,442,511	£110,792,603	£112,421,192	£111,731,996
25%	75%	£135,104,339	£134,426,419	£134,426,419	£133,669,658	£135,710,295	£134,846,774
30%	75%	£158,234,471	£157,580,812	£157,531,339	£156,547,019	£158,909,330	£157,965,566
35%	75%	£181,364,603	£180,670,169	£180,611,505	£179,444,350	£182,352,207	£181,129,388
40%	75%	£204,494,735	£203,723,715	£203,723,715	£202,487,820	£205,395,955	£204,036,264
45%	75%	£227,624,867	£226,795,341	£226,799,516	£225,299,289	£228,407,962	£226,811,910
50%	75%	£250,754,999	£249,797,927	£249,894,122	£248,226,759	£252,380,839	£250,629,670
10%	60%	£65,605,330	£65,088,807	£65,334,087	£64,817,566	£65,933,191	£65,561,849
15%	60%	£88,735,462	£88,020,217	£88,267,574	£87,752,051	£89,278,295	£88,866,953
20%	60%	£111,865,594	£111,050,101	£111,241,787	£110,707,616	£112,256,319	£111,704,963
25%	60%	£134,995,726	£134,012,789	£134,236,019	£133,623,994	£135,504,184	£134,814,988
30%	60%	£158,125,858	£156,962,376	£157,220,262	£156,665,341	£158,757,076	£157,925,016
35%	60%	£181,255,990	£179,957,070	£180,254,492	£179,387,085	£182,008,961	£181,078,307
40%	60%	£204,386,122	£202,914,219	£203,297,696	£202,163,471	£205,350,940	£204,239,198
45%	60%	£227,516,254	£225,800,737	£226,340,380	£225,039,896	£228,603,931	£227,400,090
50%	60%	£250,646,386	£248,717,257	£249,384,103	£248,216,322	£251,861,916	£250,560,661

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£26,089,013	£26,089,013	£26,089,013	£26,089,013	£26,089,013	£26,089,013
10%	71%	£32,288,798	£32,009,641	£32,085,879	£31,688,935	£32,541,544	£32,212,637
15%	71%	£38,488,583	£38,147,727	£38,046,783	£37,493,367	£38,775,281	£38,290,921
20%	71%	£44,688,368	£44,317,694	£44,184,274	£43,299,799	£44,928,491	£44,372,115
25%	71%	£50,888,153	£50,456,764	£50,373,740	£49,136,294	£50,307,762	£49,487,290
30%	71%	£57,087,938	£56,595,835	£56,482,207	£55,262,720	£56,395,038	£55,402,466
35%	71%	£63,287,723	£62,666,812	£62,473,057	£61,338,166	£62,482,341	£61,476,966
40%	71%	£69,487,508	£68,678,796	£68,455,119	£		

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£10,993,092	-£10,993,092	-£10,993,092	-£10,993,092	-£10,993,092	-£10,993,092
10%	71%	-£17,202,895	-£16,919,920	-£16,989,896	-£16,989,018	-£17,445,623	-£17,122,716
15%	71%	-£20,435,223	-£19,981,696	-£19,950,959	-£19,397,448	-£20,674,360	-£20,165,000
20%	71%	-£23,671,730	-£22,851,772	-£22,945,353	-£22,203,878	-£23,627,570	-£23,276,193
25%	71%	-£26,798,291	-£25,869,843	-£25,977,819	-£25,040,973	-£27,211,841	-£26,391,369
30%	71%	-£29,895,741	-£28,890,914	-£28,907,198	-£27,685,348	-£30,230,137	-£29,026,485
35%	71%	-£33,244,581	-£31,910,691	-£32,077,136	-£30,743,245	-£33,833,020	-£33,665,575
40%	71%	-£36,493,422	-£34,968,975	-£35,189,198	-£33,834,751	-£37,185,923	-£35,831,700
45%	71%	-£39,742,263	-£38,027,260	-£38,241,261	-£36,926,558	-£40,498,827	-£38,997,825
50%	71%	-£42,991,103	-£41,085,544	-£41,333,353	-£39,417,765	-£43,831,730	-£42,163,950
100%	71%	-£75,479,508	-£71,668,390	-£72,143,946	-£68,332,831	-£77,160,760	-£73,825,201
10%	75%	-£17,322,522	-£16,999,695	-£16,983,470	-£16,680,842	-£17,464,935	-£17,125,882
15%	75%	-£20,494,708	-£20,010,469	-£19,988,129	-£19,601,899	-£20,706,328	-£20,199,749
20%	75%	-£23,682,341	-£23,026,128	-£22,993,145	-£22,343,137	-£23,971,826	-£23,282,630
25%	75%	-£26,899,053	-£26,078,788	-£26,077,859	-£25,217,293	-£27,260,909	-£26,399,415
30%	75%	-£30,116,635	-£29,131,446	-£29,081,973	-£28,097,653	-£30,599,964	-£29,516,200
35%	75%	-£33,387,857	-£32,220,963	-£32,162,139	-£30,994,884	-£33,922,941	-£32,877,023
40%	75%	-£36,657,279	-£35,323,389	-£35,256,345	-£33,922,454	-£37,245,718	-£35,844,783
45%	75%	-£39,926,802	-£38,425,975	-£38,350,550	-£36,849,923	-£40,588,596	-£39,012,544
50%	75%	-£43,198,925	-£41,523,581	-£41,444,395	-£39,777,393	-£43,931,473	-£42,180,335
10%	60%	-£17,155,964	-£16,939,441	-£16,884,722	-£16,368,200	-£17,383,825	-£17,112,583
15%	60%	-£20,244,871	-£19,470,097	-£19,638,008	-£19,063,225	-£20,586,664	-£20,179,800
20%	60%	-£23,343,777	-£22,300,735	-£22,792,421	-£21,758,590	-£23,806,953	-£23,255,597
25%	60%	-£26,478,940	-£25,156,453	-£25,156,653	-£24,474,628	-£27,054,818	-£26,356,624
30%	60%	-£29,607,820	-£28,033,010	-£28,780,886	-£27,205,975	-£30,308,610	-£29,475,650
35%	60%	-£32,785,780	-£30,919,334	-£31,895,126	-£29,937,722	-£33,609,595	-£32,629,941
40%	60%	-£35,969,078	-£33,834,983	-£34,988,330	-£32,714,105	-£36,910,580	-£35,789,832
45%	60%	-£39,152,375	-£36,751,371	-£37,891,533	-£35,490,530	-£40,211,565	-£38,950,724
50%	60%	-£42,335,672	-£39,667,691	-£40,634,737	-£38,266,958	-£43,512,550	-£42,111,618

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£6,092,070	-£5,723,126	-£5,769,163	-£5,400,219	-£6,254,828	-£5,931,921
10%	71%	-£9,244,429	-£8,691,012	-£8,760,068	-£8,206,652	-£9,488,566	-£9,004,205
15%	71%	-£12,410,938	-£11,660,978	-£11,754,259	-£11,013,093	-£12,741,776	-£12,085,399
20%	71%	-£15,577,447	-£14,630,944	-£14,787,649	-£13,849,578	-£16,000,046	-£15,166,585
25%	71%	-£18,804,948	-£17,679,119	-£17,819,491	-£16,684,554	-£19,309,323	-£18,315,751
30%	71%	-£22,053,787	-£20,719,898	-£20,898,341	-£19,552,450	-£22,642,228	-£21,474,781
35%	71%	-£25,326,928	-£23,776,181	-£23,988,493	-£22,443,967	-£26,076,173	-£24,640,985
40%	71%	-£28,615,468	-£26,856,466	-£27,050,466	-£25,355,464	-£29,508,035	-£27,807,030
45%	71%	-£31,800,308	-£29,894,750	-£30,132,528	-£28,226,971	-£32,940,939	-£30,973,155
100%	71%	-£94,988,717	-£90,477,595	-£90,953,152	-£87,142,038	-£98,960,968	-£94,634,408
10%	75%	-£9,131,127	-£8,808,901	-£8,795,675	-£8,469,849	-£9,274,140	-£8,935,998
15%	75%	-£12,303,914	-£11,819,674	-£11,806,335	-£11,481,095	-£12,311,095	-£11,968,554
20%	75%	-£15,491,548	-£14,835,333	-£14,802,350	-£14,152,342	-£15,781,031	-£15,291,835
25%	75%	-£18,708,259	-£17,887,993	-£17,846,795	-£17,026,499	-£19,070,115	-£18,208,620
30%	75%	-£21,927,840	-£20,901,718	-£20,891,718	-£19,968,158	-£22,363,200	-£21,482,326
35%	75%	-£25,197,163	-£24,030,008	-£24,071,344	-£22,804,190	-£25,712,048	-£24,488,228
40%	75%	-£28,496,485	-£27,132,594	-£27,085,251	-£25,731,659	-£29,064,924	-£27,653,989
45%	75%	-£31,795,808	-£30,230,181	-£30,189,756	-£28,699,129	-£32,397,801	-£31,174,740
50%	75%	-£35,095,130	-£33,337,767	-£33,253,962	-£31,596,598	-£35,740,678	-£34,969,510
10%	60%	-£5,965,169	-£5,448,647	-£5,693,027	-£5,177,405	-£6,193,031	-£5,821,788
15%	60%	-£8,054,077	-£7,276,293	-£7,647,214	-£7,072,431	-£8,395,869	-£7,995,006
20%	60%	-£10,152,985	-£9,109,940	-£9,160,647	-£8,587,456	-£10,612,159	-£10,064,802
25%	60%	-£12,285,055	-£10,972,629	-£11,558,589	-£10,283,433	-£12,864,024	-£12,174,829
30%	60%	-£14,417,126	-£12,842,215	-£13,590,092	-£11,615,181	-£15,117,815	-£14,284,855
35%	60%	-£16,569,078	-£14,709,803	-£15,628,330	-£13,498,578	-£17,369,601	-£16,353,740
40%	60%	-£18,778,284	-£16,644,059	-£17,657,536	-£15,223,310	-£19,619,785	-£18,509,038
45%	60%	-£20,981,581	-£18,560,577	-£19,700,739	-£17,099,731	-£21,870,771	-£20,759,299
50%	60%	-£23,144,878	-£20,477,096	-£21,743,945	-£19,076,161	-£24,121,755	-£23,002,821

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£11,594,425	£11,594,425	£11,594,425	£11,594,425	£11,594,425	£11,594,425
10%	71%	£5,304,856	£5,673,601	£5,627,563	£5,998,508	£5,141,898	£5,484,805
15%	71%	£2,762,296	£2,767,715	£2,636,695	£3,190,075	£1,938,161	£2,392,522
20%	71%	£1,014,205	£294,251	£307,832	£363,644	£1,345,040	£988,672
25%	71%	£-4,210,769	£-3,273,322	£-3,390,298	£-2,452,851	£-4,624,319	£-3,803,848
30%	71%	£-7,408,220	£-6,282,393	£-6,422,765	£-5,297,827	£-7,912,596	£-6,819,024
35%	71%	£-10,617,060	£-9,323,170	£-9,483,615	£-8,155,723	£-11,245,499	£-10,078,054
40%	71%	£-13,905,901	£-12,381,454	£-12,571,677	£-11,047,230	£-14,578,402	£-13,244,179
45%	71%	£-17,154,741	£-15,439,739	£-15,653,739	£-13,938,737	£-17,911,305	£-16,410,304
50%	71%	£-20,403,582	£-18,498,023	£-18,735,801	£-16,850,244	£-21,244,209	£-19,576,428
100%	71%	£-92,911,985	£-90,090,949	£-90,596,405	£-85,045,909	£-94,373,239	£-91,279,699
10%	75%	£5,264,990	£5,587,826	£5,804,052	£5,928,879	£5,122,587	£5,461,839
15%	75%	£2,092,413	£2,577,052	£2,651,392	£3,085,632	£1,879,193	£2,387,772
20%	75%	£-1,094,820	£-439,807	£-405,623	£-241,385	£-1,384,305	£-995,108
25%	75%	£-4,311,532	£-3,491,266	£-3,450,038	£-2,629,772	£-4,673,388	£-3,811,893
30%	75%	£-7,531,113	£-6,543,925	£-6,494,451	£-5,510,132	£-7,972,442	£-6,928,678
35%	75%	£-10,800,436	£-9,633,282	£-9,574,618	£-8,407,463	£-11,315,320	£-10,089,501
40%	75%	£-14,069,758	£-12,735,968	£-12,663,828	£-11,334,933	£-14,628,197	£-13,257,262
45%	75%	£-17,339,081	£-15,838,454	£-15,763,029	£-14,262,402	£-18,001,074	£-16,425,023
50%	75%	£-20,608,404	£-18,941,040	£-18,857,235	£-17,189,872	£-21,343,952	£-19,592,763
10%	60%	£5,431,557	£5,948,365	£6,204,499	£6,219,321	£5,303,996	£5,474,938
15%	60%	£2,342,630	£3,117,434	£2,749,513	£3,524,296	£2,090,857	£2,407,727
20%	60%	£-766,256	£286,787	£-204,900	£829,271	£-1,219,432	£-668,075
25%	60%	£-3,888,328	£-2,575,902	£-3,198,132	£-1,886,707	£-4,467,297	£-3,778,102
30%	60%	£-7,020,399	£-5,445,498	£-5,193,385	£-4,618,454	£-7,721,088	£-6,888,128
35%	60%	£-10,198,259	£-8,330,812	£-8,217,695	£-7,350,201	£-11,022,074	£-10,041,420
40%	60%	£-13,381,557	£-11,247,332	£-11,280,809	£-10,126,584	£-14,323,058	£-13,202,311
45%	60%	£-16,564,854	£-14,163,850	£-14,304,012	£-12,903,009	£-17,624,044	£-16,363,203
50%	60%	£-19,748,151	£-17,086,370	£-16,827,616	£-15,676,455	£-20,925,028	£-19,524,094

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£11,338,841	-£11,338,841	-£11,338,841	-£11,338,841	-£11,338,841	-£11,338,841
10%	71%	-£17,628,614	-£17,259,670	-£17,305,707	-£16,936,763	-£17,791,372	-£17,468,465
15%	71%	-£20,739,374	-£20,227,556	-£20,226,112	-£19,743,159	-£21,025,102	-£20,540,489
20%	71%	-£23,947,480	-£23,167,522	-£23,291,103	-£22,549,627	-£24,278,320	-£23,621,943
25%	71%	-£27,144,040	-£26,206,593	-£26,323,569	-£25,386,122	-£27,567,590	-£26,731,118
30%	71%	-£30,341,498	-£29,116,683	-£29,388,026	-£28,231,088	-£30,845,867	-£29,852,246
35%	71%	-£33,539,331	-£32,256,440	-£32,422,885	-£31,088,994	-£34,178,770	-£33,011,324
40%	71%	-£36,737,172	-£35,314,725	-£35,504,947	-£33,980,501	-£37,511,673	-£36,177,449
45%	71%	-£40,088,012	-£38,373,010	-£38,587,010	-£36,872,008	-£40,844,576	-£39,243,574
50%	71%	-£43,338,852	-£41,431,294	-£41,669,072	-£39,763,515	-£44,177,479	-£42,309,699
100%	71%	-£75,825,255	-£72,014,139	-£72,489,696	-£68,678,580	-£77,506,510	-£74,170,550
15%	75%	-£20,849,458	-£20,398,218	-£20,331,879	-£19,847,838	-£21,054,078	-£20,545,498
10%	75%	-£17,868,271	-£17,345,445	-£17,329,219	-£17,006,392	-£17,810,694	-£17,471,632
5%	75%	-£14,887,084	-£14,345,268	-£14,329,042	-£13,464,946	-£14,265,300	-£13,926,570
20%	75%	-£24,028,050	-£23,371,617	-£23,338,894	-£22,688,686	-£24,317,575	-£23,628,379
25%	75%	-£27,244,803	-£26,424,537	-£26,383,309	-£25,583,043	-£27,606,658	-£26,745,184
30%	75%	-£30,461,556	-£29,477,196	-£29,427,722	-£28,443,402	-£30,905,713	-£29,861,949
35%	75%	-£33,678,309	-£32,529,855	-£32,507,688	-£31,340,234	-£34,248,590	-£33,022,777
40%	75%	-£36,895,062	-£35,581,518	-£35,602,095	-£34,288,203	-£37,591,468	-£36,150,533
45%	75%	-£40,111,815	-£38,633,181	-£38,696,300	-£37,195,673	-£40,934,345	-£39,258,293
50%	75%	-£43,328,568	-£41,684,844	-£41,780,586	-£40,123,142	-£44,277,222	-£42,356,054
10%	60%	-£17,501,719	-£16,955,191	-£17,230,471	-£16,713,949	-£17,723,374	-£17,458,332
15%	60%	-£20,699,527	-£20,183,758	-£20,183,758	-£19,408,975	-£20,932,413	-£20,525,550
20%	60%	-£23,897,335	-£23,138,171	-£23,138,171	-£22,104,000	-£24,152,702	-£23,601,346
25%	60%	-£27,095,143	-£26,382,584	-£26,382,584	-£24,859,027	-£27,407,991	-£26,871,131
30%	60%	-£30,292,951	-£29,627,000	-£29,627,000	-£27,551,725	-£30,654,359	-£29,821,399
35%	60%	-£33,490,759	-£32,871,416	-£32,871,416	-£30,283,472	-£33,955,345	-£32,974,690
40%	60%	-£36,688,567	-£36,115,832	-£36,115,832	-£33,059,864	-£37,256,329	-£36,132,582
45%	60%	-£39,886,375	-£39,360,248	-£39,360,248	-£35,836,260	-£40,557,315	-£39,286,473
50%	60%	-£43,084,183	-£42,604,664	-£42,604,664	-£38,612,705	-£43,858,299	-£42,457,365

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,946,328	-£1,577,384	-£1,623,421	-£1,254,477	-£2,109,086	-£1,786,179
10%	71%	-£5,086,687	-£4,545,270	-£4,614,325	-£4,080,909	-£5,342,823	-£4,858,463
15%	71%	-£8,227,046	-£7,515,226	-£7,606,816	-£6,867,241	-£8,596,034	-£7,939,657
20%	71%	-£11,367,405	-£10,524,306	-£10,641,292	-£9,703,636	-£11,875,334	-£11,056,632
25%	71%	-£14,507,764	-£13,533,377	-£13,673,749	-£12,548,812	-£15,163,580	-£14,170,009
30%	71%	-£17,648,123	-£16,542,448	-£16,740,599	-£15,406,708	-£18,466,484	-£17,329,038
35%	71%	-£20,788,482	-£19,551,519	-£19,822,681	-£18,268,604	-£21,770,388	-£20,485,183
40%	71%	-£23,928,841	-£22,560,590	-£22,904,724	-£21,129,722	-£25,074,292	-£23,641,288
45%	71%	-£27,069,200	-£25,569,661	-£25,686,766	-£24,081,228	-£28,378,196	-£26,827,413
50%	71%	-£30,209,559	-£28,578,732	-£28,767,810	-£27,032,734	-£31,682,100	-£29,986,604
10%	75%	-£1,985,085	-£1,603,159	-£1,648,033	-£1,324,055	-£2,128,346	-£1,789,346
15%	75%	-£4,158,172	-£3,673,932	-£3,744,592	-£3,165,353	-£4,531,792	-£4,083,212
20%	75%	-£6,331,259	-£5,789,591	-£5,856,608	-£5,005,600	-£6,835,289	-£6,346,093
25%	75%	-£8,504,346	-£7,905,250	-£7,972,225	-£6,840,596	-£9,139,786	-£8,511,624
30%	75%	-£10,677,433	-£10,020,909	-£10,145,436	-£8,712,716	-£11,444,282	-£10,716,663
35%	75%	-£12,850,520	-£12,136,568	-£12,260,520	-£10,584,848	-£13,748,778	-£12,912,000
40%	75%	-£15,023,607	-£14,252,227	-£14,374,591	-£12,456,970	-£16,053,274	-£15,117,486
45%	75%	-£17,196,694	-£16,367,886	-£16,496,634	-£14,329,102	-£18,357,770	-£17,322,972
50%	75%	-£19,369,781	-£18,483,545	-£18,611,687	-£16,201,234	-£20,662,266	-£19,528,468
10%	60%	-£1,819,427	-£1,302,904	-£1,348,185	-£1,031,663	-£2,047,288	-£1,776,046
15%	60%	-£4,008,335	-£3,464,184	-£3,511,471	-£2,766,688	-£4,550,127	-£4,043,264
20%	60%	-£6,197,243	-£5,579,092	-£5,651,114	-£4,451,714	-£6,953,066	-£6,319,050
25%	60%	-£8,386,151	-£7,694,000	-£7,772,691	-£6,142,740	-£9,355,904	-£8,611,036
30%	60%	-£10,575,059	-£9,808,908	-£9,892,392	-£7,833,766	-£11,758,742	-£10,813,022
35%	60%	-£12,763,967	-£11,923,816	-£12,016,383	-£9,524,792	-£14,161,580	-£12,915,008
40%	60%	-£14,952,875	-£14,038,724	-£14,141,374	-£11,215,818	-£16,564,418	-£15,017,044
45%	60%	-£17,141,783	-£16,153,632	-£16,254,365	-£12,906,844	-£18,967,256	-£17,119,030
50%	60%	-£19,330,691	-£18,268,540	-£18,371,258	-£14,601,870	-£21,370,094	-£19,221,016

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£11,594,426	£11,594,426	£11,594,426	£11,594,426	£11,594,426	£11,594,426
10%	71%	£5,354,656	£5,673,601	£5,627,563	£5,996,508	£5,141,898	£5,464,806
15%	71%	£2,192,988	£2,708,715	£2,636,659	£3,190,075	£1,839,161	£2,392,522
20%	71%	-£1,014,209	-£264,251	-£357,832	-£363,644	-£1,345,040	-£688,672
25%	71%	-£4,210,769	-£3,273,322	-£3,390,298	-£2,452,851	-£4,624,319	-£3,803,848
30%	71%	-£7,408,229	-£6,282,393	-£6,422,765	-£5,297,827	-£7,912,596	-£6,919,024
35%	71%	-£10,605,689	-£9,291,464	-£9,463,615	-£8,155,723	-£11,245,469	-£10,076,054
40%	71%	-£13,803,149	-£12,300,535	-£12,571,677	-£11,047,230	-£14,578,402	-£13,244,179
45%	71%	-£17,000,609	-£15,309,606	-£15,653,739	-£13,938,737	-£17,911,305	-£16,410,304
50%	71%	-£20,198,069	-£18,318,677	-£18,785,801	-£16,830,244	-£21,244,209	-£19,576,438
10%	60%	£5,354,656	£5,673,601	£5,627,563	£5,996,508	£5,141,898	£5,464,806
15%	60%	£2,192,988	£2,708,715	£2,636,659	£3,190,075	£1,839,161	£2,392,522
20%	60%	-£1,014,209	-£264,251	-£357,832	-£363,644	-£1,345,040	-£688,672
25%	60%	-£4,210,769	-£3,273,322	-£3,390,298	-£2,452,851	-£4,624,319	-£3,803,848
30%	60%	-£7,408,229	-£6,282,393	-£6,422,765	-£5,297,827	-£7,912,596	-£6,919,024
35%	60%	-£10,605,689	-£9,291,464	-£9,463,615	-£8,155,723	-£11,245,469	-£10,076,054
40%	60%	-£13,803,149	-£12,300,535	-£12,571,677	-£11,047,230	-£14,578,402	-£13,244,179
45%	60%	-£17,000,609	-£15,309,606	-£15,653,739	-£13,938,737	-£17,911,305	-£16,410,304
50%	60%	-£20,198,069	-£18,318,677	-£18,785,801	-£16,830,244	-£21,244,209	-£19,576,438
10%	75%	£2,262,814	£2,577,052	£2,601,392	£3,085,632	£1,879,181	£2,387,772
15%	75%	£1,094,220	£1,438,507	£1,405,623	£1,644,385	£1,394,305	£1,595,105
20%	75%	-£4,311,532	-£3,491,266	-£3,450,038	-£2,629,772	-£4,673,388	-£3,811,893
25%	75%	-£7,531,113	-£6,543,925	-£6,494,451	-£5,510,132	-£7,972,442	-£6,928,678
30%	75%	-£10,750,694	-£9,633,282	-£9,574,618	-£8,407,483	-£11,315,320	-£10,080,501
35%	75%	-£13,969,275	-£12,735,668	-£12,668,824	-£11,254,933	-£14,658,197	-£13,257,262
40%	75%	-£17,187,856	-£15,838,454	-£15,763,029	-£14,262,402	-£18,001,074	-£16,425,023
45%	75%	-£20,406,437	-£18,941,040	-£18,857,235	-£17,189,872	-£21,343,952	-£19,592,753
50%	75%	-£23,625,018	-£22,043,626	-£21,952,830	-£20,118,744	-£24,686,830	-£22,764,504
10%	60%	£2,262,814	£2,577,052	£2,601,392	£3,085,632	£1,879,181	£2,387,772
15%	60%	£1,094,220	£1,438,507	£1,405,623	£1,644,385	£1,394,305	£1,595,105
20%	60%	-£4,311,532	-£3,491,266	-£3,450,038	-£2,629,772	-£4,673,388	-£3,811,893
25%	60%	-£7,531,113	-£6,543,925	-£6,494,451	-£5,510,132	-£7,972,442	-£6,928,678
30%	60%	-£10,750,694	-£9,633,282	-£9,574,618	-£8,407,483	-£11,315,320	-£10,080,501
35%	60%	-£13,969,275	-£12,735,668	-£12,668,824	-£11,254,933	-£14,658,197	-£13,257,262
40%	60%	-£17,187,856	-£15,838,454	-£15,763,029	-£14,262,402	-£18,001,074	-£16,425,023
45%	60%	-£20,406,437	-£18,941,040	-£18,857,235	-£17,189,872	-£21,343,952	-£19,592,753
50%	60%	-£23,625,018	-£22,043,626	-£21,952,830	-£20,118,744	-£24,686,830	-£22,764,504
10%	60%	£2,262,814	£2,577,052	£2,601,392	£3,085,632	£1,879,181	£2,387,772
15%	60%	£1,094,220	£1,438,507	£1,405,623	£1,644,385	£1,394,305	£1,595,105
20%	60%	-£4,311,532	-£3,491,266	-£3,450,038	-£2,629,772	-£4,673,388	-£3,811,893
25%	60%	-£7,531,113	-£6,543,925	-£6,494,451	-£5,510,132	-£7,972,442	-£6,928,678
30%	60%	-£10,750,694	-£9,633,282	-£9,574,618	-£8,407,483	-£11,315,320	-£10,080,501
35%	60%	-£13,969,275	-£12,735,668	-£12,668,824	-£11,254,933	-£14,658,197	-£13,257,262
40%	60%	-£17,187,856	-£15,838,454	-£15,763,029	-£14,262,402	-£18,001,074	-£16,425,023
45%	60%	-£20,406,437	-£18,941,040	-£18,857,235	-£17,189,872	-£21,343,952	-£19,592,753
50%	60%	-£23,625,018					

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 6		CIL Zone	3
No Units		Value Area	Low
Site Area	300 1.08 Ha	Sales value inflation	0%
		Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£10,212,821	£10,212,821	£10,212,821	£10,212,821	£10,212,821	£10,212,821
10%	71%	£4,865,165	£4,971,844	£5,070,296	£5,376,976	£4,111,424	£4,816,555
15%	71%	£1,674,004	£2,334,023	£2,461,701	£2,941,720	£1,493,362	£2,101,990
20%	71%	£392,158	£398,767	£108,642	£506,465	£1,447,939	£324,424
25%	71%	£3,268,969	£2,989,730	£2,739,575	£1,960,336	£4,413,696	£3,384,302
30%	71%	£6,005,779	£5,670,693	£5,370,507	£4,435,421	£7,379,452	£5,144,180
35%	71%	£3,442,997	£3,931,657	£3,001,439	£3,910,305	£10,345,208	£8,904,058
40%	71%	£12,279,407	£11,032,620	£10,632,372	£9,385,690	£13,310,965	£11,863,935
45%	71%	£15,116,212	£13,713,583	£13,263,304	£11,860,675	£16,276,721	£14,423,813
50%	71%	£17,953,024	£16,394,546	£15,894,236	£14,335,759	£19,242,477	£17,183,690
100%	71%	£46,321,134	£43,204,179	£42,233,558	£39,098,605	£48,800,042	£44,762,468
10%	75%	£4,621,013	£4,889,358	£5,046,401	£5,314,745	£4,398,990	£4,824,378
15%	75%	£1,807,775	£2,210,292	£2,445,858	£2,848,375	£1,474,740	£2,112,823
20%	75%	£1,021,906	£476,439	£157,216	£382,004	£1,473,215	£308,526
25%	75%	£3,881,155	£3,199,321	£2,800,291	£2,118,457	£4,445,290	£3,384,428
30%	75%	£6,740,403	£5,922,202	£5,443,366	£4,625,166	£7,417,367	£6,120,330
35%	75%	£9,599,651	£8,645,084	£8,086,442	£7,131,876	£10,389,442	£8,876,223
40%	75%	£12,458,900	£11,367,918	£10,729,518	£10,038,934	£14,381,517	£11,832,136
45%	75%	£15,318,148	£14,090,846	£13,372,593	£12,145,293	£16,333,593	£14,388,039
50%	75%	£18,177,396	£16,813,728	£16,015,669	£14,652,002	£19,305,668	£17,143,941
60%	60%	£4,068,453	£5,325,804	£5,146,783	£5,576,114	£4,451,215	£4,791,228
15%	60%	£2,085,935	£2,729,962	£2,596,401	£3,240,428	£1,253,079	£2,063,545
20%	60%	£644,961	£224,121	£46,039	£904,742	£1,367,056	£875,303
25%	60%	£3,409,973	£2,319,039	£2,545,282	£1,454,349	£4,312,590	£3,447,900
30%	60%	£5,174,965	£4,895,864	£5,131,355	£3,829,235	£7,258,128	£6,220,498
35%	60%	£8,939,997	£7,412,689	£7,729,429	£6,202,122	£10,203,662	£8,993,094
40%	60%	£11,705,009	£9,959,514	£10,321,503	£8,576,009	£13,149,198	£11,765,692
45%	60%	£14,470,020	£12,505,339	£12,913,537	£10,949,996	£16,094,732	£14,538,289
50%	60%	£17,235,032	£15,053,164	£15,505,650	£13,323,783	£19,040,268	£17,310,887

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£87,334,055	£87,334,055	£87,334,055	£87,334,055	£87,334,055	£87,334,055
10%	71%	£92,881,715	£92,881,715	£92,881,715	£92,881,715	£92,881,715	£92,881,715
15%	71%	£95,672,854	£95,672,854	£95,672,854	£95,672,854	£95,672,854	£95,672,854
20%	71%	£98,479,035	£97,855,643	£97,855,643	£97,040,411	£98,694,816	£98,171,301
25%	71%	£101,215,845	£100,536,597	£100,286,452	£99,507,313	£101,969,573	£100,931,179
30%	71%	£103,989,170	£103,147,370	£102,817,363	£102,417,363	£103,989,170	£103,681,056
35%	71%	£106,980,488	£106,598,534	£106,546,316	£104,457,982	£107,892,085	£106,450,934
40%	71%	£109,828,278	£108,579,497	£108,179,249	£106,932,466	£110,857,842	£109,210,812
45%	71%	£112,663,088	£111,260,460	£110,810,181	£109,407,551	£113,823,598	£111,970,690
50%	71%	£115,495,930	£113,944,113	£113,441,113	£111,882,439	£116,799,319	£114,457,167
100%	71%	£143,868,010	£140,751,056	£139,750,435	£136,633,482	£146,448,919	£142,329,345
10%	75%	£92,925,864	£92,657,519	£92,590,476	£92,232,311	£93,147,887	£92,722,499
15%	75%	£95,739,153	£95,336,344	£95,101,019	£94,698,602	£96,074,322	£95,454,016
20%	75%	£98,568,783	£98,023,316	£97,704,092	£97,164,873	£99,020,092	£98,155,401
25%	75%	£101,428,032	£100,746,198	£100,347,168	£99,665,334	£101,992,167	£100,911,305
30%	75%	£104,287,280	£103,489,979	£102,980,243	£102,172,043	£104,964,243	£103,881,267
35%	75%	£107,146,528	£106,191,181	£105,633,319	£104,874,752	£107,938,319	£106,421,110
40%	75%	£110,005,776	£108,914,842	£108,276,395	£107,185,461	£110,908,394	£109,179,012
45%	75%	£112,865,024	£111,637,723	£110,919,470	£109,692,170	£113,880,470	£111,934,916
50%	75%	£115,724,272	£114,360,695	£113,922,645	£112,108,979	£116,853,545	£114,690,818
10%	60%	£92,740,424	£92,311,072	£92,400,114	£91,970,762	£93,095,662	£92,755,351
15%	60%	£95,460,942	£94,816,915	£94,950,476	£94,306,449	£95,993,798	£95,483,332
20%	60%	£98,191,838	£97,322,756	£97,500,828	£96,842,135	£98,913,932	£98,222,180
25%	60%	£100,936,610	£99,869,919	£100,092,159	£99,001,225	£101,856,467	£100,994,776
30%	60%	£103,721,862	£102,412,741	£102,684,232	£101,375,112	£104,805,003	£103,787,374
35%	60%	£106,496,874	£104,959,596	£105,276,306	£103,748,999	£107,759,539	£106,539,971
40%	60%	£109,251,885	£107,508,391	£107,889,380	£106,122,898	£110,696,074	£109,312,669
45%	60%	£112,016,896	£110,053,215	£110,460,454	£108,498,773	£113,641,609	£112,085,166
50%	60%	£114,781,908	£112,600,040	£113,052,527	£110,870,660	£116,587,145	£114,857,764

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£88,176,152	£88,176,152	£88,176,152	£88,176,152	£88,176,152	£88,176,152
10%	71%	£73,724,589	£73,417,910	£73,194,588	£73,012,778	£73,978,330	£73,573,190
15%	71%	£76,515,750	£76,055,731	£75,908,053	£75,448,934	£76,895,361	£76,298,664
20%	71%	£79,321,911	£78,698,521	£78,488,398	£77,883,288	£78,812,393	£78,010,718
25%	71%	£82,158,723	£81,379,454	£81,129,320	£80,350,090	£82,803,450	£81,774,056
30%	71%	£84,995,533	£84,060,447	£83,780,261	£82,825,175	£85,789,208	£84,533,934
35%	71%	£87,832,345	£86,741,411	£86,391,193	£86,300,299	£88,734,962	£87,293,812
40%	71%	£90,669,157	£89,422,375	£89,022,126	£87,775,344	£91,709,719	£90,053,689
45%	71%	£93,505,968	£92,103,337	£91,653,058	£90,250,429	£94,666,478	£92,813,567
50%	71%	£96,342,778	£94,784,300	£94,293,990	£92,725,513	£97,632,231	£95,571,444
100%	71%	£124,710,883	£121,159,312	£120,593,312	£117,478,359	£127,289,736	£123,172,722
10%	75%	£73,768,741	£73,500,396	£73,343,353	£73,075,008	£73,990,764	£73,565,376
15%	75%	£76,581,979	£76,179,462	£75,943,896	£75,541,379	£76,915,013	£76,276,931
20%	75%	£79,411,690	£78,886,193	£78,546,949	£78,007,759	£79,862,969	£78,999,279
25%	75%	£82,248,905	£81,599,905	£81,190,645	£80,508,211	£82,835,044	£81,754,192
30%	75%	£85,130,157	£84,311,956	£83,833,120	£83,014,920	£86,807,121	£84,510,084
35%	75%	£87,989,405	£87,034,838	£86,476,196	£85,521,930	£89,779,196	£87,295,987
40%	75%	£90,848,653	£89,761,712	£89,139,272	£88,139,272	£92,788,258	£90,321,827
45%	75%	£93,707,902	£92,480,600	£91,762,347	£90,535,047	£94,724,347	£92,777,793
50%	75%	£96,567,149	£95,203,482	£94,405,423	£93,041,750	£97,695,422	£95,533,696
10%	60%	£73,583,307	£73,153,950	£73,242,991	£72,915,940	£73,935,539	£73,998,228
15%	60%	£76,419,812	£75,859,392	£75,763,353	£75,448,326	£76,467,880	£76,047,880
20%	60%	£79,244,715	£78,165,633	£78,343,715	£77,485,012	£79,756,810	£78,065,057
25%	60%	£81,999,727	£80,708,793	£80,935,036	£79,844,102	£82,702,344	£81,837,654
30%	60%	£84,864,739	£83,253,018	£83,527,189	£82,917,889	£85,647,889	£84,610,252
35%	60%	£87,739,751	£85,802,443	£85,119,183	£84,591,878	£88,593,416	£87,352,648
40%	60%	£90,604,763	£88,349,268	£88,711,257	£86,865,763	£91,538,052	£90,155,446
45%	60%	£93,469,774	£90,896,093	£91,303,331	£89,339,650	£94,484,488	£92,928,043
50%	60%	£96,324,786	£93,442,918	£93,895,404	£91,713,637	£97,430,922	£95,700,641

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£34,823,488	£34,823,488	£34,823,488	£34,823,488	£34,823,488	£34,823,488
10%	71%	£40,321,144	£40,061,485	£39,980,013	£39,969,333	£40,924,895	£40,210,784
15%	71%	£43,162,305	£42,702,286	£42,554,608	£42,094,589	£43,542,917	£42,935,219
20%	71%	£45,989,467	£45,345,076	£45,144,951	£44,529,844	£46,484,248	£45,660,733
25%	71%	£48,805,278	£48,026,039	£47,775,894	£46,996,945	£49,450,035	£48,420,812
30%	71%	£51,642,088	£50,707,002	£50,406,816	£49,471,720	£52,415,717	£51,180,489
35%	71%	£54,478,900	£53,387,966	£53,037,749	£51,946,815	£55,381,517	£53,940,367
40%	71%	£57,315,711	£56,068,929	£55,668,681	£54,421,899	£58,347,274	£56,700,244
45%	71%	£60,152,521	£58,749,892	£58,299,613	£56,896,984	£61,313,030	£59,460,122
50%	71%	£62,989,333	£61,430,855	£60,930,546	£59,372,068		

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£19,727,567	-£19,727,567	-£19,727,567	-£19,727,567	-£19,727,567	-£19,727,567
10%	71%	-£25,276,223	-£24,969,544	-£24,970,093	-£24,563,412	-£25,528,964	-£25,123,633
15%	71%	-£28,968,364	-£27,806,365	-£27,458,987	-£26,998,668	-£28,448,968	-£27,859,298
20%	71%	-£30,872,648	-£30,249,155	-£30,049,030	-£29,433,023	-£31,388,327	-£30,564,812
25%	71%	-£33,709,367	-£32,939,118	-£32,679,963	-£31,900,724	-£34,364,084	-£33,324,690
30%	71%	-£36,546,167	-£35,611,081	-£35,310,895	-£34,376,929	-£37,319,840	-£36,058,568
35%	71%	-£39,382,979	-£38,292,045	-£37,941,827	-£36,850,894	-£40,285,598	-£38,844,446
40%	71%	-£42,219,783	-£40,973,008	-£40,572,760	-£39,325,978	-£43,251,353	-£41,604,323
45%	71%	-£45,056,600	-£43,653,971	-£43,203,692	-£41,801,963	-£46,217,109	-£44,364,201
50%	71%	-£47,893,412	-£46,334,934	-£45,834,625	-£44,276,147	-£49,182,865	-£47,124,078
100%	71%	-£76,261,622	-£73,144,568	-£72,143,946	-£69,026,993	-£78,840,430	-£74,722,856
10%	75%	-£25,319,375	-£25,051,030	-£24,893,987	-£24,625,843	-£25,541,398	-£25,116,010
15%	75%	-£28,182,813	-£27,730,086	-£27,484,631	-£27,092,013	-£28,466,848	-£27,827,585
20%	75%	-£30,962,294	-£30,416,827	-£30,007,604	-£29,558,984	-£31,413,603	-£30,549,913
25%	75%	-£33,821,643	-£33,139,709	-£32,740,680	-£32,028,845	-£34,385,678	-£33,304,816
30%	75%	-£36,680,731	-£35,862,590	-£35,363,754	-£34,585,954	-£37,357,755	-£36,060,718
35%	75%	-£39,540,039	-£38,585,472	-£38,026,830	-£37,072,024	-£40,329,830	-£38,816,621
40%	75%	-£42,399,288	-£41,308,354	-£40,689,906	-£39,578,972	-£43,301,905	-£41,572,524
45%	75%	-£45,258,536	-£44,031,234	-£43,373,981	-£42,085,981	-£46,273,981	-£44,328,427
50%	75%	-£48,117,784	-£46,754,116	-£46,059,057	-£44,592,990	-£49,246,058	-£47,084,329
10%	60%	-£25,133,935	-£24,704,584	-£24,793,625	-£24,364,274	-£25,489,173	-£25,148,862
15%	60%	-£27,854,453	-£27,210,426	-£27,343,987	-£26,899,960	-£28,387,309	-£27,876,843
20%	60%	-£30,585,249	-£29,716,267	-£29,894,240	-£29,035,646	-£31,307,444	-£30,815,601
25%	60%	-£33,316,045	-£32,222,109	-£32,486,570	-£31,541,327	-£34,228,579	-£33,368,268
30%	60%	-£36,046,841	-£34,727,951	-£35,077,743	-£34,168,624	-£37,149,714	-£36,100,886
35%	60%	-£38,777,637	-£37,233,793	-£37,669,817	-£36,742,510	-£40,070,850	-£38,833,482
40%	60%	-£41,508,433	-£39,739,635	-£40,261,891	-£39,316,397	-£43,001,986	-£41,566,080
45%	60%	-£44,239,229	-£42,245,477	-£42,853,965	-£41,890,284	-£45,933,122	-£44,298,677
50%	60%	-£47,000,025	-£44,751,319	-£45,446,039	-£44,463,171	-£48,864,258	-£47,031,273

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£14,888,872	-£14,888,872	-£14,888,872	-£14,888,872	-£14,888,872	-£14,888,872
10%	71%	-£14,888,872	-£14,888,872	-£14,888,872	-£14,888,872	-£14,888,872	-£14,888,872
15%	71%	-£16,875,590	-£16,415,671	-£16,287,892	-£15,807,873	-£17,256,207	-£16,848,503
20%	71%	-£19,861,752	-£19,058,360	-£18,958,236	-£18,243,728	-£20,197,523	-£19,974,018
25%	71%	-£22,847,914	-£21,701,049	-£21,628,580	-£20,579,630	-£23,138,839	-£22,103,886
30%	71%	-£25,834,076	-£24,343,738	-£24,120,100	-£23,185,015	-£26,104,048	-£24,893,773
35%	71%	-£28,820,238	-£27,000,427	-£26,781,033	-£25,680,099	-£29,094,802	-£27,683,651
40%	71%	-£31,806,400	-£29,657,116	-£29,381,966	-£28,185,183	-£32,085,556	-£30,473,528
45%	71%	-£34,792,562	-£32,313,805	-£32,012,899	-£30,690,268	-£35,076,311	-£33,263,405
50%	71%	-£37,778,724	-£34,970,494	-£34,643,830	-£33,185,352	-£37,992,071	-£35,953,282
100%	71%	-£65,970,227	-£63,953,773	-£63,953,773	-£67,898,199	-£67,849,636	-£63,932,051
10%	75%	-£14,128,580	-£14,860,236	-£15,703,193	-£13,434,848	-£14,500,844	-£13,925,216
15%	75%	-£16,941,818	-£16,539,301	-£16,303,736	-£15,901,219	-£17,274,853	-£16,638,771
20%	75%	-£19,771,500	-£19,228,033	-£18,908,809	-£18,367,900	-£20,222,809	-£19,358,118
25%	75%	-£22,601,749	-£21,948,914	-£21,589,885	-£20,889,951	-£23,164,884	-£22,114,021
30%	75%	-£25,432,000	-£24,670,795	-£24,192,960	-£23,414,760	-£26,106,960	-£24,865,504
35%	75%	-£28,262,251	-£27,391,676	-£26,836,036	-£25,881,469	-£29,049,036	-£27,625,827
40%	75%	-£31,092,502	-£30,112,557	-£29,479,112	-£28,388,178	-£32,011,111	-£30,381,729
45%	75%	-£33,922,753	-£32,833,438	-£32,122,187	-£30,894,887	-£35,003,187	-£33,133,631
50%	75%	-£36,753,004	-£35,554,319	-£34,765,263	-£33,401,596	-£38,005,262	-£35,883,535
10%	60%	-£13,943,141	-£13,513,789	-£13,602,831	-£13,173,479	-£14,298,379	-£13,958,068
15%	60%	-£16,863,689	-£16,019,631	-£16,153,193	-£15,509,166	-£17,198,215	-£16,886,049
20%	60%	-£19,784,237	-£18,525,473	-£18,694,555	-£17,844,892	-£20,116,849	-£19,424,886
25%	60%	-£22,704,785	-£21,031,315	-£21,284,876	-£20,203,942	-£23,062,184	-£22,197,493
30%	60%	-£25,625,333	-£23,537,157	-£23,876,197	-£22,577,823	-£26,007,720	-£24,970,091
35%	60%	-£28,545,881	-£26,043,000	-£26,468,518	-£24,952,965	-£29,000,256	-£27,742,688
40%	60%	-£31,466,429	-£28,548,842	-£29,063,839	-£27,328,107	-£32,002,792	-£30,515,286
45%	60%	-£34,386,977	-£31,054,684	-£31,669,160	-£29,700,249	-£35,005,328	-£33,287,883
50%	60%	-£37,307,525	-£33,560,526	-£34,274,481	-£32,072,391	-£38,007,864	-£36,060,480

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955
10%	71%	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955
15%	71%	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955
20%	71%	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955
25%	71%	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955
30%	71%	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955
35%	71%	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955
40%	71%	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955
45%	71%	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955
50%	71%	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955
100%	71%	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955
10%	75%	-£5,545,092	-£5,142,574	-£4,907,009	-£4,504,492	-£5,878,126	-£5,240,044
15%	75%	-£8,334,773	-£7,829,306	-£7,510,082	-£6,970,883	-£8,826,882	-£7,961,301
20%	75%	-£11,124,022	-£10,552,188	-£10,153,158	-£9,471,324	-£11,798,157	-£10,717,295
25%	75%	-£13,913,271	-£13,275,069	-£12,796,233	-£11,978,033	-£14,770,233	-£13,473,197
30%	75%	-£16,702,520	-£16,000,951	-£15,439,309	-£14,484,743	-£17,742,309	-£16,229,100
35%	75%	-£19,491,769	-£18,723,832	-£18,089,385	-£16,990,451	-£20,714,384	-£18,986,063
40%	75%	-£22,281,018	-£21,447,713	-£20,739,460	-£19,496,160	-£23,686,460	-£21,740,906
45%	75%	-£25,070,267	-£24,171,594	-£23,389,536	-£22,001,869	-£26,658,536	-£24,496,808
50%	75%	-£27,859,516	-£26,895,475	-£26,038,612	-£24,507,938	-£29,630,612	-£27,248,650
10%	60%	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955
15%	60%	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955
20%	60%	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955
25%	60%	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955
30%	60%	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955
35%	60%	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955
40%	60%	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955
45%	60%	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955
50%	60%	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955	-£2,859,955

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

E27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£20,073,316	-£20,073,316	-£20,073,316	-£20,073,316	-£20,073,316	-£20,073,316
10%	71%	-£25,620,873	-£25,314,293	-£25,215,841	-£24,909,162	-£25,874,714	-£25,469,582
15%	71%	-£28,412,134	-£27,852,115	-£27,834,436	-£27,544,417	-£28,192,745	-£27,185,047
20%	71%	-£31,218,298	-£30,564,904	-£30,394,780	-£29,779,672	-£31,734,078	-£30,910,562
25%	71%	-£34,055,105	-£33,275,887	-£33,025,713	-£32,246,474	-£34,899,833	-£33,670,440
30%	71%	-£36,921,917	-£35,959,830	-£35,656,644	-£34,721,658	-£37,865,598	-£36,430,417
35%	71%	-£39,728,728	-£38,637,784	-£38,287,577	-£37,196,843	-£40,831,346	-£39,190,155
40%	71%	-£42,565,539	-£41,318,757	-£40,918,510	-£39,671,727	-£43,897,103	-£41,950,072
45%	71%	-£45,402,350	-£43,999,720	-£43,549,441	-£42,146,812	-£46,962,859	-£44,709,851
50%	71%	-£48,239,161	-£46,680,684	-£46,180,374	-£44,621,896	-£50,028,615	-£47,469,595
100%	71%	-£76,807,271	-£73,460,317	-£72,489,696	-£69,372,743	-£79,186,180	-£75,068,855
10%	75%	-£25,855,124	-£25,399,780	-£25,239,736	-£24,971,392	-£25,887,148	-£25,481,780
15%	75%	-£29,478,393	-£28,073,685	-£27,940,280	-£27,637,763	-£29,811,397	-£28,173,315
20%	75%	-£33,108,044	-£30,762,577	-£30,443,353	-£29,904,134	-£33,759,353	-£30,864,662
25%	75%	-£36,747,293	-£33,455,458	-£33,086,429	-£32,404,595	-£36,731,428	-£33,850,565
30%	75%	-£40,386,540	-£36,208,340	-£35,729,504	-£34,911,304	-£40,703,594	-£36,406,468
35%	75%	-£44,025,789	-£38,931,222	-£38,372,480	-£37,418,013	-£44,675,570	-£39,160,371
40%	75%	-£47,665,037	-£41,654,103	-£41,015,656	-£39,924,722	-£48,647,555	-£41,918,273
45%	75%	-£51,304,285	-£44,376,984	-£43,658,731	-£42,431,431	-£52,619,731	-£44,674,176
50%	75%	-£54,943,533	-£47,100,865	-£46,301,807	-£44,938,138	-£56,591,906	-£47,430,079
10%	60%	-£25,479,885	-£25,050,333	-£25,139,375	-£24,710,023	-£25,834,922	-£25,404,612
15%	60%	-£28,200,203	-£27,556,175	-£27,689,737	-£27,045,709	-£28,733,058	-£28,222,593
20%	60%	-£30,931,089	-£30,062,017	-£30,240,099	-£29,381,595	-£31,653,193	-£30,961,440
25%	60%	-£33,661,975	-£32,567,859	-£32,831,469	-£31,740,456	-£34,573,328	-£33,724,037
30%	60%	-£36,392,861	-£35,073,701	-£35,423,349	-£34,114,373	-£37,493,464	-£36,506,635
35%	60%	-£39,123,747	-£37,579,543	-£38,015,267	-£36,488,290	-£40,413,600	-£39,279,232
40%	60%	-£41,854,633	-£40,085,385	-£40,607,184	-£38,862,147	-£43,333,735	-£42,051,830
45%	60%	-£44,585,519	-£42,591,227	-£43,199,115	-£41,236,034	-£46,253,870	-£44,824,424
50%	60%	-£47,316,405	-£45,097,069	-£45,791,788	-£43,609,921	-£49,174,006	-£47,597,024

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

E13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£9,391,030	-£9,391,030	-£9,391,030	-£9,391,030	-£9,391,030	-£9,391,030
10%	71%	-£9,936,686	-£9,632,007	-£9,533,555	-£9,226,876	-£10,192,428	-£9,781,296
15%	71%	-£12,729,848	-£12,269,828	-£12,122,150	-£11,662,131	-£13,110,459	-£12,502,761
20%	71%	-£15,536,009	-£14,912,618	-£14,712,484	-£14,097,386	-£16,051,790	-£15,228,276
25%	71%	-£18,342,170	-£17,555,408	-£17,343,820	-£16,529,198	-£19,017,547	-£17,966,154
30%	71%	-£21,148,331	-£20,204,544	-£19,974,358	-£19,038,273	-£22,003,303	-£20,748,031
35%	71%	-£23,954,492	-£22,853,508	-£22,605,291	-£21,514,357	-£24,949,059	-£23,507,908
40%	71%	-£26,760,653	-£25,502,472	-£25,236,223	-£23,989,441	-£27,914,817	-£26,261,785
45%	71%	-£29,566,814	-£28,151,436	-£27,867,155	-£26,464,526	-£30,880,573	-£29,027,664
50%	71%	-£32,372,975	-£30,800,399	-£30,498,088	-£28,939,610	-£33,846,329	-£31,787,541
100%	71%	-£90,924,865	-£87,506,601	-£86,657,410	-£83,690,498	-£93,502,853	-£89,598,819
10%	75%	-£9,982,838	-£9,714,494	-£9,551,459	-£9,289,196	-£10,204,652	-£9,817,474
15%	75%	-£12,796,078	-£12,303,559	-£12,157,984	-£11,755,477	-£13,129,111	-£12,491,028
20%	75%	-£15,603,318	-£15,080,290	-£14,761,067	-£14,221,847	-£16,077,067	-£15,212,376
25%	75%	-£18,410,558	-£17,863,172	-£17,484,150	-£16,722,308	-£19,029,142	-£17,966,253
30%	75%	-£21,217,798	-£20,646,054	-£20,047,218	-£19,209,917	-£22,002,218	-£20,724,151
35%	75%	-£24,024,038	-£23,428,936	-£22,690,294	-£21,735,727	-£24,993,293	-£23,480,085
40%	75%	-£26,830,278	-£26,211,818	-£25,333,370	-£24,242,435	-£27,984,368	-£26,235,987
45%	75%	-£29,636,518	-£29,004,699	-£27,976,445	-£26,749,145	-£30,975,444	-£28,991,890
50%	75%	-£32,442,758	-£31,797,580	-£30,619,521	-£29,255,853	-£33,966,520	-£31,747,793
10%	60%	-£9,797,398	-£9,368,047	-£9,457,088	-£9,027,737	-£10,152,638	-£9,812,325
15%	60%	-£12,611,816	-£11,873,989	-£12,007,451	-£11,363,423	-£13,050,772	-£12,540,386
20%	60%	-£15,426,234	-£14,379,931	-£14,507,913	-£13,698,110	-£15,970,907	-£15,069,154
25%	60%	-£18,241,652	-£16,885,872	-£17,149,134	-£16,058,200	-£18,916,442	-£18,051,781
30%	60%	-£21,057,070	-£19,391,813	-£19,741,207	-£18,432,087	-£21,861,977	-£20,824,349
35%	60%	-£23,872,488	-£21,897,754	-£22,333,280	-£20,805,974	-£24,817,513	-£23,596,946
40%	60%	-£26,687,906	-£24,399,695	-£24,925,353	-£23,179,861	-£27,773,049	-£26,369,554
45%	60%	-£29,503,324	-£26,899,636	-£27,517,426	-£25,553,748	-£30,728,584	-£29,142,140
50%	60%	-£32,318,742	-£29,399,577	-£30,109,500	-£27,927,635	-£33,684,119	-£31,914,738

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

E6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,859,955	£2,859,955	£2,859,955	£2,859,955	£2,859,955	£2,859,955
10%	71%	£2,687,702	£2,381,023	£2,282,571	£1,975,891	£2,941,443	£2,536,312
15%	71%	£5,479,963	£5,018,944	£4,871,165	£4,411,146	£5,350,474	£4,925,777
20%	71%	£8,273,224	£7,661,834	£7,461,509	£6,846,402	£8,800,806	£7,977,291
25%	71%	£11,066,485	£10,304,724	£10,092,442	£9,313,203	£11,766,563	£10,737,169
30%	71%	£13,859,746	£12,947,614	£12,723,374	£11,788,288	£14,732,319	£13,497,046
35%	71%	£16,653,007	£15,590,504	£15,354,306	£14,263,372	£17,698,075	£16,256,925
40%	71%	£19,446,268	£18,233,394	£17,985,236	£16,738,456	£20,663,832	£19,016,802
45%	71%	£22,239,529	£20,876,284	£20,616,171	£19,213,542	£23,629,588	£21,776,680
50%	71%	£25,032,790	£23,519,174	£23,247,103	£21,688,626	£26,595,344	£24,536,557
100%	71%	£53,674,001	£50,557,046	£49,556,425	£46,438,472	£56,252,909	£52,135,335
10%	75%	£2,731,854	£2,463,509	£2,306,466	£2,038,121	£2,953,877	£2,528,489
15%	75%	£5,525,115	£5,142,574	£4,907,039	£4,504,492	£5,878,125	£5,240,044
20%	75%	£8,318,376	£7,829,326	£7,510,082	£6,970,893	£8,802,052	£7,961,391
25%	75%	£11,111,637	£10,552,158	£10,153,158	£9,471,324	£11,798,157	£10,717,295
30%	75%	£13,904,898	£13,275,069	£12,796,233	£11,978,033	£14,770,253	£13,473,197
35%	75%	£16,698,159	£15,995,981	£15,439,309	£14,456,743	£17,746,398	£16,229,100
40%	75%	£19,491,420	£18,720,893	£18,082,386	£16,991,451	£20,714,384	£18,985,003
45%	75%	£22,284,681	£21,445,804	£20,725,460	£19,498,160	£23,680,469	£21,740,906
50%	75%	£25,077,942	£24,170,715	£23,368,536	£22,004,869	£26,646,555	£24,496,808
10%	60%	£2,846,414	£2,117,052	£2,203,194	£1,776,752	£2,901,650	£2,361,341
15%	60%	£5,641,675	£4,622,905	£4,756,496	£4,112,430	£5,798,788	£5,280,322
20%	60%	£8,436,936	£7,128,746	£7,306,828	£6,448,125	£8,719,922	£8,028,170
25%	60%	£11,232,197	£9,634,587	£9,898,160	£8,807,215	£11,665,457	£10,800,767
30%	60%	£14,027,458	£12,140,428	£12,480,222	£11,181,102	£14,610,953	£13,573,964
35%	60%	£16,822,719	£14,646,269	£15,082,296	£13,554,989	£17,556,829	£16,345,961
40%	60%	£19,617,980	£17,152,110	£17,674,370	£15,928,876	£20,502,064	£19,118,559
45%	60%	£22,413,241	£19,657,951	£20,266,444	£18,302,768	£23,447,299	£21,891,156
50%	60%	£25,208,502	£22,163,792	£22,858,517	£20,676,650	£26,392,534	£24,663,754

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 7

CL Zone  
Value Area 1  
High

No Units 450  
Site Area 2.61 Ha

Sales value inflation 0%  
Build cost inflation 0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£222,671,223	£222,671,223	£222,671,223	£222,671,223	£222,671,223	£222,671,223
10%	71%	£193,771,211	£194,507,446	£193,820,264	£194,556,500	£193,880,165	£193,929,218
15%	71%	£179,306,378	£180,110,730	£179,379,859	£180,484,311	£179,469,809	£179,543,390
20%	71%	£164,841,545	£166,314,915	£164,939,852	£166,416,122	£165,059,454	£165,157,961
25%	71%	£150,376,713	£152,217,301	£150,499,347	£152,339,934	£150,649,098	£150,771,732
30%	71%	£135,883,708	£138,119,943	£136,032,703	£138,267,745	£136,214,644	£136,363,639
35%	71%	£121,381,508	£123,970,247	£121,536,133	£124,144,474	£121,647,507	£121,821,224
40%	71%	£106,831,325	£109,820,549	£107,032,725	£110,019,209	£107,278,660	£107,478,810
45%	71%	£92,231,782	£95,632,403	£92,458,356	£95,858,977	£92,736,033	£92,961,607
50%	71%	£77,566,555	£81,404,046	£77,824,104	£81,659,596	£78,136,161	£78,381,711
10%	75%	£277,471,876	£281,154,489	£277,175,412	£281,981,925	£278,478,242	£279,033,876
15%	75%	£193,739,003	£194,383,209	£193,790,509	£194,434,715	£193,834,337	£193,885,845
20%	75%	£179,258,067	£180,224,375	£179,335,326	£180,301,634	£179,401,069	£179,478,329
25%	75%	£150,296,194	£151,906,708	£150,424,959	£152,035,473	£150,534,531	£150,663,296
30%	75%	£135,785,881	£137,742,587	£135,942,325	£137,899,031	£136,075,449	£136,231,894
35%	75%	£121,247,174	£123,529,997	£121,428,692	£123,712,516	£121,585,004	£121,767,522
40%	75%	£106,690,000	£109,517,407	£106,910,560	£109,526,000	£107,090,508	£107,301,977
45%	75%	£92,083,017	£95,088,560	£92,320,921	£95,296,464	£92,523,381	£92,761,265
50%	75%	£77,400,766	£80,756,820	£77,669,092	£81,025,147	£77,897,421	£78,165,749
10%	80%	£193,871,876	£194,955,204	£193,915,489	£194,946,239	£194,033,810	£194,068,916
15%	80%	£179,460,975	£181,007,068	£179,522,782	£181,068,875	£179,689,778	£179,751,585
20%	80%	£165,047,675	£167,109,132	£165,130,084	£167,191,541	£165,352,746	£165,435,156
25%	80%	£150,634,374	£153,211,196	£150,737,386	£153,314,209	£151,015,713	£151,118,729
30%	80%	£135,186,755	£138,511,269	£135,321,911	£138,436,875	£136,601,666	£136,785,271
35%	80%	£121,726,526	£125,379,045	£121,872,542	£125,526,059	£122,267,056	£122,413,470
40%	80%	£107,254,479	£111,430,604	£107,423,173	£111,597,479	£107,674,045	£108,040,920
45%	80%	£92,707,839	£97,468,699	£92,898,152	£97,659,022	£93,112,380	£93,602,704
50%	80%	£78,105,479	£83,451,035	£78,320,141	£83,662,505	£78,900,128	£79,114,790

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£12,394,828	-£12,394,828	-£12,394,828	-£12,394,828	-£12,394,828	-£12,394,828
10%	71%	-£41,290,966	-£40,989,581	-£40,989,581	-£40,989,581	-£41,185,886	-£40,989,581
15%	71%	-£55,759,673	-£55,655,320	-£55,655,320	-£55,351,740	-£55,696,242	-£55,342,961
20%	71%	-£70,224,505	-£68,752,036	-£70,128,398	-£68,653,928	-£70,006,597	-£69,608,489
25%	71%	-£84,689,338	-£82,848,195	-£84,586,703	-£82,729,117	-£84,416,953	-£84,294,319
30%	71%	-£99,154,171	-£96,946,058	-£99,051,526	-£96,795,205	-£98,951,406	-£98,829,411
35%	71%	-£113,704,745	-£111,095,804	-£113,600,818	-£110,921,977	-£113,138,653	-£113,144,626
40%	71%	-£128,234,725	-£125,245,501	-£128,033,326	-£125,046,884	-£127,787,391	-£127,587,241
45%	71%	-£142,854,269	-£139,433,648	-£142,607,694	-£139,207,074	-£142,351,918	-£142,104,443
50%	71%	-£157,467,496	-£153,662,924	-£157,241,944	-£153,406,658	-£156,847,647	-£156,574,540
10%	75%	-£12,814,026	-£304,220,539	-£12,814,026	-£303,647,976	-£13,154,292	-£310,966,729
15%	75%	-£41,327,048	-£40,892,842	-£41,275,541	-£40,631,338	-£41,231,713	-£41,180,205
20%	75%	-£59,891,984	-£54,841,678	-£54,730,416	-£54,764,416	-£55,647,923	-£55,647,923
25%	75%	-£78,460,920	-£69,000,509	-£78,359,457	-£68,807,497	-£79,098,251	-£69,956,236
30%	75%	-£97,030,857	-£83,159,343	-£96,931,091	-£83,039,577	-£94,531,520	-£84,402,754
35%	75%	-£115,600,794	-£97,323,046	-£115,500,028	-£97,167,020	-£116,990,821	-£98,334,156
40%	75%	-£134,170,731	-£111,436,359	-£134,069,965	-£111,283,558	-£134,847,647	-£113,208,929
45%	75%	-£152,740,668	-£125,748,644	-£152,640,101	-£125,540,050	-£152,975,544	-£127,764,074
50%	75%	-£171,310,605	-£140,007,491	-£171,209,638	-£139,768,587	-£172,542,690	-£142,304,785
10%	80%	-£37,468,699	-£37,468,699	-£37,468,699	-£37,468,699	-£37,468,699	-£37,468,699
15%	80%	-£41,191,775	-£40,161,047	-£41,150,571	-£40,119,842	-£41,039,240	-£40,998,035
20%	80%	-£54,920,076	-£54,088,982	-£54,833,268	-£53,997,175	-£55,376,272	-£55,314,465
25%	80%	-£68,649,377	-£67,959,919	-£68,554,609	-£67,874,509	-£69,713,305	-£69,639,995
30%	80%	-£82,378,678	-£81,654,624	-£82,283,908	-£81,573,842	-£83,952,147	-£83,878,226
35%	80%	-£96,107,979	-£95,752,781	-£96,013,209	-£95,629,176	-£98,405,985	-£98,280,830
40%	80%	-£109,837,280	-£109,087,009	-£109,742,509	-£109,549,992	-£112,789,995	-£112,652,680
45%	80%	-£123,566,581	-£122,816,310	-£123,471,810	-£123,279,293	-£127,000,000	-£127,005,131
50%	80%	-£137,295,882	-£136,545,039	-£137,200,382	-£136,952,576	-£141,653,670	-£141,463,347
50%	80%	-£150,980,571	-£151,015,016	-£150,745,910	-£151,403,546	-£158,165,922	-£155,951,261

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£33,769,533	£33,769,533	£33,769,533	£33,769,533	£33,769,533	£33,769,533
10%	71%	£4,869,520	£5,605,756	£4,918,574	£5,654,809	£4,978,475	£5,027,528
15%	71%	£9,599,312	£8,490,960	£9,521,731	£8,417,319	£9,431,881	£9,358,300
20%	71%	£14,329,104	£12,867,675	£14,251,549	£12,862,058	£14,244,129	£14,169,844
25%	71%	£19,058,896	£16,244,390	£18,979,361	£16,261,756	£19,026,592	£18,929,959
30%	71%	£23,788,688	£19,621,104	£23,710,122	£19,640,472	£23,804,064	£23,697,431
35%	71%	£28,518,480	£23,002,818	£28,439,883	£23,021,188	£28,526,536	£28,419,803
40%	71%	£33,248,272	£26,383,532	£33,169,686	£26,401,898	£33,249,008	£33,142,275
45%	71%	£37,978,064	£29,764,246	£37,889,489	£29,782,608	£38,001,480	£37,894,742
50%	71%	£42,707,856	£33,144,960	£42,619,292	£33,161,318	£42,733,952	£42,627,205
10%	75%	£4,837,313	£5,481,518	£4,888,610	£5,533,025	£4,932,647	£4,984,154
15%	75%	£9,674,626	£8,677,315	£9,566,364	£8,600,056	£9,500,621	£9,423,362
20%	75%	£14,511,939	£12,867,149	£14,403,807	£12,846,136	£14,333,890	£14,250,878
25%	75%	£19,349,252	£17,063,964	£19,241,619	£17,043,977	£19,171,912	£19,089,804
30%	75%	£24,186,565	£20,260,779	£24,084,432	£20,224,792	£24,114,125	£24,032,017
35%	75%	£29,023,878	£23,457,594	£28,922,245	£23,416,607	£29,045,238	£28,962,909
40%	75%	£33,861,191	£26,654,409	£33,750,012	£26,615,422	£33,876,351	£33,794,172
45%	75%	£38,698,504	£29,851,224	£38,626,725	£29,816,237	£38,747,464	£38,665,085
50%	75%	£43,535,817	£33,048,039	£43,464,438	£33,007,052	£43,538,577	£43,456,296
10%	80%	£4,972,596	£6,003,310	£5,015,790	£6,044,513	£5,125,120	£5,166,336
15%	80%	£9,945,192	£8,604,622	£9,871,581	£8,622,815	£9,800,242	£9,738,651
20%	80%	£14,917,788	£12,205,934	£14,844,177	£12,228,148	£14,812,835	£14,751,244
25%	80%	£19,890,384	£15,807,246	£19,816,773	£15,829,462	£19,785,440	£19,723,849
30%	80%	£24,862,980	£19,408,558	£24,789,162	£19,429,686	£24,816,617	£24,755,026
35%	80%	£29,835,576	£23,009,870	£29,761,747	£23,029,910	£29,798,648	£29,737,057
40%	80%	£34,808,172	£26,611,182	£34,734,318	£26,631,124	£34,771,180	£34,709,589
45%	80%	£39,780,768	£30,212,494	£39,706,489	£30,232,338	£39,738,712	£39,677,121
50%	80%	£44,753,364	£33,813,806	£44,679,010	£33,833,552	£44,710,244	£44,648,653
10%	80%	£23,854,016	£21,792,558	£23,771,606	£21,710,149	£23,548,944	£23,466,535
15%	80%	£32,467,316	£26,990,494	£32,384,906	£26,908,082	£32,166,880	£32,084,471
20%	80%	£41,080,616	£32,188,430	£40,998,296	£32,106,170	£40,684,815	£40,602,306
25%	80%	£49,693,916	£37,386,366	£49,611,676	£37,294,108	£49,300,150	£49,217,641
30%	80%	£58,307,216	£42,584,302	£58,225,076	£42,492,046	£57,816,084	£57,733,575
35%	80%	£66,920,516	£47,782,238	£66,838,376	£47,699,984	£66,454,016	£66,371,407
40%	80%	£75,533,816	£52,980,174	£75,451,636	£52,907,922	£74,972,448	£74,890,339
45%	80%	£84,147,116	£58,178,110	£84,064,936	£58,025,860	£83,546,880	£83,464,771
50%	80%	£92,760,416	£63,376,046	£92,678,236	£63,243,798	£92,147,324	£92,065,215

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£114,143,839	£114,143,839	£114,143,839	£114,143,839	£114,143,839	£114,143,839
10%</							

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£150,521,616	£150,521,616	£150,521,616	£150,521,616	£150,521,616	£150,521,616
10%	71%	£121,651,694	£122,557,840	£121,670,658	£122,498,893	£121,730,658	£121,779,512
15%	71%	£107,155,711	£108,261,124	£107,230,352	£108,334,705	£107,320,203	£107,393,783
20%	71%	£92,691,939	£94,164,409	£92,790,046	£94,262,516	£92,909,848	£93,007,955
25%	71%	£78,227,106	£80,067,684	£78,349,741	£80,190,327	£78,499,492	£78,622,125
30%	71%	£63,763,273	£65,970,336	£63,883,236	£66,118,130	£64,065,058	£64,214,033
35%	71%	£49,299,440	£51,820,640	£49,385,528	£51,994,467	£49,597,791	£49,771,618
40%	71%	£34,835,607	£37,670,943	£34,883,118	£37,869,602	£35,129,053	£35,329,203
45%	71%	£20,371,774	£23,521,246	£20,398,750	£23,708,371	£20,585,426	£20,812,001
50%	71%	£5,907,941	£9,371,548	£5,934,917	£9,517,133	£5,989,594	£6,242,104
100%	71%	£148,907,581	£141,304,095	£149,325,018	£140,731,532	£148,625,845	£148,053,285
10%	75%	£121,599,397	£122,233,602	£121,640,903	£122,285,108	£121,684,731	£121,736,238
15%	75%	£107,108,460	£108,074,769	£107,185,719	£108,152,028	£107,251,463	£107,329,722
20%	75%	£92,627,524	£93,915,935	£92,730,536	£94,018,947	£92,818,194	£92,921,206
25%	75%	£78,146,587	£79,767,101	£78,275,353	£79,885,867	£78,384,925	£78,513,690
30%	75%	£63,636,275	£65,592,980	£63,792,719	£65,749,424	£63,925,843	£64,082,288
35%	75%	£49,091,567	£51,380,390	£49,260,086	£51,562,906	£49,435,397	£49,617,616
40%	75%	£34,546,483	£37,167,801	£34,760,953	£37,376,394	£34,940,901	£35,162,370
45%	75%	£19,933,410	£22,908,953	£20,171,314	£23,146,857	£20,373,754	£20,611,659
50%	75%	£5,261,120	£8,067,214	£5,519,486	£8,375,541	£5,747,815	£6,018,142
10%	80%	£121,724,669	£122,755,397	£121,765,874	£122,796,603	£121,877,204	£121,918,409
15%	80%	£107,311,369	£108,857,462	£107,373,176	£108,919,269	£107,540,172	£107,601,979
20%	80%	£92,899,068	£94,959,525	£92,980,478	£95,041,935	£93,203,139	£93,285,549
25%	80%	£78,484,760	£81,261,590	£78,587,786	£81,564,602	£78,866,106	£79,169,110
30%	80%	£64,074,149	£67,163,853	£64,172,304	£67,287,268	£64,510,459	£64,835,614
35%	80%	£49,576,920	£53,229,438	£49,722,935	£53,375,453	£50,117,449	£50,263,464
40%	80%	£35,079,691	£39,289,989	£35,273,966	£39,447,872	£35,723,439	£35,891,513
45%	80%	£20,558,222	£25,319,092	£20,748,546	£25,506,415	£21,262,774	£21,453,097
50%	80%	£5,955,873	£11,301,428	£6,170,934	£11,612,898	£6,750,522	£6,965,183

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£148,588,904	£149,325,139	£148,637,957	£149,374,193	£148,697,858	£148,746,912
10%	71%	£134,124,071	£135,228,423	£134,197,852	£135,302,004	£134,287,602	£134,361,083
15%	71%	£119,659,239	£121,131,799	£119,757,346	£121,229,816	£119,877,147	£119,975,294
20%	71%	£105,194,406	£107,039,694	£105,317,040	£107,152,627	£105,468,791	£105,589,416
25%	71%	£90,730,573	£92,937,636	£90,850,396	£93,085,439	£91,032,338	£91,181,332
30%	71%	£76,266,740	£78,845,579	£76,389,219	£78,994,382	£76,536,237	£76,695,231
35%	71%	£61,802,907	£64,754,520	£61,925,386	£65,143,325	£62,083,086	£62,252,080
40%	71%	£47,339,074	£50,663,463	£47,461,553	£50,292,268	£47,610,937	£47,779,300
45%	71%	£32,875,241	£36,572,406	£32,997,720	£37,441,211	£33,148,788	£33,328,151
50%	71%	£18,411,408	£22,481,349	£18,533,897	£22,590,154	£18,685,639	£18,865,002
100%	71%	£142,990,292	£144,396,785	£142,957,719	£144,784,252	£142,869,548	£142,866,982
10%	75%	£121,599,397	£122,233,602	£121,640,903	£122,285,108	£121,684,731	£121,736,238
15%	75%	£107,108,460	£108,074,769	£107,185,719	£108,152,028	£107,251,463	£107,329,722
20%	75%	£92,627,524	£93,915,935	£92,730,536	£94,018,947	£92,818,194	£92,921,206
25%	75%	£78,146,587	£79,767,101	£78,275,353	£79,885,867	£78,384,925	£78,513,690
30%	75%	£63,636,275	£65,592,980	£63,792,719	£65,749,424	£63,925,843	£64,082,288
35%	75%	£49,091,567	£51,380,390	£49,260,086	£51,562,906	£49,435,397	£49,617,616
40%	75%	£34,546,483	£37,167,801	£34,760,953	£37,376,394	£34,940,901	£35,162,370
45%	75%	£19,933,410	£22,908,953	£20,171,314	£23,146,857	£20,373,754	£20,611,659
50%	75%	£5,261,120	£8,067,214	£5,519,486	£8,375,541	£5,747,815	£6,018,142
10%	80%	£121,724,669	£122,755,397	£121,765,874	£122,796,603	£121,877,204	£121,918,409
15%	80%	£107,311,369	£108,857,462	£107,373,176	£108,919,269	£107,540,172	£107,601,979
20%	80%	£92,899,068	£94,959,525	£92,980,478	£95,041,935	£93,203,139	£93,285,549
25%	80%	£78,484,760	£81,261,590	£78,587,786	£81,564,602	£78,866,106	£79,169,110
30%	80%	£64,074,149	£67,163,853	£64,172,304	£67,287,268	£64,510,459	£64,835,614
35%	80%	£49,576,920	£53,229,438	£49,722,935	£53,375,453	£50,117,449	£50,263,464
40%	80%	£35,079,691	£39,289,989	£35,273,966	£39,447,872	£35,723,439	£35,891,513
45%	80%	£20,558,222	£25,319,092	£20,748,546	£25,506,415	£21,262,774	£21,453,097
50%	80%	£5,955,873	£11,301,428	£6,170,934	£11,612,898	£6,750,522	£6,965,183

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,764,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£204,952,466	£204,952,466	£204,952,466	£204,952,466	£204,952,466	£204,952,466
10%	71%	£176,052,454	£176,788,890	£176,101,508	£176,837,743	£176,181,408	£176,210,462
15%	71%	£161,587,621	£162,691,974	£161,661,202	£162,765,555	£161,751,052	£161,824,633
20%	71%	£147,122,788	£148,895,259	£147,220,866	£148,653,966	£147,340,898	£147,438,956
25%	71%	£132,657,956	£134,488,544	£132,780,591	£134,621,177	£132,930,342	£133,052,975
30%	71%	£118,193,123	£120,401,186	£118,313,946	£120,548,989	£118,495,888	£118,644,893
35%	71%	£103,728,290	£105,719,229	£103,848,113	£106,096,792	£104,028,641	£104,202,468
40%	71%	£89,263,457	£91,630,770	£89,383,280	£92,000,452	£89,550,903	£89,760,053
45%	71%	£74,800,624	£77,143,646	£74,920,403	£77,248,221	£75,016,276	£75,242,851
50%	71%	£60,335,791	£62,656,518	£60,455,524	£62,760,093	£60,417,404	£60,679,754
100%	71%	£204,952,466	£204,952,466	£204,952,466	£204,952,466	£204,952,466	£204,952,466
10%	75%	£176,052,454	£176,788,890	£176,101,508	£176,837,743	£176,181,408	£176,210,462
15%	75%	£161,587,621	£162,691,974	£161,661,202	£162,765,555	£161,751,052	£161,824,633
20%	75%	£147,122,788	£148,895,259	£147,220,866	£148,653,966	£147,340,898	£147,438,956
25%	75%	£132,657,956	£134,488,544	£132,780,591	£134,621,177	£132,930,342	£133,052,975
30%	75%	£118,193,123	£120,401,186	£118,313,946	£120,548,989	£118,495,888	£118,644,893
35%	75%	£103,728,290	£105,719,229	£103,848,113	£106,096,792	£104,028,641	£104,202,468
40%	75%	£89,263,457	£91,630,770	£89,383,280	£92,000,452	£89,550,903	£89,760,053
45%	75%	£74,800,624	£77,143,646	£74,920,403	£77,248,221	£75,016,276	£75,242,851
50%	75%	£60,335,791	£62,656,518	£60,455,524	£62,760,093	£60,417,404	£60,679,754
10%	80%	£176,052,454	£176,788,890	£176,101,508	£176,837,743	£176,181,408	£176,210,462
15%	80%	£161,587,621	£162,691,974	£161,661,202	£162,765,555	£161,751,052	£161,824,633
20%	80%	£147,122,788	£148,895,259	£147,220,866	£148,653,966	£147,340,898	£147,438,956
25%	80%	£132,657,956	£134,488,544	£132,780,591	£134,621,177	£132,930,342	£133,052,975
30%	80%	£118,193,123	£120,401,186	£118,313,946	£120,548,989	£118,495,888	£118,644,893
35%	80%	£103,728,290	£105,719,229	£103,848,113	£106,096,792	£104,028,641	£104,202,468
40%	80%	£89,263,457	£91,630,770	£89,383,280	£92,000,452	£89,550,903	£89,760,053
45%	80%	£74,800,624	£77,143,646	£74,920,403	£77,248,221	£75,016,276	£75,242,851
50%	80%	£60,335,791	£62,656,518	£60,455,524	£62,760,093	£60,417,404	£60,679,754
10%	85%	£176,052,454	£176,788,890	£176,101,508	£176,837,743	£176,181,408	£176,210,462
15%	85%	£161,587,621	£162,691,974	£161,661,202	£162,765,555	£161,751,052	£161,824,633
20%	85%	£147,122,788	£148,895,259	£147,220,866	£148,653,966	£147,340,898	£147,438,956
25%	85%	£132,657,956	£134,488,544	£132,780,591	£134,621,177	£132,930,342	£133,052,975
30%	85%	£118,193,123	£120,401,186	£118,313,946	£120,548,989	£118,495,888	£118,644,893
35%	85%	£103,728,290	£105,719,229	£103,848,113	£106,096,792	£104,028,641	£104,202,468
40%	85%	£89,263,457	£91,630,770	£89,383,280	£92,000,452	£89,550,903	£89,760,053
45%	85%	£74,800,624	£77,143,646	£74,920,403	£77,248,221	£75,016,276	£75,242,851
50%	85%	£60,335,791	£62,656,518	£60,455,524	£62,760,093	£60,417,404	£60,679,754
10%	90%	£176,052,454	£176,788,890	£176,101,508	£176,837,743	£176,181,408	£176,210,462
15%	90%	£161,587,621	£162,691,974	£161,661,202	£162,765,555	£161,751,052	£161,824,633
20%	90%	£147,122,788	£148,895,259	£147,220,866	£148,653,966	£147,340,898	£147,438,956

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£149,688,438	£149,688,438	£149,688,438	£149,688,438	£149,688,438	£149,688,438
10%	71%	£120,788,426	£121,524,861	£120,837,479	£121,573,715	£120,897,380	£120,946,433
15%	71%	£106,363,563	£107,427,845	£105,397,174	£107,501,529	£106,487,624	£106,560,077
20%	71%	£91,858,760	£93,331,230	£91,956,867	£93,429,337	£92,076,689	£92,174,776
25%	71%	£77,393,928	£79,234,515	£77,516,562	£79,357,149	£77,866,313	£77,988,946
30%	71%	£63,093,923	£65,137,158	£63,049,080	£65,284,980	£63,231,859	£63,360,854
35%	71%	£48,378,521	£50,987,462	£48,552,348	£51,161,289	£48,764,612	£48,938,430
40%	71%	£33,848,540	£36,837,764	£34,049,940	£37,036,424	£34,295,875	£34,496,025
45%	71%	£19,248,997	£22,649,618	£19,475,571	£22,878,192	£19,752,248	£19,978,822
50%	71%	£4,985,710	£8,421,290	£4,841,918	£9,076,811	£5,153,636	£5,468,606
100%	71%	£150,730,760	£142,437,274	£150,158,197	£141,594,710	£149,459,027	£148,886,454
10%	75%	£120,756,218	£121,400,424	£120,807,724	£121,451,930	£120,851,552	£120,903,960
15%	75%	£106,275,282	£107,241,399	£106,362,541	£107,318,899	£106,418,284	£106,495,544
20%	75%	£91,734,345	£93,082,756	£91,897,358	£93,185,769	£91,985,015	£92,088,027
25%	75%	£77,313,409	£79,233,923	£77,442,174	£79,052,688	£77,551,748	£77,680,511
30%	75%	£62,803,096	£64,759,802	£62,959,540	£64,816,246	£63,092,664	£63,249,109
35%	75%	£48,294,389	£50,347,212	£48,446,907	£50,729,730	£48,602,210	£48,784,737
40%	75%	£33,716,305	£36,334,822	£33,927,775	£36,543,215	£34,107,722	£34,319,192
45%	75%	£19,100,232	£22,075,775	£19,338,135	£22,313,679	£19,540,576	£19,778,480
50%	75%	£4,417,981	£7,774,055	£4,686,307	£8,442,362	£4,914,838	£5,182,864
60%	80%	£120,891,491	£121,022,219	£120,933,955	£121,963,424	£121,044,025	£121,985,231
15%	80%	£106,478,190	£108,024,283	£106,539,997	£108,086,090	£106,706,993	£108,768,800
20%	80%	£92,054,890	£94,126,347	£92,147,299	£94,208,756	£92,359,961	£94,452,271
25%	80%	£77,551,993	£80,239,411	£77,554,424	£80,331,424	£78,032,958	£81,135,940
30%	80%	£63,213,970	£66,330,475	£63,330,126	£66,454,090	£63,677,290	£66,802,436
35%	80%	£48,743,741	£52,396,260	£48,889,757	£52,542,274	£49,284,271	£49,430,430
40%	80%	£34,271,894	£38,447,619	£34,440,388	£38,614,634	£34,891,260	£35,058,135
45%	80%	£19,725,044	£24,483,914	£19,915,367	£24,876,231	£20,426,685	£20,618,619
50%	80%	£5,122,694	£10,468,250	£5,337,356	£10,679,720	£5,917,343	£6,132,005

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£149,688,438	£149,688,438	£149,688,438	£149,688,438	£149,688,438	£149,688,438
10%	71%	£158,579,211	£159,315,448	£158,628,264	£159,364,500	£158,688,165	£158,737,219
15%	71%	£144,114,378	£145,218,731	£144,187,959	£145,292,311	£144,277,809	£144,351,390
20%	71%	£129,649,546	£131,122,916	£129,747,653	£131,220,123	£129,867,454	£129,965,562
25%	71%	£115,164,713	£117,029,301	£115,307,346	£117,147,694	£115,467,099	£115,619,732
30%	71%	£100,681,708	£102,927,943	£100,840,703	£103,075,746	£101,022,645	£101,171,640
35%	71%	£86,169,306	£88,778,247	£86,343,133	£88,950,074	£86,555,398	£86,729,225
40%	71%	£71,657,903	£74,628,530	£71,840,725	£74,827,299	£72,086,680	£72,289,810
45%	71%	£57,039,782	£60,440,403	£57,286,357	£60,666,976	£57,543,033	£57,769,608
50%	71%	£42,376,555	£46,212,046	£42,632,104	£46,467,596	£42,944,161	£43,199,711
100%	71%	£112,699,975	£104,346,438	£112,367,471	£103,973,929	£111,689,241	£111,995,672
10%	75%	£144,068,067	£145,032,375	£144,143,328	£145,109,635	£144,209,070	£144,286,529
15%	75%	£129,585,131	£130,873,542	£129,688,143	£130,876,554	£129,775,801	£129,878,813
20%	75%	£115,104,708	£117,018,708	£115,239,930	£117,049,924	£115,342,631	£115,471,297
25%	75%	£100,593,881	£102,950,587	£100,759,325	£102,707,051	£100,883,450	£101,039,662
30%	75%	£86,055,174	£88,337,997	£86,237,997	£88,520,516	£86,393,004	£86,575,523
35%	75%	£71,507,090	£74,125,407	£71,718,560	£74,334,001	£71,898,508	£72,109,977
40%	75%	£56,991,917	£60,869,590	£57,129,821	£60,104,464	£57,331,361	£57,569,266
45%	75%	£42,308,766	£45,584,820	£42,477,993	£45,833,148	£42,705,422	£42,973,740
50%	75%	£15,868,276	£19,713,004	£15,873,480	£19,754,209	£15,884,811	£15,876,016
60%	80%	£144,286,876	£145,615,969	£144,330,763	£145,876,876	£144,487,779	£144,659,568
15%	80%	£129,851,975	£131,917,132	£129,939,542	£131,999,542	£130,100,748	£130,243,159
20%	80%	£115,442,374	£118,019,197	£115,545,387	£118,122,209	£115,623,713	£115,726,725
25%	80%	£101,004,756	£104,121,260	£101,129,911	£104,244,875	£101,468,066	£101,593,221
30%	80%	£86,534,527	£90,187,645	£86,680,542	£90,333,059	£87,076,056	£87,221,071
35%	80%	£72,062,479	£76,238,004	£72,231,173	£76,405,479	£72,882,045	£73,048,520
40%	80%	£57,515,829	£62,276,699	£57,706,152	£62,467,022	£58,220,381	£58,410,704
45%	80%	£42,913,489	£48,259,635	£43,128,141	£48,470,505	£43,708,129	£43,922,789

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£204,952,466	£204,952,466	£204,952,466	£204,952,466	£204,952,466	£204,952,466
10%	71%	£176,052,454	£176,788,690	£176,101,508	£176,837,743	£176,161,408	£176,210,462
15%	71%	£161,567,621	£162,691,974	£161,661,202	£162,763,555	£161,751,032	£161,844,533
20%	71%	£147,122,789	£148,595,259	£147,220,896	£148,693,366	£147,340,698	£147,438,805
25%	71%	£132,687,956	£134,498,544	£132,780,591	£134,621,177	£132,900,342	£133,052,975
30%	71%	£118,104,951	£120,401,186	£118,213,946	£120,548,989	£118,405,888	£118,544,893
35%	71%	£103,642,549	£106,253,490	£103,816,376	£106,425,317	£104,029,641	£104,202,468
40%	71%	£89,112,589	£92,101,793	£89,313,968	£92,300,452	£89,559,003	£89,760,053
45%	71%	£74,513,025	£77,913,646	£74,739,600	£78,140,221	£75,016,276	£75,242,851
50%	71%	£59,949,798	£63,895,399	£60,195,247	£63,949,839	£60,417,494	£60,672,954
100%	71%	£365,406,731	£366,373,045	£364,894,165	£366,300,682	£364,104,998	£365,622,436
10%	75%	£176,020,247	£176,684,452	£176,071,753	£176,715,958	£176,115,581	£176,167,088
15%	75%	£161,539,310	£162,205,618	£161,616,969	£162,552,878	£161,692,213	£161,759,572
20%	75%	£147,095,274	£148,546,759	£147,151,396	£148,443,797	£147,249,924	£147,352,156
25%	75%	£132,577,437	£134,187,951	£132,708,203	£134,316,717	£132,844,574	£132,944,540
30%	75%	£118,067,124	£120,023,830	£118,223,569	£120,180,274	£118,356,693	£118,513,138
35%	75%	£103,528,417	£105,611,240	£103,710,936	£105,993,759	£103,895,247	£104,049,769
40%	75%	£89,060,333	£91,598,651	£89,311,803	£91,807,244	£89,511,751	£89,683,220
45%	75%	£74,364,260	£77,339,803	£74,602,164	£77,577,707	£74,804,604	£75,042,509
50%	75%	£59,822,009	£63,038,064	£59,950,536	£63,306,391	£60,178,665	£60,446,992
60%	80%	£176,165,919	£177,188,247	£176,198,723	£177,227,453	£176,388,054	£176,549,259
15%	80%	£161,742,219	£163,288,312	£161,804,026	£163,350,119	£161,971,022	£162,032,829
20%	80%	£147,328,918	£149,390,375	£147,411,328	£149,472,785	£147,633,989	£147,716,399
25%	80%	£132,915,618	£135,492,440	£133,018,630	£135,595,452	£133,296,896	£133,399,869
30%	80%	£118,677,889	£121,599,035	£118,803,154	£121,716,119	£119,941,399	£119,086,464
35%	80%	£104,007,770	£107,660,288	£104,153,785	£107,806,303	£104,548,299	£104,694,314
40%	80%	£89,535,722	£93,711,848	£89,704,416	£93,878,722	£90,156,289	£90,322,163
45%	80%	£74,980,072	£79,740,942	£75,179,395	£79,940,265	£75,665,634	£75,853,947
50%	80%	£60,386,723	£65,732,276	£60,601,384	£65,943,748	£61,181,372	£61,396,033

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 7

CL Zone  
Value Area 1  
Med

No Units  
Site Area 450  
2.61 Ha

Sales value inflation 0%  
Build cost inflation 0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council income thresholds	SR and SO at GLA income thresholds	LAR and SO at council income thresholds	LAR and SO at GLA income thresholds	SR and LLR	LAR and LLR
0%	71%	£107,508,002	£107,508,002	£107,508,002	£107,508,002	£107,508,002	£107,508,002
10%	71%	£89,795,136	£90,562,233	£89,878,263	£90,645,362	£89,903,906	£89,987,033
15%	71%	£80,659,080	£82,663,055	£81,020,321	£82,189,787	£81,059,412	£81,186,144
20%	71%	£71,986,866	£73,526,955	£72,135,943	£73,695,232	£72,188,065	£72,357,041
25%	71%	£63,040,345	£64,989,455	£63,251,565	£65,200,675	£63,316,716	£63,527,937
30%	71%	£54,062,880	£56,440,087	£54,320,490	£56,697,677	£54,399,952	£54,657,561
35%	71%	£45,057,029	£47,850,413	£45,357,198	£48,130,958	£45,452,278	£45,750,823
40%	71%	£36,998,923	£39,220,344	£36,348,020	£39,564,239	£36,455,702	£36,804,799
45%	71%	£28,897,787	£30,523,292	£27,291,928	£30,916,026	£27,413,069	£27,805,804
50%	71%	£17,689,289	£21,781,924	£16,132,796	£22,225,433	£16,269,601	£16,713,110
100%	71%	£73,108,688	£89,113,180	£77,175,412	£98,581,955	£78,989,181	£78,566,006
10%	75%	£89,759,977	£90,431,187	£89,847,261	£90,518,472	£89,855,150	£89,942,435
15%	75%	£90,839,988	£91,863,271	£90,973,057	£91,996,340	£90,985,084	£91,118,152
20%	75%	£71,895,499	£73,259,877	£71,072,437,302	£72,437,302	£72,088,869	£72,295,385
25%	75%	£62,951,010	£64,656,482	£63,172,791	£64,878,263	£63,192,836	£63,414,617
30%	75%	£53,953,925	£56,033,964	£54,224,416	£56,304,455	£54,248,863	£54,519,353
35%	75%	£44,929,916	£47,356,626	£45,245,487	£47,672,199	£45,274,009	£45,589,581
40%	75%	£36,861,275	£38,670,017	£36,117,927	£38,438,570	£36,250,865	£36,617,588
45%	75%	£26,728,965	£29,904,174	£27,145,460	£30,316,546	£27,182,730	£27,595,102
50%	75%	£17,501,710	£21,082,765	£17,967,394	£21,548,450	£16,009,482	£18,475,166
10%	80%	£89,907,643	£90,931,381	£89,977,051,408	£91,051,408	£90,950,921	£91,129,149
15%	80%	£91,065,111	£92,702,364	£91,171,566	£92,808,819	£91,297,284	£91,403,719
20%	80%	£72,195,662	£74,378,666	£72,337,602	£74,520,606	£72,505,200	£72,647,140
25%	80%	£63,326,214	£66,054,970	£63,503,639	£66,232,385	£63,713,136	£63,890,561
30%	80%	£54,471,526,983	£57,751,272	£54,927,927	£57,944,182	£54,853,434	£55,099,827
35%	80%	£45,463,792	£48,346,530	£45,716,251	£48,598,988	£46,014,342	£46,266,800
40%	80%	£36,471,399	£40,953,465	£36,764,641	£41,241,988	£37,110,889	£37,404,131
45%	80%	£27,430,728	£32,948,466	£27,760,628	£32,834,364	£28,160,165	£28,480,262
50%	80%	£18,288,544	£24,019,232	£18,662,090	£24,391,779	£19,101,979	£19,474,527

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council income thresholds	SR and SO at GLA income thresholds	LAR and SO at council income thresholds	LAR and SO at GLA income thresholds	SR and LLR	LAR and LLR
0%	71%	£127,558,048	£127,558,048	£127,558,048	£127,558,048	£127,558,048	£127,558,048
10%	71%	£104,244,818	£104,244,818	£104,244,818	£104,244,818	£104,244,818	£104,244,818
15%	71%	£154,172,462	£153,902,955	£154,045,736	£152,876,264	£154,006,838	£153,878,907
20%	71%	£183,089,084	£181,539,796	£182,930,107	£181,370,819	£182,877,881	£182,709,010
25%	71%	£172,025,790	£170,076,596	£171,814,486	£169,865,375	£171,749,334	£171,538,114
30%	71%	£161,003,170	£159,028,984	£159,745,561	£157,768,374	£160,666,009	£160,455,400
35%	71%	£190,009,022	£187,235,638	£188,708,477	£186,935,093	£189,615,772	£189,315,227
40%	71%	£199,067,127	£195,845,708	£198,718,030	£195,501,811	£198,810,341	£198,261,252
45%	71%	£298,168,884	£294,542,759	£297,774,123	£294,150,624	£297,652,961	£297,200,247
50%	71%	£217,176,781	£215,284,927	£216,333,619	£212,460,818	£216,196,450	£216,252,941
100%	71%	£313,172,717	£304,579,231	£312,241,662	£303,647,976	£311,054,212	£311,022,617
10%	75%	£145,306,074	£144,634,884	£145,219,790	£144,547,578	£145,210,900	£145,123,856
15%	75%	£154,268,963	£153,293,781	£154,093,693	£152,969,111	£154,060,869	£153,978,884
20%	75%	£163,170,551	£161,908,174	£162,993,127	£161,628,749	£162,977,091	£162,799,669
25%	75%	£172,115,040	£170,409,569	£171,893,280	£170,187,787	£171,873,215	£171,851,434
30%	75%	£181,112,125	£179,632,087	£180,841,638	£178,761,596	£180,817,788	£180,546,697
35%	75%	£190,138,135	£187,709,425	£189,820,425	£187,293,822	£189,792,042	£189,478,469
40%	75%	£199,214,776	£196,396,033	£198,848,223	£196,029,481	£198,815,095	£198,446,533
45%	75%	£208,337,096	£205,161,876	£207,920,590	£204,749,505	£207,883,320	£207,470,949
50%	75%	£217,464,341	£215,983,399	£217,098,657	£213,517,601	£217,056,869	£216,939,884
10%	80%	£145,158,407	£144,084,470	£145,088,580	£144,014,842	£145,006,130	£144,936,301
15%	80%	£154,000,840	£152,363,687	£153,894,485	£152,257,232	£153,768,787	£153,662,332
20%	80%	£162,870,388	£160,987,385	£162,728,448	£160,545,444	£162,560,851	£162,418,911
25%	80%	£171,637,617	£169,011,091	£171,365,411	£168,653,668	£171,352,915	£171,175,490
30%	80%	£180,654,515	£177,334,779	£180,438,124	£177,121,868	£180,182,617	£179,966,224
35%	80%	£189,602,258	£185,719,521	£189,349,800	£186,467,062	£189,051,709	£188,799,251
40%	80%	£198,594,661	£194,112,888	£198,301,410	£195,834,963	£197,861,003	£197,661,003
45%	80%	£207,835,322	£202,561,585	£207,305,424	£202,231,687	£206,916,896	£206,585,999
50%	80%	£216,776,507	£211,048,819	£216,403,950	£210,674,272	£215,984,072	£215,591,526

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council income thresholds	SR and SO at GLA income thresholds	LAR and SO at council income thresholds	LAR and SO at GLA income thresholds	SR and LLR	LAR and LLR
0%	71%	£81,333,693	£81,333,693	£81,333,693	£81,333,693	£81,333,693	£81,333,693
10%	71%	£99,106,555	£98,339,457	£99,023,427	£98,256,328	£98,997,785	£98,914,657
15%	71%	£108,008,701	£108,839,635	£107,881,389	£106,711,993	£107,942,278	£107,715,548
20%	71%	£115,715,224	£115,765,438	£115,765,438	£115,765,438	£115,765,438	£115,765,438
25%	71%	£125,861,346	£123,912,235	£125,950,125	£123,701,015	£125,944,974	£125,733,753
30%	71%	£134,838,810	£132,461,624	£134,881,200	£132,204,013	£134,801,738	£134,244,129
35%	71%	£143,848,661	£141,901,872	£143,844,116	£140,770,729	£143,450,412	£143,159,867
40%	71%	£152,802,279	£149,881,346	£152,853,671	£149,337,461	£152,445,988	£152,098,293
45%	71%	£162,003,903	£158,378,398	£161,609,762	£157,985,684	£161,488,621	£161,095,887
50%	71%	£171,212,401	£167,119,766	£170,769,892	£166,676,258	£170,832,089	£170,188,580
10%	75%	£207,038,357	£203,414,870	£206,072,102	£202,483,616	£205,180,851	£204,848,498
10%	75%	£99,141,712	£98,470,503	£99,054,429	£98,383,218	£99,046,540	£98,969,250
15%	75%	£108,061,702	£107,038,419	£107,928,633	£106,905,351	£107,916,607	£107,783,538
20%	75%	£117,006,191	£115,941,813	£116,828,766	£115,464,388	£116,812,731	£116,636,306
25%	75%	£126,960,890	£124,245,205	£126,728,697	£124,023,407	£126,708,654	£126,487,647
30%	75%	£134,947,765	£132,867,728	£134,677,274	£132,597,236	£134,652,828	£134,382,337
35%	75%	£143,971,774	£141,545,054	£143,656,203	£141,229,492	£143,627,862	£143,312,109
40%	75%	£153,000,815	£150,881,616	£152,663,885	£150,885,120	£152,660,216	£152,308,216
45%	75%	£162,172,725	£158,997,516	£161,758,230	£158,585,144	£161,718,980	£161,306,588
50%	75%	£171,399,980	£167,818,925	£170,934,296	£167,353,240	£170,892,208	£170,428,524
10%	80%	£98,994,047	£97,920,109	£98,924,219	£97,850,292	£98,841,770	£98,771,941
15%	80%	£107,838,290	£106,199,324	£107,740,121	£106,102,817	£107,653,165	£107,564,649
20%	80%	£116,706,026	£114,523,024	£116,564,088	£114,381,084	£116,396,941	£116,254,550
25%	80%	£125,575,476	£122,948,727	£125,398,051	£122,699,295	£125,188,555	£125,011,129
30%	80%	£134,460,155	£131,710,418	£134,273,763	£130,957,506	£134,019,268	£133,800,863
35%	80%	£143,437,898	£139,555,160	£143,155,438	£139,302,702	£142,987,349	£142,634,890
40%	80%	£152,430,291	£147,948,225	£152,137,050	£147,659,702	£151,790,801	£151,497,660
45%	80%	£161,470,962	£156,397,229	£161,141,654	£156,067,326	£160,751,336	£160,421,639
50%	80%	£170,612,147	£164,862,458	£170,238,690	£164,509,612	£169,706,211	£169,422,163

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council income thresholds	SR and SO at GLA income thresholds	LAR and SO at council income thresholds	LAR and SO at GLA income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,019,381	£1,019,381	£1,019,381	£1,019,381	£1,019,381	£1,019,381
10%	71%	£18,732,245	£17,865,150	£18,849,120	£17,882,022	£18,633,676	£18,540,350
15%	71%	£27,633,795	£26,464,328	£27,507,063	£26,337,597	£27,467,972	£27,341,240
20%	71%	£36,560,417	£35,001,129	£36,391,440	£34,832,152	£36,339,319	£36,170,343
25%	71%	£45,487,539	£43,537,929	£45,275,819	£43,626,709	£45,210,867	£44,999,447
30%	71%	£54,464,503	£52,987,317	£54,206,894	£51,829,707	£54,127,432	£53,897,823
35%	71%	£63,470,355	£60,898,971	£63,169,810	£60,39		

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

E27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	E35,358,396	E35,358,396	E35,358,396	E35,358,396	E35,358,396	E35,358,396
10%	71%	E17,645,529	E18,412,227	E17,728,857	E18,495,756	E17,754,299	E17,837,427
15%	71%	E5,743,952	E9,913,449	E5,870,714	E10,040,181	E5,909,806	E9,036,537
20%	71%	-E182,640	-E1,376,648	-E13,663	E1,545,626	E38,458	E207,434
25%	71%	-E9,109,262	-E7,160,152	-E8,898,042	-E6,948,931	-E9,832,890	-E8,821,670
30%	71%	-E16,086,726	-E15,709,540	-E17,828,117	-E15,451,529	-E17,449,659	-E17,402,045
35%	71%	-E27,092,576	-E24,319,194	-E26,792,033	-E24,018,649	-E26,699,328	-E26,368,783
40%	71%	-E36,150,683	-E32,929,262	-E35,801,586	-E32,585,367	-E35,693,905	-E35,344,808
45%	71%	-E45,251,820	-E41,626,314	-E44,867,679	-E41,233,980	-E44,736,537	-E44,343,803
50%	71%	-E54,460,317	-E50,367,823	-E55,016,806	-E50,824,174	-E53,880,905	-E53,436,497
100%	71%	-E150,256,273	-E141,662,787	-E149,325,018	-E140,731,532	-E149,037,767	-E148,106,513
10%	75%	E17,610,370	E18,281,581	E17,697,655	E18,368,866	E17,705,544	E17,792,628
15%	75%	E8,890,381	E9,713,664	E9,823,451	E9,846,733	E9,935,477	E9,983,546
20%	75%	-E254,107	E1,110,270	-E76,883	E1,287,896	-E60,647	E116,778
25%	75%	-E9,198,696	-E7,493,125	-E8,976,815	-E7,271,343	-E8,956,770	-E8,734,990
30%	75%	-E18,195,681	-E16,115,643	-E17,925,190	-E15,845,152	-E17,900,744	-E17,630,253
35%	75%	-E27,219,601	-E24,792,968	-E26,904,119	-E24,477,468	-E26,875,598	-E26,560,025
40%	75%	-E36,298,332	-E33,479,589	-E35,931,779	-E33,113,037	-E35,898,651	-E35,532,099
45%	75%	-E45,420,641	-E42,245,432	-E45,004,146	-E41,833,080	-E44,966,876	-E44,554,505
50%	75%	-E54,617,807	-E51,066,943	-E54,653,218	-E50,601,157	-E54,300,154	-E53,874,449
10%	60%	E17,758,037	E18,831,974	E17,827,864	E18,901,802	E17,910,314	E17,980,143
15%	60%	E8,915,504	E10,552,757	E9,021,959	E10,659,212	E9,147,657	E9,254,112
20%	60%	E46,055	E2,230,260	E187,666	E2,371,000	E355,352	E499,523
25%	60%	-E18,523,993	-E15,294,527	-E18,045,967	-E15,911,212	-E18,436,471	-E18,259,098
30%	60%	-E17,738,071	-E14,418,334	-E17,521,680	-E14,205,424	-E17,286,172	-E17,049,780
35%	60%	-E26,695,814	-E22,803,077	-E26,433,356	-E22,550,618	-E26,135,265	-E25,882,807
40%	60%	-E35,678,207	-E31,196,142	-E35,358,996	-E30,907,619	-E35,038,717	-E34,745,476
45%	60%	-E44,718,878	-E39,645,141	-E44,388,950	-E39,315,243	-E43,999,452	-E43,669,255
50%	60%	-E53,660,063	-E48,130,375	-E53,487,516	-E47,757,628	-E53,047,628	-E52,675,030

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

E17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	E44,612,829	E45,379,927	E44,695,957	E45,465,055	E44,721,599	E44,804,727
10%	71%	E36,711,282	E36,880,749	E35,838,014	E37,007,480	E36,877,105	E36,003,837
15%	71%	E26,784,680	E28,343,948	E26,953,637	E28,512,925	E27,005,758	E27,174,734
20%	71%	E17,859,609	E19,867,448	E18,899,256	E20,018,368	E19,135,641	E19,315,655
25%	71%	E8,880,574	E11,257,780	E9,136,183	E11,515,370	E9,217,645	E9,475,254
30%	71%	-E129,278	E9,648,105	E175,267	E9,848,651	E9,677,875	E9,583,517
35%	71%	-E3,183,384	-E5,861,963	-E3,854,286	-E5,816,067	-E3,726,695	-E3,917,568
40%	71%	-E18,284,520	-E14,659,015	-E17,890,379	-E14,256,291	-E17,769,237	-E17,376,503
45%	71%	-E27,493,018	-E23,400,383	-E27,049,509	-E22,956,874	-E26,912,706	-E26,469,197
100%	71%	-E124,298,973	-E114,695,487	-E122,367,719	-E113,764,232	-E122,076,468	-E121,139,215
10%	75%	E44,612,829	E45,379,927	E44,695,957	E45,465,055	E44,672,844	E44,763,128
15%	75%	E35,657,681	E35,680,984	E35,790,751	E36,814,033	E35,802,777	E35,935,845
20%	75%	E26,713,193	E28,077,670	E26,890,617	E28,254,995	E26,906,652	E27,084,078
25%	75%	E17,768,763	E19,474,175	E17,860,488	E19,695,967	E18,010,529	E18,232,510
30%	75%	E8,771,617	E11,042,657	E9,042,159	E11,122,148	E9,066,537	E9,317,047
35%	75%	-E252,391	E2,174,319	563,181	E2,488,892	E91,702	E407,274
40%	75%	-E9,331,032	-E6,512,289	-E8,964,479	-E6,145,737	-E9,931,351	-E8,564,799
45%	75%	-E14,453,342	-E11,278,132	-E14,036,847	-E11,865,761	-E17,999,576	-E17,445,496
50%	75%	-E27,680,507	-E24,099,542	-E27,214,913	-E23,633,857	-E27,172,825	-E26,707,141
10%	60%	E44,726,336	E45,799,274	E44,795,154	E45,869,102	E44,877,814	E44,947,443
15%	60%	E36,882,864	E37,320,267	E35,989,259	E37,626,512	E36,114,367	E36,221,412
20%	60%	E27,013,369	E28,186,326	E27,156,300	E28,339,300	E27,322,893	E27,464,633
25%	60%	E18,143,907	E20,872,663	E18,321,332	E21,050,088	E18,530,829	E18,708,254
30%	60%	E9,229,229	E12,548,966	E9,445,620	E12,761,876	E9,701,127	E9,917,520
35%	60%	E281,496	E1,164,223	E353,341	E4,116,681	E322,036	E1,094,493
40%	60%	-E8,710,507	-E4,228,842	-E8,417,666	-E3,940,319	-E8,071,417	-E7,778,176
45%	60%	-E17,751,578	-E12,677,841	-E17,421,681	-E12,347,943	-E17,032,152	-E16,702,255
50%	60%	-E26,892,783	-E21,163,075	-E26,520,216	-E20,790,528	-E26,080,328	-E25,707,780

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

E6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	E89,789,246	E89,789,246	E89,789,246	E89,789,246	E89,789,246	E89,789,246
10%	71%	E72,076,379	E72,843,477	E72,159,507	E72,926,606	E72,185,149	E72,268,277
15%	71%	E63,174,833	E64,344,299	E63,301,594	E64,471,031	E63,340,656	E63,467,387
20%	71%	E54,246,210	E55,807,698	E54,417,187	E55,976,475	E54,469,308	E54,638,284
25%	71%	E45,321,588	E47,270,698	E45,532,808	E47,481,919	E45,597,980	E45,809,180
30%	71%	E36,344,124	E38,721,310	E36,601,733	E38,978,920	E36,681,195	E36,938,605
35%	71%	E27,333,272	E30,111,656	E27,638,817	E30,414,201	E27,723,522	E28,032,367
40%	71%	E18,280,167	E21,501,588	E18,629,264	E21,845,483	E18,736,945	E19,086,042
45%	71%	E9,179,030	E12,804,536	E9,573,171	E13,197,270	E9,694,313	E10,087,047
50%	71%	-E29,467	E4,063,167	E414,041	E4,506,676	E350,841	E964,353
100%	71%	-E66,606,093	-E57,291,697	-E64,844,058	-E56,909,692	-E64,686,663	-E63,666,663
10%	75%	E72,041,220	E72,712,431	E72,128,505	E72,709,716	E72,136,394	E72,223,678
15%	75%	E61,121,231	E64,144,514	E63,254,301	E64,277,583	E63,266,327	E63,399,396
20%	75%	E54,176,743	E55,841,120	E54,354,107	E55,716,545	E54,370,263	E54,547,628
25%	75%	E45,232,254	E46,937,725	E45,454,034	E47,159,507	E45,474,079	E45,695,860
30%	75%	E36,236,169	E38,315,207	E36,505,660	E38,585,698	E36,530,106	E36,800,597
35%	75%	E27,211,159	E29,637,869	E27,526,731	E29,953,442	E27,555,252	E27,870,625
40%	75%	E18,152,619	E20,851,261	E18,499,073	E21,311,813	E18,552,199	E18,869,751
45%	75%	E9,010,209	E12,185,418	E9,426,704	E12,507,789	E9,463,974	E9,876,345
50%	75%	-E217,047	E1,394,008	E248,637	E3,829,693	E290,728	E756,410
10%	60%	E73,188,887	E73,262,624	E72,258,714	E73,332,652	E72,341,164	E72,410,393
15%	60%	E63,346,354	E64,383,007	E63,452,805	E64,505,082	E63,578,507	E63,694,962
20%	60%	E54,476,906	E56,659,910	E54,618,846	E56,801,850	E54,786,443	E54,928,383
25%	60%	E45,607,457	E48,336,213	E45,784,883	E48,513,638	E45,994,379	E46,171,804
30%	60%	E36,692,779	E40,012,615	E36,909,170	E40,225,426	E37,164,678	E37,381,070
35%	60%	E27,745,036	E31,627,773	E27,997,404	E31,880,232	E28,205,582	E28,548,043
40%	60%	E18,752,643	E23,234,708	E19,045,884	E23,523,231	E19,392,133	E19,685,374
45%	60%	E9,711,872	E14,785,709	E10,041,870	E15,116,607	E10,431,398	E10,761,266
50%	60%	E570,767	E5,304,475	E384,334	E6,874,022	E1,363,022	E1,755,770

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

E27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	\$34,525,217	\$34,525,217	\$34,525,217	\$34,525,217	\$34,525,217	\$34,525,217
10%	71%	\$16,812,351	\$17,579,448	\$16,856,478	\$17,662,577	\$16,921,121	\$17,034,248
15%	71%	\$1,210,804	\$3,083,270	\$3,037,536	\$3,207,032	\$3,076,627	\$3,243,836
20%	71%	-\$1,015,819	\$543,470	-\$846,842	\$712,447	-\$794,720	-\$625,744
25%	71%	-\$9,942,441	-\$7,993,330	-\$9,731,220	-\$7,782,110	-\$9,664,069	-\$9,454,848
30%	71%	-\$18,919,805	-\$16,842,718	-\$18,862,295	-\$16,285,108	-\$18,892,234	-\$18,253,224
35%	71%	-\$27,925,766	-\$25,152,372	-\$27,625,211	-\$24,851,827	-\$27,532,507	-\$27,231,962
40%	71%	-\$36,983,862	-\$33,762,441	-\$36,634,765	-\$33,418,546	-\$36,527,083	-\$36,177,986
45%	71%	-\$46,084,988	-\$42,459,493	-\$45,890,857	-\$42,088,769	-\$45,999,716	-\$45,176,982
50%	71%	-\$55,293,498	-\$51,800,609	-\$55,849,957	-\$50,757,264	-\$54,713,198	-\$54,299,876
100%	71%	-\$151,089,451	-\$142,495,965	-\$150,158,197	-\$141,564,710	-\$149,870,846	-\$148,939,691
10%	75%	\$16,777,192	\$17,448,402	\$16,864,476	\$17,535,687	\$16,872,395	\$16,959,650
15%	75%	\$7,867,293	\$3,383,456	\$7,890,272	\$9,313,555	\$8,002,299	\$8,135,397
20%	75%	-\$1,087,266	\$277,092	-\$909,861	\$454,517	-\$893,826	-\$716,401
25%	75%	-\$10,031,775	-\$8,326,303	-\$9,809,994	-\$8,104,522	-\$9,789,949	-\$9,568,168
30%	75%	-\$19,028,860	-\$16,948,821	-\$18,759,369	-\$16,678,330	-\$18,733,922	-\$18,463,432
35%	75%	-\$28,062,860	-\$25,666,159	-\$27,127,298	-\$25,310,586	-\$27,708,776	-\$27,393,204
40%	75%	-\$37,131,510	-\$34,312,768	-\$36,764,958	-\$33,946,215	-\$36,731,830	-\$36,365,277
45%	75%	-\$46,253,820	-\$43,078,811	-\$45,837,325	-\$42,660,239	-\$45,890,055	-\$45,387,883
50%	75%	-\$55,462,905	-\$51,800,609	-\$55,018,384	-\$51,434,385	-\$54,973,905	-\$54,807,618
10%	60%	\$16,824,858	\$17,598,796	\$16,994,686	\$18,058,823	\$17,077,136	\$17,146,984
15%	60%	\$8,082,326	\$9,718,579	\$8,188,781	\$9,826,034	\$8,314,479	\$8,420,934
20%	60%	-\$787,123	\$1,395,881	-\$845,183	\$1,537,821	-\$477,585	-\$335,645
25%	60%	-\$3,656,517	-\$5,297,815	-\$3,470,165	-\$5,759,350	-\$3,280,849	-\$3,092,224
30%	60%	-\$16,571,250	-\$15,251,513	-\$18,354,858	-\$15,038,603	-\$18,099,351	-\$17,882,958
35%	60%	-\$27,518,993	-\$23,836,255	-\$27,266,534	-\$23,383,797	-\$26,968,443	-\$26,715,985
40%	60%	-\$36,511,396	-\$32,029,320	-\$36,216,144	-\$31,740,797	-\$35,871,896	-\$35,576,655
45%	60%	-\$45,502,611	-\$40,418,019	-\$45,222,159	-\$40,146,401	-\$44,922,734	-\$44,607,734
50%	60%	-\$54,693,241	-\$48,963,563	-\$54,320,695	-\$48,591,007	-\$53,880,806	-\$53,508,258

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

E13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	\$54,603,136	\$54,603,136	\$54,603,136	\$54,603,136	\$54,603,136	\$54,603,136
10%	71%	\$54,603,136	\$55,370,234	\$54,686,264	\$55,453,362	\$54,711,906	\$54,795,034
15%	71%	\$46,871,589	\$46,871,589	\$45,828,321	\$46,997,787	\$45,867,413	\$45,994,144
20%	71%	\$36,774,967	\$36,234,255	\$36,943,944	\$36,503,232	\$36,996,065	\$37,165,041
25%	71%	\$27,846,845	\$29,787,455	\$29,059,586	\$29,098,676	\$28,124,717	\$28,335,637
30%	71%	\$18,870,881	\$21,248,067	\$19,128,490	\$21,505,677	\$18,207,962	\$18,465,561
35%	71%	\$9,865,029	\$12,638,413	\$10,165,574	\$12,938,958	\$10,258,279	\$10,568,624
40%	71%	\$9,898,925	\$1,058,315	\$1,186,321	\$4,372,240	\$1,263,702	\$1,613,199
45%	71%	-\$8,294,213	-\$4,688,707	-\$7,900,072	-\$4,275,973	-\$7,778,930	-\$7,386,196
50%	71%	-\$17,502,710	-\$13,410,078	-\$17,059,202	-\$12,966,587	-\$16,922,399	-\$16,478,830
100%	71%	-\$19,298,666	-\$10,705,169	-\$12,967,411	-\$10,977,926	-\$12,090,160	-\$11,148,906
10%	75%	\$45,647,987	\$45,299,187	\$44,653,343	\$44,663,161	\$44,663,161	\$44,789,886
15%	75%	\$45,647,988	\$46,671,271	\$45,781,058	\$46,804,340	\$45,793,084	\$45,926,153
20%	75%	\$36,703,500	\$38,067,877	\$36,880,624	\$38,245,302	\$36,896,960	\$37,074,385
25%	75%	\$27,759,811	\$29,480,462	\$27,880,284	\$29,680,284	\$28,000,826	\$28,222,617
30%	75%	\$18,761,936	\$20,841,984	\$19,032,417	\$21,112,455	\$19,056,865	\$19,327,354
35%	75%	\$9,737,916	\$12,164,626	\$10,053,488	\$12,480,199	\$10,082,009	\$10,397,582
40%	75%	\$859,275	\$3,478,018	\$1,025,626	\$3,844,570	\$1,058,956	\$1,425,508
45%	75%	-\$4,463,035	-\$2,297,825	-\$3,045,539	-\$4,875,454	-\$3,009,289	-\$2,596,898
50%	75%	-\$17,690,290	-\$14,109,235	-\$17,224,606	-\$13,643,550	-\$17,182,618	-\$16,716,833
10%	60%	\$54,715,644	\$55,789,581	\$54,785,471	\$55,859,409	\$54,867,921	\$54,937,750
15%	60%	\$45,873,111	\$47,310,264	\$45,979,586	\$47,616,819	\$46,106,264	\$46,211,719
20%	60%	\$37,063,166	\$39,186,967	\$36,145,503	\$38,329,807	\$37,131,200	\$37,455,146
25%	60%	\$28,134,214	\$30,862,970	\$28,311,640	\$31,040,395	\$28,521,136	\$28,698,561
30%	60%	\$19,219,536	\$22,539,272	\$19,435,927	\$22,752,183	\$19,691,435	\$19,967,527
35%	60%	\$10,271,793	\$14,164,530	\$10,524,251	\$14,408,989	\$10,822,342	\$11,074,800
40%	60%	\$1,279,400	\$5,761,465	\$1,572,641	\$6,049,988	\$1,918,890	\$2,212,131
45%	60%	-\$7,761,271	-\$2,687,534	-\$7,431,373	-\$2,367,836	-\$7,041,845	-\$6,711,948
50%	60%	-\$16,902,456	-\$11,172,768	-\$16,529,909	-\$10,800,221	-\$16,090,021	-\$15,717,473

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

E6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	\$88,789,246	\$88,789,246	\$88,789,246	\$88,789,246	\$88,789,246	\$88,789,246
10%	71%	\$72,076,379	\$72,843,477	\$72,159,507	\$72,926,606	\$72,165,149	\$72,268,277
15%	71%	\$63,174,833	\$64,344,289	\$63,301,564	\$64,471,031	\$63,340,856	\$63,467,367
20%	71%	\$54,246,210	\$55,807,496	\$54,417,187	\$55,976,475	\$54,469,308	\$54,638,284
25%	71%	\$45,321,588	\$47,270,698	\$45,532,808	\$47,481,919	\$45,597,960	\$45,809,180
30%	71%	\$36,344,124	\$38,721,210	\$36,601,733	\$38,978,920	\$36,681,195	\$36,938,905
35%	71%	\$27,359,272	\$30,111,696	\$27,638,915	\$30,412,201	\$27,731,622	\$28,032,967
40%	71%	\$18,280,167	\$21,501,588	\$18,620,264	\$21,845,483	\$18,736,945	\$19,086,042
45%	71%	\$9,179,030	\$12,894,536	\$9,573,171	\$13,197,270	\$9,694,313	\$10,047,047
50%	71%	-\$29,467	\$1,063,167	-\$414,841	\$4,506,676	-\$550,841	-\$991,253
100%	71%	-\$99,825,423	-\$87,231,937	-\$94,894,163	-\$86,300,652	-\$94,606,917	-\$83,075,663
10%	75%	\$72,041,220	\$72,712,431	\$72,128,505	\$72,799,716	\$72,136,394	\$72,223,678
15%	75%	\$63,121,231	\$64,144,514	\$63,254,301	\$64,277,593	\$63,266,327	\$63,399,396
20%	75%	\$54,176,743	\$55,541,120	\$54,354,167	\$55,719,545	\$54,370,203	\$54,547,629
25%	75%	\$45,232,264	\$46,937,725	\$45,454,034	\$47,159,507	\$45,474,079	\$45,685,860
30%	75%	\$36,235,169	\$38,315,207	\$36,505,650	\$38,585,698	\$36,530,106	\$36,800,597
35%	75%	\$27,211,660	\$29,637,860	\$27,526,731	\$29,951,442	\$27,555,252	\$27,870,825
40%	75%	\$18,135,518	\$20,951,261	\$18,469,609	\$21,317,815	\$18,532,199	\$18,898,751
45%	75%	\$9,010,209	\$12,185,418	\$9,426,704	\$12,597,789	\$9,463,974	\$9,876,345
50%	75%	-\$217,047	\$3,364,008	-\$248,637	\$3,829,693	-\$290,726	-\$756,410
10%	60%	\$72,188,867	\$73,262,824	\$72,298,714	\$73,332,850	\$72,341,064	\$72,410,893
15%	60%	\$63,346,354	\$64,983,697	\$63,452,809	\$64,590,062	\$63,578,507	\$63,684,962
20%	60%	\$54,476,906	\$56,659,010	\$54,618,646	\$56,801,850	\$54,786,443	\$54,928,383
25%	60%	\$45,607,467	\$48,388,213	\$45,784,895	\$48,514,638	\$45,949,379	\$46,171,864
30%	60%	\$36,662,779	\$39,012,915	\$36,906,109	\$39,225,426	\$37,164,678	\$37,581,070
35%	60%	\$27,745,036	\$31,627,773	\$27,997,494	\$31,880,232	\$28,295,585	\$28,548,043
40%	60%	\$18,752,643	\$23,234,708	\$19,045,884	\$23,523,231	\$19,392,133	\$19,685,374
45%	60%	\$9,711,972	\$14,785,709	\$10,041,876	\$15,115,607	\$10,431,398	\$10,761,295
50%	60%	\$570,767	\$6,300,475	\$643,334	\$6,673,022	\$1,383,222	\$1,755,770

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 7

CIL Zone	1
Value Area	Low

No Units	450
Site Area	2.61 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£68,577,622	£68,577,622	£68,577,622	£68,577,622	£68,577,622	£68,577,622
10%	71%	£54,483,789	£55,276,185	£54,823,993	£55,416,389	£54,996,146	£54,736,351
15%	71%	£47,423,668	£48,614,261	£47,635,976	£48,924,569	£47,594,234	£47,094,510
20%	71%	£40,324,100	£41,934,811	£40,609,096	£42,219,806	£40,552,490	£40,837,485
25%	71%	£33,194,465	£35,207,853	£33,560,709	£35,664,097	£33,479,952	£33,836,196
30%	71%	£26,029,259	£28,480,895	£26,463,743	£28,909,388	£26,377,445	£26,811,930
35%	71%	£18,818,058	£21,680,802	£19,232,857	£21,939,857	£18,222,736	£19,239,075
40%	71%	£11,528,433	£14,856,088	£12,117,220	£15,444,877	£12,000,274	£12,589,063
45%	71%	£4,167,109	£7,962,732	£4,840,329	£8,625,118	£4,706,613	£5,379,833
50%	71%	£-3,303,935	£976,831	£-2,543,680	£1,724,853	£-2,694,683	£-1,934,437
100%	71%	£78,695,923	£70,102,437	£77,175,412	£68,981,925	£77,477,417	£75,956,909
10%	75%	£54,444,754	£55,138,099	£54,591,969	£55,285,315	£54,543,066	£54,690,281
15%	75%	£47,367,116	£48,407,135	£47,587,938	£48,627,956	£47,514,585	£47,735,406
20%	75%	£40,244,753	£41,654,833	£40,543,999	£41,953,370	£40,444,585	£40,743,640
25%	75%	£33,095,282	£34,856,996	£33,469,338	£35,231,052	£33,345,082	£33,719,138
30%	75%	£25,908,291	£28,056,925	£26,364,501	£28,508,735	£26,212,956	£26,689,164
35%	75%	£18,674,831	£21,181,569	£19,207,074	£21,713,812	£18,030,271	£19,562,515
40%	75%	£11,364,506	£14,278,205	£11,982,733	£14,984,432	£11,777,968	£12,788,594
45%	75%	£3,979,675	£7,308,911	£4,686,556	£8,005,868	£4,451,742	£5,158,622
50%	75%	£-3,515,602	£240,121	£-2,717,333	£1,025,545	£-2,962,505	£-2,184,237
60%	75%	£-24,608,700	£55,718,051	£-24,726,412	£55,335,328	£-24,769,000	£54,883,773
15%	60%	£47,613,036	£49,277,066	£47,789,693	£49,453,723	£47,848,985	£48,025,643
20%	60%	£40,578,010	£42,833,004	£40,817,406	£43,071,621	£40,897,755	£41,137,151
25%	60%	£33,511,851	£36,330,595	£33,811,097	£36,629,840	£33,911,533	£34,210,778
30%	60%	£26,416,352	£29,828,186	£26,718,318	£30,187,290	£26,803,813	£27,288,780
35%	60%	£19,267,567	£23,278,349	£19,693,361	£23,704,143	£19,836,271	£20,262,067
40%	60%	£12,052,998	£16,702,532	£12,547,579	£17,189,156	£12,713,577	£13,208,159
45%	60%	£4,766,899	£10,093,313	£5,322,402	£10,806,717	£4,922,208	£5,687,738
50%	60%	£-2,626,605	£3,334,303	£-1,987,990	£3,962,641	£-1,773,651	£-1,135,036

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£-186,488,428	£-186,488,428	£-186,488,428	£-186,488,428	£-186,488,428	£-186,488,428
10%	71%	£-180,582,262	£-179,789,968	£-180,440,058	£-179,640,862	£-180,489,985	£-179,541,691
15%	71%	£-187,640,383	£-186,461,788	£-187,430,076	£-186,214,483	£-187,471,847	£-186,261,540
20%	71%	£-194,741,950	£-193,131,239	£-194,456,954	£-192,846,244	£-194,513,561	£-194,228,568
25%	71%	£-201,871,586	£-199,858,197	£-201,515,242	£-199,501,993	£-201,596,099	£-201,229,855
30%	71%	£-209,036,192	£-205,985,155	£-208,602,308	£-206,157,663	£-208,688,218	£-208,321,120
35%	71%	£-216,250,092	£-212,385,248	£-215,743,194	£-212,878,350	£-215,843,874	£-215,336,975
40%	71%	£-223,537,618	£-220,209,962	£-222,948,830	£-219,621,174	£-223,085,776	£-222,476,988
45%	71%	£-230,898,941	£-227,103,918	£-230,225,722	£-226,440,932	£-230,359,487	£-229,686,218
50%	71%	£-238,363,669	£-224,069,219	£-237,609,731	£-234,352,198	£-237,740,848	£-236,400,478
100%	71%	£-313,761,974	£-305,168,487	£-312,241,462	£-303,647,976	£-312,543,468	£-311,022,957
10%	75%	£-189,621,297	£-179,927,951	£-189,474,082	£-179,769,735	£-189,522,984	£-189,375,769
15%	75%	£-187,698,005	£-186,638,916	£-187,476,113	£-186,438,904	£-187,551,464	£-187,304,240
20%	75%	£-194,821,297	£-193,411,925	£-194,522,052	£-193,112,681	£-194,621,456	£-194,322,211
25%	75%	£-201,970,769	£-200,209,054	£-201,596,713	£-199,834,998	£-201,720,968	£-201,346,812
30%	75%	£-209,157,789	£-207,009,728	£-208,701,550	£-206,557,316	£-208,853,095	£-208,396,891
35%	75%	£-216,391,247	£-213,884,481	£-215,808,977	£-213,352,238	£-216,391,247	£-215,887,478
40%	75%	£-223,701,545	£-220,789,846	£-223,083,318	£-220,171,618	£-223,288,683	£-222,670,456
45%	75%	£-231,096,375	£-227,757,139	£-230,376,495	£-227,060,182	£-230,614,309	£-229,907,428
50%	75%	£-238,561,652	£-224,803,929	£-237,763,384	£-234,000,596	£-238,068,955	£-237,350,267
10%	60%	£-180,457,350	£-179,347,997	£-180,339,579	£-179,230,225	£-180,300,051	£-180,182,278
15%	60%	£-187,453,015	£-185,788,984	£-187,276,358	£-185,812,327	£-187,217,066	£-187,040,408
20%	60%	£-194,488,041	£-192,233,947	£-194,248,645	£-191,994,429	£-194,188,296	£-193,928,900
25%	60%	£-201,554,199	£-198,135,454	£-201,248,954	£-198,438,210	£-201,154,619	£-200,855,272
30%	60%	£-208,649,699	£-205,237,865	£-208,284,732	£-204,878,771	£-208,162,237	£-207,797,271
35%	60%	£-215,798,484	£-211,787,702	£-215,372,699	£-211,961,907	£-215,229,779	£-214,803,984
40%	60%	£-223,013,062	£-218,983,619	£-222,518,471	£-218,870,886	£-222,385,474	£-221,887,893
45%	60%	£-230,290,153	£-225,015,748	£-229,733,649	£-224,459,334	£-229,543,847	£-228,978,943
50%	60%	£-237,692,658	£-221,131,749	£-237,054,040	£-231,103,410	£-236,839,102	£-236,201,087

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£-130,323,958	£-130,323,958	£-130,323,958	£-130,323,958	£-130,323,958	£-130,323,958
10%	71%	£-134,417,901	£-133,625,506	£-134,277,697	£-133,485,301	£-134,305,544	£-134,165,339
15%	71%	£-141,476,022	£-140,287,429	£-141,265,715	£-140,077,122	£-141,307,488	£-141,097,180
20%	71%	£-148,577,690	£-146,669,878	£-148,389,594	£-146,481,384	£-148,529,265	£-148,318,925
25%	71%	£-155,707,225	£-153,693,837	£-155,520,981	£-153,337,653	£-155,614,738	£-155,405,494
30%	71%	£-162,872,431	£-160,420,795	£-162,687,947	£-160,278,572	£-162,824,245	£-162,614,760
35%	71%	£-170,085,232	£-167,220,888	£-169,928,833	£-167,718,989	£-169,979,514	£-169,770,615
40%	71%	£-177,373,257	£-174,045,802	£-177,184,470	£-174,456,813	£-177,301,416	£-177,112,927
45%	71%	£-184,734,581	£-180,938,950	£-184,561,361	£-180,278,572	£-184,195,077	£-183,921,857
50%	71%	£-192,205,825	£-187,924,859	£-191,945,370	£-187,176,837	£-191,596,373	£-191,336,118
100%	71%	£-261,592,613	£-250,004,127	£-260,007,102	£-248,483,616	£-260,379,107	£-258,855,598
10%	75%	£-134,456,396	£-133,763,991	£-134,309,721	£-133,616,375	£-134,358,624	£-134,211,409
15%	75%	£-141,534,575	£-140,494,555	£-141,313,752	£-140,273,734	£-141,387,106	£-141,166,284
20%	75%	£-148,656,597	£-147,247,265	£-148,357,691	£-146,948,320	£-148,457,096	£-148,187,859
25%	75%	£-155,804,008	£-154,044,094	£-155,426,359	£-153,470,638	£-155,556,944	£-155,287,444
30%	75%	£-162,993,399	£-160,844,766	£-162,537,189	£-160,392,955	£-162,688,735	£-162,423,526
35%	75%	£-170,226,859	£-167,720,121	£-169,694,616	£-167,187,878	£-169,871,419	£-169,599,175
40%	75%	£-177,531,184	£-174,625,488	£-177,048,284	£-174,456,813	£-177,169,285	£-176,906,068
45%	75%	£-184,922,015	£-181,592,779	£-184,215,134	£-180,895,622	£-184,449,948	£-184,183,748
50%	75%	£-192,417,292	£-188,681,569	£-191,619,023	£-187,876,145	£-191,884,195	£-191,625,927
10%	60%	£-134,292,990	£-133,163,636	£-134,175,218	£-133,055,865	£-134,135,690	£-134,017,917
15%	60%	£-141,266,624	£-140,064,624	£-141,111,391	£-139,944,907	£-141,017,619	£-140,876,677
20%	60%	£-148,333,680	£-146,868,088	£-148,148,284	£-145,830,699	£-148,003,935	£-147,764,530
25%	60%	£-155,398,839	£-152,671,995	£-155,090,693	£-152,271,850	£-154,990,157	£-154,680,912
30%	60%	£-162,465,386	£-160,073,866	£-162,120,372	£-159,744,410	£-161,997,877	£-161,682,810
35%	60%	£-169,634,123	£-167,563,342	£-169,208,329	£-165,107,547	£-169,085,418	£-168,639,663
40%	60%	£-176,848,692	£-174,199,158	£-176,354,111	£-171,712,535	£-176,188,113	£-175,683,531
45%	60%	£-184,134,783	£-181,751,377	£-183,589,288	£-179,294,973	£-183,379,487	£-182,813,982
50%	60%	£-191,598,295	£-189,287,967	£-190,889,688	£-184,659,050	£-190,635,541	£-190,056,729

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£39,949,761	£39,949,761	£39,949,761	£39,949,761	£39,949,761	£39,949,761
10%	71%	£58,043,595	£53,251,190	£53,903,391	£53,110,995	£53,331,296	£53,701,033
15%	71%	£61,101,716	£59,913,122	£60,891,400	£59,702,816		

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£3,571,984	-£3,571,984	-£3,571,984	-£3,571,984	-£3,571,984	-£3,571,984
10%	71%	-£11,683,810	-£16,873,422	-£17,525,813	-£16,703,210	-£17,553,461	-£17,413,256
15%	71%	-£24,723,539	-£23,535,345	-£24,513,831	-£25,523,630	-£24,555,402	-£24,345,096
20%	71%	-£31,825,506	-£30,214,795	-£31,540,510	-£29,929,800	-£31,597,116	-£31,312,121
25%	71%	-£38,955,142	-£36,941,753	-£38,598,898	-£36,585,509	-£38,659,655	-£38,313,411
30%	71%	-£46,084,685	-£43,668,311	-£45,852,442	-£43,244,210	-£45,912,462	-£45,567,676
35%	71%	-£53,214,228	-£50,394,869	-£53,106,986	-£50,908,761	-£53,167,317	-£52,822,941
40%	71%	-£60,343,771	-£57,121,427	-£60,361,530	-£58,574,312	-£60,422,172	-£60,078,206
45%	71%	-£67,473,314	-£63,847,985	-£67,616,074	-£66,239,863	-£67,677,027	-£67,333,471
50%	71%	-£74,602,857	-£70,574,543	-£74,870,618	-£73,905,414	-£74,926,882	-£74,582,736
100%	71%	-£150,845,529	-£142,252,043	-£149,325,018	-£140,731,532	-£149,627,024	-£148,106,513
10%	75%	-£17,704,852	-£17,011,507	-£17,557,638	-£16,864,291	-£17,806,540	-£17,459,325
15%	75%	-£24,782,491	-£23,742,472	-£24,581,968	-£23,521,650	-£24,635,022	-£24,141,800
20%	75%	-£31,860,130	-£30,495,481	-£31,805,608	-£30,196,230	-£31,705,012	-£31,405,767
25%	75%	-£38,937,769	-£37,250,030	-£38,680,269	-£36,918,554	-£38,804,524	-£38,430,468
30%	75%	-£46,015,408	-£44,004,581	-£45,785,106	-£44,640,872	-£45,936,651	-£45,480,442
35%	75%	-£53,093,047	-£50,759,122	-£52,939,941	-£50,493,794	-£53,110,336	-£52,557,097
40%	75%	-£60,170,686	-£57,513,663	-£60,166,874	-£57,255,174	-£60,372,239	-£59,754,012
45%	75%	-£67,248,325	-£64,268,204	-£67,421,709	-£64,143,738	-£67,697,895	-£66,990,984
50%	75%	-£74,325,964	-£71,022,745	-£74,696,540	-£71,022,745	-£74,973,741	-£74,533,843
10%	60%	-£17,540,906	-£16,431,553	-£17,423,134	-£16,313,781	-£17,383,606	-£17,265,634
15%	60%	-£24,536,570	-£22,872,540	-£24,359,913	-£22,695,883	-£24,300,621	-£24,123,963
20%	60%	-£31,532,234	-£29,316,602	-£31,332,201	-£29,077,985	-£31,251,851	-£31,012,456
25%	60%	-£38,527,898	-£35,760,664	-£38,305,085	-£35,519,786	-£38,238,074	-£37,938,626
30%	60%	-£45,523,562	-£42,204,726	-£45,368,288	-£43,062,327	-£45,245,793	-£44,880,827
35%	60%	-£52,519,226	-£48,648,788	-£52,431,493	-£49,445,483	-£52,413,335	-£51,987,539
40%	60%	-£59,514,890	-£55,088,850	-£59,500,700	-£56,828,643	-£59,481,491	-£58,841,448
45%	60%	-£66,510,554	-£61,528,912	-£66,517,204	-£64,214,889	-£66,627,403	-£66,061,599
50%	60%	-£73,506,218	-£67,968,974	-£73,523,708	-£70,607,045	-£73,673,526	-£73,284,643

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,239,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£9,301,482	£10,093,878	£9,441,686	£10,234,082	£9,413,839	£9,554,044
10%	71%	£2,243,361	£3,431,955	£2,463,668	£2,862,261	£2,411,987	£2,622,203
15%	71%	-£4,858,207	-£3,247,496	-£4,573,211	-£2,962,501	-£4,629,817	-£4,344,822
20%	71%	-£11,987,842	-£9,974,538	-£11,631,538	-£9,618,205	-£11,702,355	-£11,346,111
25%	71%	-£19,117,477	-£16,701,412	-£18,716,564	-£16,273,919	-£18,804,882	-£18,370,377
30%	71%	-£26,247,112	-£23,430,286	-£25,811,590	-£22,994,806	-£25,996,130	-£25,453,231
35%	71%	-£33,376,747	-£30,159,160	-£32,906,616	-£29,717,430	-£33,197,633	-£32,659,244
40%	71%	-£40,506,382	-£36,888,034	-£40,001,642	-£36,440,054	-£40,400,136	-£39,866,474
45%	71%	-£47,636,017	-£43,616,908	-£47,106,668	-£43,162,478	-£47,602,639	-£47,173,724
50%	71%	-£54,765,652	-£50,345,782	-£54,211,694	-£50,884,902	-£54,805,142	-£54,374,974
100%	71%	-£109,531,304	-£100,691,564	-£108,423,388	-£101,769,252	-£109,609,274	-£109,139,913
10%	75%	£2,184,809	£3,224,838	£2,405,631	£2,810,350	£2,332,278	£2,553,100
15%	75%	-£4,937,553	-£3,528,181	-£4,638,308	-£3,228,937	-£4,737,712	-£4,438,467
20%	75%	-£12,087,025	-£10,355,310	-£11,712,969	-£9,951,254	-£11,837,224	-£11,463,188
25%	75%	-£19,236,497	-£17,082,382	-£18,817,572	-£15,663,306	-£18,963,511	-£18,513,143
30%	75%	-£26,385,969	-£23,811,454	-£25,912,600	-£22,475,430	-£26,089,796	-£25,638,827
35%	75%	-£33,535,441	-£30,540,526	-£32,007,624	-£29,287,874	-£33,204,939	-£32,786,712
40%	75%	-£40,684,913	-£37,270,598	-£39,102,648	-£36,099,318	-£40,320,082	-£39,944,644
45%	75%	-£47,834,385	-£44,000,670	-£46,207,672	-£42,911,762	-£47,435,226	-£47,044,543
50%	75%	-£54,983,857	-£50,730,742	-£53,312,696	-£49,724,196	-£54,540,370	-£54,151,674
10%	60%	£9,426,394	£10,535,747	£9,544,165	£10,653,519	£9,583,693	£9,701,466
15%	60%	£2,430,729	£3,095,769	£2,651,589	£2,971,617	£2,695,676	£2,843,286
20%	60%	-£4,804,297	-£2,349,393	-£4,364,901	£2,110,685	-£4,294,452	-£4,045,156
25%	60%	-£11,670,455	-£8,851,712	-£11,371,210	-£8,652,467	-£11,270,774	-£10,971,529
30%	60%	-£18,546,613	-£15,354,121	-£18,400,888	-£14,995,027	-£18,278,494	-£17,913,527
35%	60%	-£25,422,771	-£21,856,530	-£25,255,963	-£21,478,164	-£25,348,035	-£25,020,240
40%	60%	-£32,308,929	-£28,358,939	-£32,107,038	-£27,993,151	-£32,048,730	-£31,674,148
45%	60%	-£39,195,087	-£34,861,348	-£38,992,107	-£34,508,138	-£39,049,825	-£38,684,266
50%	60%	-£46,081,245	-£41,363,757	-£45,881,176	-£41,017,125	-£45,900,920	-£45,515,379

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£50,858,866	£50,858,866	£50,858,866	£50,858,866	£50,858,866	£50,858,866
10%	71%	£36,765,032	£37,557,428	£36,905,237	£37,697,832	£36,871,389	£37,017,984
15%	71%	£29,706,911	£30,895,265	£29,817,219	£31,105,811	£29,875,447	£30,085,754
20%	71%	£22,647,790	£24,235,102	£22,800,340	£24,511,950	£22,853,724	£23,111,728
25%	71%	£15,588,669	£17,574,939	£15,743,469	£17,898,089	£15,797,195	£16,117,438
30%	71%	£8,529,548	£10,915,776	£8,688,598	£11,282,228	£8,740,311	£9,059,174
35%	71%	£1,470,427	£3,256,613	£1,629,647	£3,666,367	£1,681,724	£2,013,319
40%	71%	-£5,589,306	-£2,862,668	-£5,801,536	-£2,273,880	-£5,718,482	-£5,129,694
45%	71%	-£12,678,185	-£9,778,025	-£12,878,427	-£9,093,638	-£12,812,143	-£12,338,924
50%	71%	-£19,767,064	-£16,711,925	-£20,262,437	-£15,993,904	-£20,413,439	-£19,853,184
100%	71%	-£95,414,599	-£87,421,063	-£94,694,667	-£86,366,667	-£95,166,794	-£94,676,667
10%	75%	£36,725,907	£37,419,343	£36,873,212	£37,666,559	£36,824,310	£36,971,525
15%	75%	£29,666,786	£30,698,378	£29,869,182	£30,909,200	£29,795,828	£30,016,650
20%	75%	£22,607,665	£23,977,415	£22,809,976	£24,224,813	£22,723,839	£23,025,083
25%	75%	£15,548,544	£17,358,240	£15,750,581	£17,511,296	£15,656,326	£16,000,382
30%	75%	£8,489,423	£10,338,168	£8,645,744	£10,789,978	£8,494,199	£8,950,408
35%	75%	£1,429,302	£3,462,913	£1,488,217	£3,995,056	£1,511,514	£1,843,758
40%	75%	-£5,538,181	-£2,442,582	-£5,750,024	-£2,824,324	-£5,641,389	-£5,323,162
45%	75%	-£12,627,060	-£10,409,845	-£13,032,201	-£9,712,888	-£13,267,015	-£12,560,134
50%	75%	-£19,715,939	-£17,478,635	-£20,436,900	-£16,693,212	-£20,701,261	-£19,902,993
10%	60%	£36,884,984	£37,999,297	£37,007,716	£38,117,069	£37,041,243	£37,165,016
15%	60%	£29,825,863	£31,558,310	£29,070,937	£31,734,967	£29,130,229	£29,356,898
20%	60%	£22,766,742	£25,114,248	£23,088,649	£25,352,865	£23,178,999	£23,418,394
25%	60%	£15,707,621	£18,671,838	£16,092,340	£18,911,084	£16,192,776	£16,492,022
30%	60%	£8,648,500	£12,228,426	£8,963,842	£12,468,325	£9,185,057	£9,550,023
35%	60%	£1,588,379	£5,552,592	£1,974,605	£5,985,387	£2,117,515	£2,543,311
40%	60%	-£5,565,758	-£1,016,224	-£5,171,177	-£529,601	-£5,005,180	-£4,510,598
45%	60%	-£12,654,637	-£7,668,444	-£12,366,954	-£7,112,039	-£12,196,558	-£11,631,049
50%	60%	-£19,743,516	-£14,364,454	-£19,705,746	-£13,756,116	-£19,450,408	-£18,653,793

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£4,405,163	-£4,405,163	-£4,405,163	-£4,405,163	-£4,405,163	-£4,405,163
10%	71%	-£18,499,996	-£17,706,600	-£18,358,792	-£17,566,396	-£18,386,539	-£18,246,434
15%	71%	-£25,551,117	-£24,368,524	-£24,546,810	-£24,159,217	-£25,385,581	-£25,178,674
20%	71%	-£32,658,685	-£31,047,974	-£32,373,689	-£30,762,979	-£32,430,295	-£32,145,300
25%	71%	-£39,789,330	-£37,774,332	-£39,432,076	-£37,418,688	-£39,502,833	-£39,146,589
30%	71%	-£46,953,536	-£44,501,690	-£46,519,043	-£44,074,397	-£46,693,340	-£46,170,865
35%	71%	-£54,166,827	-£51,301,583	-£53,659,928	-£50,795,084	-£53,760,609	-£53,253,710
40%	71%	-£61,454,352	-£58,126,697	-£60,865,565	-£57,537,908	-£60,992,511	-£60,339,722
45%	71%	-£68,815,676	-£65,020,053	-£68,142,456	-£64,357,697	-£68,276,172	-£67,602,962
50%	71%	-£76,266,700	-£72,005,454	-£75,629,465	-£71,957,932	-£75,617,466	-£74,917,613
100%	71%	-£151,678,708	-£143,085,222	-£150,158,197	-£141,564,710	-£150,480,202	-£148,939,691
10%	75%	-£19,539,031	-£17,844,686	-£19,390,816	-£17,697,470	-£19,439,719	-£18,292,504
15%	75%	-£25,618,170	-£24,575,850	-£25,394,947	-£24,354,829	-£25,483,200	-£25,247,379
20%	75%	-£32,736,352	-£31,326,659	-£32,436,786	-£31,029,415	-£32,538,191	-£32,236,845
25%	75%	-£39,887,503	-£38,125,789	-£39,813,447	-£37,751,733	-£39,837,003	-£39,263,847
30%	75%	-£47,074,494	-£44,925,869	-£46,818,294	-£44,474,050	-£46,759,530	-£46,319,621
35%	75%	-£54,301,054	-£51,801,216	-£53,775,711	-£51,268,073	-£53,692,514	-£53,400,270
40%	75%	-£61,618,279	-£58,706,580	-£61,000,052	-£58,088,353	-£61,205,417	-£60,587,161
45%	75%	-£69,003,110	-£65,673,874	-£68,226,229	-£64,976,917	-£68,831,043	-£67,824,163
50%	75%	-£76,496,387	-£72,742,664	-£75,000,118	-£71,873,240	-£75,985,290	-£75,167,022
10%	60%	-£18,374,055	-£17,264,731	-£18,256,313	-£17,146,959	-£18,216,785	-£18,090,012
15%	60%	-£25,369,749	-£23,705,719	-£25,103,092	-£23,529,062	-£25,133,800	-£24,957,142
20%	60%	-£32,404,775	-£30,149,781	-£32,165,379	-£29,911,164	-£32,085,030	-£31,845,634
25%	60%	-£39,496,754	-£36,662,100	-£39,399,862	-£36,937,345	-£39,071,262	-£38,772,007
30%	60%	-£46,566,433	-£43,154,599	-£46,201,467	-£42,795,505	-£46,078,972	-£45,714,005
35%	60%	-£53,715,218	-£49,704,436	-£53,289,424	-£49,278,642	-£53,146,514	-£52,720,718
40%	60%	-£60,929,787	-£56,280,253	-£60,435,206	-£55,793,629	-£60,283,208	-£59,774,626
45%	60%	-£68,215,687	-£62,902,472	-£67,693,893	-£62,874,056	-£67,456,586	-£66,886,077
50%	60%	-£75,600,390	-£69,648,482	-£74,970,775	-£69,020,144	-£74,756,436	-£74,177,821

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£19,291,799	£20,084,185	£19,431,993	£20,224,389	£19,404,146	£19,544,351
10%	71%	£12,233,668	£13,422,262	£12,443,975	£13,632,568	£12,402,204	£12,612,511
15%	71%	£5,134,101	£6,742,812	£5,417,697	£7,027,807	£5,293,495	£5,485,495
20%	71%	-£1,997,535	-£1,616,864	-£1,641,291	-£1,272,088	-£1,712,048	-£1,355,604
25%	71%	-£9,162,741	-£8,711,104	-£8,728,256	-£8,283,612	-£8,814,555	-£8,380,069
30%	71%	-£16,379,041	-£15,511,197	-£15,669,143	-£15,004,299	-£15,969,823	-£15,482,924
35%	71%	-£23,683,587	-£22,335,911	-£23,074,778	-£21,741,123	-£23,191,725	-£22,602,937
40%	71%	-£31,024,890	-£27,229,268	-£30,351,671	-£26,566,881	-£30,485,586	-£29,812,167
45%	71%	-£38,495,935	-£34,215,168	-£37,735,680	-£33,467,147	-£37,886,682	-£37,126,427
50%	71%	-£45,987,923	-£41,204,438	-£45,267,417	-£40,773,025	-£45,399,417	-£44,148,906
10%	75%	£10,254,784	£10,945,100	£10,399,893	£10,931,316	£10,351,417	£10,488,282
15%	75%	£12,175,116	£13,215,135	£12,395,939	£13,435,957	£12,322,585	£12,543,407
20%	75%	£5,052,754	£9,482,126	£5,351,099	£6,781,370	£5,252,595	£5,551,840
25%	75%	-£2,096,718	-£2,335,023	-£2,443,443	-£1,722,849	-£2,484,917	-£1,947,861
30%	75%	-£9,283,708	-£7,135,075	-£8,927,490	-£6,883,265	-£9,079,044	-£6,522,536
35%	75%	-£16,517,169	-£14,010,430	-£15,984,928	-£13,478,187	-£16,161,229	-£15,629,485
40%	75%	-£23,827,494	-£20,915,795	-£23,209,267	-£20,297,557	-£23,414,632	-£22,796,405
45%	75%	-£31,212,234	-£27,683,089	-£30,505,444	-£27,186,131	-£30,740,256	-£29,933,377
50%	75%	-£38,707,601	-£34,951,878	-£37,909,333	-£34,166,455	-£38,174,504	-£37,376,236
10%	60%	£19,416,701	£20,526,054	£19,534,472	£20,843,826	£19,574,000	£19,691,773
15%	60%	£12,441,036	£14,085,067	£12,697,593	£14,261,724	£12,656,985	£12,833,643
20%	60%	£5,386,076	£7,841,093	£5,625,426	£7,879,822	£5,595,426	£5,845,151
25%	60%	-£1,680,148	-£1,138,595	-£1,380,903	-£1,437,941	-£1,280,467	-£1,081,221
30%	60%	-£8,775,648	-£6,363,814	-£8,410,681	-£5,004,720	-£9,298,198	-£7,923,220
35%	60%	-£15,924,433	-£11,913,651	-£15,098,638	-£11,487,856	-£15,355,728	-£14,020,933
40%	60%	-£23,139,001	-£16,489,468	-£22,644,420	-£16,002,844	-£22,478,423	-£21,983,841
45%	60%	-£30,425,102	-£22,141,687	-£29,859,598	-£24,585,283	-£29,669,796	-£29,104,292
50%	60%	-£37,818,605	-£28,857,697	-£37,179,989	-£31,229,359	-£36,965,651	-£36,327,036

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£50,858,866	£50,858,866	£50,858,866	£50,858,866	£50,858,866	£50,858,866
10%	71%	£36,765,032	£37,597,428	£36,905,237	£37,697,632	£36,877,369	£37,017,694
15%	71%	£28,706,911	£30,385,935	£29,877,219	£31,105,811	£29,875,447	£30,085,754
20%	71%	£22,805,344	£24,216,055	£22,890,340	£24,501,050	£22,833,734	£23,118,728
25%	71%	£16,475,708	£17,489,097	£15,831,952	£17,845,341	£15,761,195	£16,117,439
30%	71%	£9,210,502	£10,762,139	£8,744,367	£11,189,631	£8,658,688	£9,093,174
35%	71%	£1,997,202	£3,962,086	£1,604,101	£4,468,945	£1,593,426	£2,010,319
40%	71%	-£8,190,324	-£2,862,668	-£5,601,536	-£2,273,880	-£5,718,482	-£5,129,694
45%	71%	-£13,551,647	-£9,756,025	-£12,878,427	-£9,093,638	-£13,012,143	-£12,338,924
50%	71%	-£21,022,692	-£16,741,925	-£20,267,437	-£15,993,904	-£20,413,439	-£19,653,184
100%	71%	-£56,414,679	-£47,521,193	-£64,894,168	-£46,300,882	-£55,196,174	-£53,675,693
10%	75%	£36,725,997	£37,419,343	£36,873,212	£37,666,559	£36,824,310	£36,971,525
15%	75%	£29,648,359	£30,688,378	£29,869,182	£30,909,200	£29,795,828	£30,016,650
20%	75%	£22,525,997	£23,935,869	£22,856,242	£24,344,813	£22,729,939	£23,062,993
25%	75%	£15,376,525	£17,138,240	£15,750,581	£17,512,296	£15,626,326	£16,090,382
30%	75%	£8,189,535	£10,338,168	£6,645,744	£10,789,978	£6,494,199	£6,950,408
35%	75%	£959,074	£3,482,213	£1,489,317	£3,966,256	£1,311,511	£1,843,739
40%	75%	-£6,354,251	-£3,442,552	-£5,736,024	-£2,824,924	-£5,941,389	-£5,323,162
45%	75%	-£13,739,081	-£10,409,845	-£13,032,201	-£9,712,888	-£13,267,015	-£12,560,134
50%	75%	-£21,234,358	-£17,478,635	-£20,436,990	-£16,693,212	-£20,701,261	-£19,902,993
10%	60%	£36,899,944	£37,989,207	£37,007,716	£38,117,096	£37,047,243	£37,165,016
15%	60%	£29,884,280	£31,558,310	£29,070,937	£31,734,967	£29,130,228	£30,306,886
20%	60%	£22,859,254	£25,114,248	£23,088,649	£25,352,865	£23,178,999	£23,418,394
25%	60%	£15,793,085	£18,811,838	£16,082,340	£18,911,094	£16,192,776	£16,492,822
30%	60%	£8,697,995	£12,109,439	£9,062,462	£12,468,523	£9,185,957	£9,550,023
35%	60%	£1,548,810	£5,559,592	£1,974,605	£5,985,387	£2,117,515	£2,543,311
40%	60%	-£5,665,758	-£1,016,224	-£5,171,777	-£229,601	-£5,005,180	-£4,510,598
45%	60%	-£12,951,859	-£7,663,444	-£12,386,354	-£7,112,039	-£12,186,553	-£11,631,949
50%	60%	-£20,345,361	-£14,384,454	-£19,706,748	-£13,756,116	-£19,492,408	-£18,853,793

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 7

CIL Zone 2  
Value Area High

No Units	450	Sales value inflation	0%
Site Area	2.61 Ha	Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£77,274,980	£77,274,980	£77,274,980	£77,274,980	£77,274,980	£77,274,980
10%	71%	£62,413,470	£63,208,123	£62,546,072	£63,340,727	£62,300,655	£62,433,257
15%	71%	£54,937,312	£56,136,789	£55,129,469	£56,340,945	£54,755,322	£54,967,479
20%	71%	£47,451,115	£48,046,416	£47,700,657	£49,315,959	£47,201,793	£47,477,336
25%	71%	£39,914,078	£41,954,044	£40,256,517	£42,280,972	£39,622,740	£39,965,178
30%	71%	£32,340,150	£34,802,731	£32,751,076	£35,213,657	£31,990,543	£32,401,469
35%	71%	£24,733,095	£27,639,233	£25,220,365	£28,118,647	£24,319,554	£24,805,808
40%	71%	£17,088,952	£20,406,093	£17,625,813	£20,962,956	£16,595,186	£17,152,047
45%	71%	£9,311,373	£13,127,060	£9,948,090	£13,763,776	£8,769,669	£9,406,385
50%	71%	£1,457,164	£5,766,156	£2,176,196	£6,465,190	£345,427	£1,594,460
100%	71%	£78,336,989	£89,878,065	£77,175,412	£98,416,480	£78,809,463	£79,419,898
10%	75%	£62,375,330	£63,070,653	£62,514,563	£63,209,885	£62,276,617	£62,415,849
15%	75%	£54,899,167	£55,929,209	£55,081,432	£56,141,474	£54,718,675	£54,930,940
20%	75%	£47,362,012	£48,195,841	£47,639,608	£49,049,997	£47,152,929	£47,435,665
25%	75%	£39,815,585	£41,604,745	£40,175,145	£41,958,620	£39,590,664	£39,920,224
30%	75%	£32,221,959	£34,376,717	£32,653,431	£34,808,189	£31,916,053	£32,347,525
35%	75%	£24,592,953	£27,142,217	£25,104,571	£27,645,601	£24,230,226	£24,741,843
40%	75%	£16,908,785	£19,829,789	£17,463,491	£20,413,490	£16,494,240	£17,075,942
45%	75%	£9,128,239	£12,466,965	£9,796,791	£13,135,517	£8,654,248	£9,322,800
50%	75%	£1,250,354	£5,020,722	£2,005,339	£5,775,706	£715,084	£1,470,068
60%	60%	£62,536,518	£63,843,032	£62,546,902	£63,759,118	£62,377,574	£62,483,261
15%	60%	£55,113,375	£56,809,443	£55,283,188	£56,970,254	£54,872,590	£55,042,401
20%	60%	£47,679,199	£49,940,622	£47,905,615	£50,167,037	£47,358,150	£47,544,566
25%	60%	£40,229,256	£43,071,801	£40,516,904	£43,394,821	£39,821,381	£40,109,030
30%	60%	£32,718,363	£36,165,977	£33,063,342	£36,611,154	£32,228,914	£32,574,092
35%	60%	£25,181,564	£29,229,686	£25,500,859	£29,632,394	£24,801,201	£25,010,495
40%	60%	£17,587,484	£22,253,482	£18,049,248	£22,721,247	£16,918,210	£17,385,975
45%	60%	£9,897,402	£15,237,401	£10,422,243	£15,763,936	£9,159,016	£9,673,859
50%	60%	£2,118,957	£8,130,968	£2,722,945	£8,725,238	£1,282,524	£1,866,512

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£157,791,070	£157,791,070	£157,791,070	£157,791,070	£157,791,070	£157,791,070
10%	71%	£172,687,978	£171,687,978	£172,687,978	£171,687,978	£172,687,978	£171,687,978
15%	71%	£180,138,738	£178,979,262	£179,936,582	£178,725,105	£180,310,728	£178,108,572
20%	71%	£187,634,936	£186,019,634	£187,365,390	£185,750,092	£187,864,257	£187,594,715
25%	71%	£195,151,972	£193,112,007	£194,899,534	£192,757,078	£195,443,311	£195,100,373
30%	71%	£202,689,857	£200,323,200	£202,314,975	£200,825,275	£203,370,560	£202,956,866
35%	71%	£210,323,952	£207,426,817	£209,849,697	£208,947,404	£210,747,497	£210,260,243
40%	71%	£217,997,099	£214,659,957	£217,440,237	£214,103,095	£218,470,865	£217,914,003
45%	71%	£225,734,678	£221,938,990	£225,117,961	£222,302,275	£226,296,382	£225,659,666
50%	71%	£233,490,857	£229,262,961	£232,860,961	£230,520,544	£234,220,544	£233,592,961
100%	71%	£313,703,049	£304,944,115	£312,241,462	£303,482,530	£314,948,530	£313,484,948
10%	75%	£172,687,978	£171,995,398	£172,551,488	£171,895,165	£172,789,433	£172,650,201
15%	75%	£180,138,738	£179,484,819	£179,984,577	£179,347,577	£180,347,577	£179,185,111
20%	75%	£187,672,463	£186,209,074	£187,429,443	£186,016,054	£187,913,119	£187,630,099
25%	75%	£195,205,465	£193,461,305	£194,890,905	£193,107,531	£195,505,387	£195,145,828
30%	75%	£202,734,092	£200,689,333	£202,212,620	£200,257,861	£203,149,998	£202,718,526
35%	75%	£210,270,094	£207,921,489	£209,661,489	£207,420,459	£210,835,823	£210,354,207
40%	75%	£217,817,265	£215,237,266	£217,372,560	£215,852,560	£218,571,811	£217,987,105
45%	75%	£225,367,812	£222,599,096	£225,269,259	£222,930,533	£226,411,803	£225,743,250
50%	75%	£232,925,911	£229,945,390	£232,860,972	£230,200,344	£234,359,067	£233,592,961
10%	60%	£172,536,535	£171,418,019	£172,419,140	£171,306,633	£172,688,477	£172,577,090
15%	60%	£179,952,675	£178,256,608	£179,782,863	£178,086,796	£180,193,461	£180,023,650
20%	60%	£187,368,852	£185,125,428	£187,160,436	£184,899,013	£187,707,901	£187,481,485
25%	60%	£194,839,746	£192,944,246	£194,549,146	£191,711,230	£195,244,670	£194,967,071
30%	60%	£202,347,687	£198,900,074	£202,002,590	£198,554,898	£202,837,137	£202,491,959
35%	60%	£209,884,487	£205,836,395	£209,475,192	£205,433,657	£210,464,849	£210,055,556
40%	60%	£217,434,587	£212,812,668	£217,018,803	£212,344,803	£218,147,940	£217,680,076
45%	60%	£225,000,649	£220,828,650	£224,633,807	£219,302,416	£225,927,034	£225,392,193
50%	60%	£232,547,094	£228,835,082	£232,243,106	£226,240,813	£233,803,527	£233,199,338

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£111,632,710	£111,632,710	£111,632,710	£111,632,710	£111,632,710	£111,632,710
10%	71%	£126,488,220	£125,693,567	£126,355,616	£125,560,963	£126,601,035	£126,468,433
15%	71%	£133,974,378	£132,762,991	£133,772,221	£132,590,745	£134,149,358	£133,944,212
20%	71%	£141,470,574	£140,865,714	£141,261,833	£140,685,731	£141,699,897	£141,434,354
25%	71%	£148,967,612	£146,947,546	£148,645,174	£146,610,718	£149,278,950	£148,936,512
30%	71%	£156,464,650	£154,098,959	£156,150,814	£153,888,033	£156,911,147	£156,500,221
35%	71%	£164,158,591	£161,269,457	£163,693,327	£160,783,043	£164,503,137	£164,056,892
40%	71%	£171,852,532	£168,465,907	£171,275,977	£167,938,724	£172,108,526	£171,576,643
45%	71%	£179,550,317	£175,774,630	£178,953,601	£175,137,914	£180,132,021	£179,455,305
50%	71%	£187,244,526	£183,135,534	£186,725,492	£182,410,500	£188,059,263	£187,337,230
100%	71%	£287,539,688	£276,737,695	£286,077,009	£283,218,170	£288,752,173	£287,330,589
10%	75%	£126,526,380	£125,831,037	£126,367,127	£125,691,805	£126,625,073	£126,485,841
15%	75%	£134,032,523	£132,972,481	£133,820,258	£132,760,216	£134,183,015	£133,970,750
20%	75%	£141,548,102	£140,134,713	£141,265,962	£139,851,693	£141,749,758	£141,485,728
25%	75%	£149,066,105	£147,266,545	£148,726,545	£146,943,171	£149,341,624	£149,044,444
30%	75%	£156,579,731	£154,324,973	£156,248,259	£154,093,501	£156,885,638	£156,554,165
35%	75%	£164,309,737	£161,759,473	£163,797,119	£161,258,089	£164,671,464	£164,199,847
40%	75%	£172,040,905	£169,172,995	£171,488,099	£169,488,208	£172,451,255	£171,945,455
45%	75%	£179,773,451	£176,434,725	£179,104,899	£176,766,174	£180,247,442	£179,578,890
50%	75%	£187,517,337	£183,890,968	£186,396,351	£183,125,984	£188,168,606	£187,431,622
10%	60%	£126,368,174	£125,253,658	£126,254,788	£125,142,272	£126,524,116	£126,412,729
15%	60%	£133,786,317	£132,662,917	£133,672,438	£132,562,438	£134,028,169	£133,916,816
20%	60%	£141,222,491	£138,961,068	£140,996,076	£138,734,653	£141,543,540	£141,317,124
25%	60%	£148,672,434	£145,829,899	£148,394,789	£146,548,869	£149,090,309	£148,792,611
30%	60%	£156,193,327	£152,736,713	£155,836,146	£153,696,538	£156,672,777	£156,337,896
35%	60%	£163,720,126	£159,672,004	£163,310,832	£161,269,266	£164,300,459	£163,891,198
40%	60%	£171,240,206	£166,648,208	£170,852,442	£168,180,443	£171,883,480	£171,515,716
45%	60%	£179,004,288	£173,694,289	£178,469,447	£173,130,054	£179,762,674	£179,227,833
50%	60%	£186,759,733	£180,770,722	£186,178,746	£180,176,453	£187,638,166	£187,095,178

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£31,252,403	£31,252,403	£31,252,403	£31,252,403	£31,252,403	£31,252,403
10%	71%	£46,138,016	£45,310,280	£45,981,311	£45,186,951	£46,286,729	£46,084,121
15%	71%	£53,600,071	£52,388,595	£53,397,915	£52,188,438	£53,772,061	£53,569,905
20%	71%	£61,096,269	£59,480,967	£60,826,727	£59,211,425	£61,325,590	£61,056,048
25%	71%	£68,613,205	£66,573,340	£68,270,867	£66,226,411	£68,904,644	£68,592,206
30%	71%	£76,167,224	£73,724,653	£75,726,308	£73,913,727	£76,536,840	£76,129,915
35%	71%	£83,744,285	£80,868,150	£83,307,030	£80,408		

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£5,125,374	£5,125,374	£5,125,374	£5,125,374	£5,125,374	£5,125,374
10%	71%	£9,796,136	£8,941,463	£9,603,534	£8,808,880	£9,948,952	£9,716,350
15%	71%	£17,272,254	£16,010,818	£17,020,138	£15,808,861	£17,394,254	£17,192,128
20%	71%	£24,748,492	£23,103,190	£24,448,949	£22,833,648	£24,947,813	£24,678,271
25%	71%	£32,224,730	£30,195,563	£31,893,090	£29,888,634	£32,526,867	£32,184,429
30%	71%	£39,700,968	£37,287,935	£39,337,231	£36,933,620	£40,105,921	£39,740,487
35%	71%	£47,177,206	£44,380,307	£46,781,372	£43,978,606	£47,684,975	£47,343,759
40%	71%	£54,653,444	£51,472,679	£54,226,513	£51,023,592	£55,264,029	£54,997,539
45%	71%	£62,129,682	£58,565,051	£61,671,654	£58,068,578	£62,843,083	£62,743,222
50%	71%	£69,605,920	£65,657,423	£69,115,795	£65,113,564	£70,422,137	£70,255,147
100%	71%	£150,786,604	£142,027,671	£149,325,016	£140,566,086	£152,030,899	£150,568,504
10%	75%	£9,774,277	£16,220,397	£9,078,953	£11,088,175	£8,939,721	£9,733,757
15%	75%	£17,250,439	£18,220,397	£17,088,175	£16,088,132	£17,430,931	£17,210,686
20%	75%	£24,726,601	£23,362,630	£24,512,999	£23,099,610	£24,996,674	£24,713,655
25%	75%	£32,202,763	£30,544,861	£31,974,461	£30,191,087	£32,588,942	£32,228,382
30%	75%	£39,678,925	£37,727,092	£39,136,538	£37,341,417	£40,181,210	£39,862,082
35%	75%	£47,155,087	£44,909,323	£46,597,615	£44,500,008	£47,772,478	£47,407,763
40%	75%	£54,631,249	£52,081,554	£53,059,692	£51,736,116	£55,364,746	£55,070,861
45%	75%	£62,107,411	£59,263,785	£60,537,770	£59,014,089	£62,956,414	£62,826,808
50%	75%	£69,583,573	£66,446,016	£67,015,907	£65,799,900	£70,547,082	£70,470,538
10%	60%	£9,614,090	£8,501,575	£9,502,705	£8,390,189	£9,772,032	£9,660,646
15%	60%	£17,089,231	£15,340,164	£16,866,419	£15,750,352	£17,277,017	£17,107,206
20%	60%	£24,564,407	£22,208,984	£24,243,591	£23,136,569	£24,791,457	£24,565,041
25%	60%	£32,039,583	£29,073,802	£31,718,776	£30,594,786	£32,328,225	£32,040,577
30%	60%	£39,514,759	£35,938,630	£39,086,065	£37,938,452	£39,860,623	£39,575,514
35%	60%	£46,989,935	£42,803,458	£46,558,248	£44,817,213	£47,548,405	£47,139,112
40%	60%	£54,465,111	£49,668,286	£54,132,430	£51,928,959	£55,231,396	£54,763,032
45%	60%	£61,940,287	£56,533,114	£61,607,603	£58,641,711	£62,914,387	£62,474,749
50%	60%	£69,415,463	£63,407,942	£69,082,778	£66,124,463	£70,599,378	£70,283,054

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£17,299,000	£17,299,000	£17,299,000	£17,299,000	£17,299,000	£17,299,000
10%	71%	£17,231,163	£18,025,817	£17,365,766	£18,158,420	£17,118,348	£17,250,950
15%	71%	£24,707,325	£19,856,482	£24,947,162	£19,158,639	£25,073,615	£24,775,172
20%	71%	£32,183,487	£21,687,147	£32,183,487	£21,158,858	£32,314,497	£32,040,295
25%	71%	£39,659,649	£23,517,812	£39,424,649	£23,139,077	£39,665,377	£39,390,995
30%	71%	£47,135,811	£25,348,477	£46,670,811	£25,119,296	£46,916,257	£46,641,813
35%	71%	£54,611,973	£27,179,142	£53,916,973	£27,100,515	£54,167,137	£53,892,371
40%	71%	£62,088,135	£29,009,807	£61,163,135	£29,081,734	£61,418,017	£61,143,581
45%	71%	£69,564,297	£30,840,472	£68,409,297	£31,062,953	£68,668,897	£68,394,143
50%	71%	£77,040,459	£32,671,137	£75,655,459	£33,044,172	£75,919,777	£75,644,899
100%	71%	£150,786,604	£142,027,671	£149,325,016	£140,566,086	£152,030,899	£150,568,504
10%	75%	£17,231,163	£17,231,163	£17,231,163	£17,231,163	£17,231,163	£17,231,163
15%	75%	£24,707,325	£24,707,325	£24,707,325	£24,707,325	£24,707,325	£24,707,325
20%	75%	£32,183,487	£32,183,487	£32,183,487	£32,183,487	£32,183,487	£32,183,487
25%	75%	£39,659,649	£39,659,649	£39,659,649	£39,659,649	£39,659,649	£39,659,649
30%	75%	£47,135,811	£47,135,811	£47,135,811	£47,135,811	£47,135,811	£47,135,811
35%	75%	£54,611,973	£54,611,973	£54,611,973	£54,611,973	£54,611,973	£54,611,973
40%	75%	£62,088,135	£62,088,135	£62,088,135	£62,088,135	£62,088,135	£62,088,135
45%	75%	£69,564,297	£69,564,297	£69,564,297	£69,564,297	£69,564,297	£69,564,297
50%	75%	£77,040,459	£77,040,459	£77,040,459	£77,040,459	£77,040,459	£77,040,459
10%	60%	£17,231,163	£17,231,163	£17,231,163	£17,231,163	£17,231,163	£17,231,163
15%	60%	£24,707,325	£24,707,325	£24,707,325	£24,707,325	£24,707,325	£24,707,325
20%	60%	£32,183,487	£32,183,487	£32,183,487	£32,183,487	£32,183,487	£32,183,487
25%	60%	£39,659,649	£39,659,649	£39,659,649	£39,659,649	£39,659,649	£39,659,649
30%	60%	£47,135,811	£47,135,811	£47,135,811	£47,135,811	£47,135,811	£47,135,811
35%	60%	£54,611,973	£54,611,973	£54,611,973	£54,611,973	£54,611,973	£54,611,973
40%	60%	£62,088,135	£62,088,135	£62,088,135	£62,088,135	£62,088,135	£62,088,135
45%	60%	£69,564,297	£69,564,297	£69,564,297	£69,564,297	£69,564,297	£69,564,297
50%	60%	£77,040,459	£77,040,459	£77,040,459	£77,040,459	£77,040,459	£77,040,459

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£6,784,000	£6,784,000	£6,784,000	£6,784,000	£6,784,000	£6,784,000
10%	71%	£13,568,000	£13,568,000	£13,568,000	£13,568,000	£13,568,000	£13,568,000
15%	71%	£20,352,000	£20,352,000	£20,352,000	£20,352,000	£20,352,000	£20,352,000
20%	71%	£27,136,000	£27,136,000	£27,136,000	£27,136,000	£27,136,000	£27,136,000
25%	71%	£33,920,000	£33,920,000	£33,920,000	£33,920,000	£33,920,000	£33,920,000
30%	71%	£40,704,000	£40,704,000	£40,704,000	£40,704,000	£40,704,000	£40,704,000
35%	71%	£47,488,000	£47,488,000	£47,488,000	£47,488,000	£47,488,000	£47,488,000
40%	71%	£54,272,000	£54,272,000	£54,272,000	£54,272,000	£54,272,000	£54,272,000
45%	71%	£61,056,000	£61,056,000	£61,056,000	£61,056,000	£61,056,000	£61,056,000
50%	71%	£67,840,000	£67,840,000	£67,840,000	£67,840,000	£67,840,000	£67,840,000
100%	71%	£135,680,000	£135,680,000	£135,680,000	£135,680,000	£135,680,000	£135,680,000
10%	75%	£6,784,000	£6,784,000	£6,784,000	£6,784,000	£6,784,000	£6,784,000
15%	75%	£10,176,000	£10,176,000	£10,176,000	£10,176,000	£10,176,000	£10,176,000
20%	75%	£13,568,000	£13,568,000	£13,568,000	£13,568,000	£13,568,000	£13,568,000
25%	75%	£17,960,000	£17,960,000	£17,960,000	£17,960,000	£17,960,000	£17,960,000
30%	75%	£22,352,000	£22,352,000	£22,352,000	£22,352,000	£22,352,000	£22,352,000
35%	75%	£26,744,000	£26,744,000	£26,744,000	£26,744,000	£26,744,000	£26,744,000
40%	75%	£31,136,000	£31,136,000	£31,136,000	£31,136,000	£31,136,000	£31,136,000
45%	75%	£35,528,000	£35,528,000	£35,528,000	£35,528,000	£35,528,000	£35,528,000
50%	75%	£39,920,000	£39,920,000	£39,920,000	£39,920,000	£39,920,000	£39,920,000
10%	60%	£6,784,000	£6,784,000	£6,784,000	£6,784,000	£6,784,000	£6,784,000
15%	60%	£10,176,000	£10,176,000	£10,176,000	£10,176,000	£10,176,000	£10,176,000
20%	60%	£13,568,000	£13,568,000	£13,568,000	£13,568,000	£13,568,000	£13,568,000
25%	60%	£17,960,000	£17,960,000	£17,960,000	£17,960,000	£17,960,000	£17,960,000
30%	60%	£22,352,000	£22,352,000	£22,352,000	£22,352,000	£22,352,000	£22,352,000
35%	60%	£26,744,000	£26,744,000	£26,744,000	£26,744,000	£26,744,000	£26,744,000
40%	60%	£31,136,000	£31,136,000	£31,136,000	£31,136,000	£31,136,000	£31,136,000
45%	60%	£35,528,000	£35,528,000	£35,528,000	£35,528,000	£35,528,000	£35,528,000
50%	60%	£39,920,000	£39,920,000	£39,920,000	£39,920,000	£39,920,000	£39,920,000

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,292,195	£4,292,195	£4,292,195	£4,292,195	£4,292,195	£4,292,195
10%	71%	-£10,569,215	-£9,774,662	-£10,436,713	-£9,642,058	-£10,682,130	-£10,549,528
15%	71%	-£15,058,473	-£12,843,996	-£17,653,316	-£16,641,840	-£18,227,463	-£18,025,366
20%	71%	-£25,551,670	-£23,938,369	-£25,282,128	-£23,666,826	-£25,700,992	-£25,511,449
25%	71%	-£33,068,707	-£31,028,741	-£32,726,269	-£30,691,813	-£33,360,045	-£33,017,607
30%	71%	-£40,160,846	-£38,160,054	-£40,251,768	-£37,767,128	-£40,981,242	-£40,581,316
35%	71%	-£48,249,688	-£45,343,552	-£47,762,432	-£44,864,138	-£48,664,251	-£48,176,977
40%	71%	-£55,913,833	-£52,576,692	-£55,396,372	-£52,019,829	-£56,387,599	-£55,830,738
45%	71%	-£63,871,412	-£59,855,726	-£63,034,696	-£59,219,009	-£64,213,116	-£63,576,400
50%	71%	-£71,626,621	-£67,216,609	-£70,696,387	-£66,407,265	-£72,137,356	-£71,419,225
100%	71%	-£151,619,783	-£142,860,650	-£150,158,197	-£141,399,265	-£152,863,268	-£151,401,683
10%	75%	-£10,807,455	-£9,812,132	-£10,468,222	-£9,772,900	-£10,708,168	-£10,569,936
15%	75%	-£18,113,619	-£17,053,376	-£17,991,353	-£16,841,311	-£18,264,110	-£18,051,845
20%	75%	-£25,629,197	-£24,215,808	-£25,346,177	-£23,932,788	-£25,629,853	-£25,546,833
25%	75%	-£33,167,200	-£31,378,040	-£32,807,640	-£31,024,266	-£33,422,121	-£33,062,561
30%	75%	-£40,780,828	-£38,006,068	-£40,329,254	-£38,174,596	-£41,066,732	-£40,635,260
35%	75%	-£48,389,832	-£45,840,568	-£47,679,214	-£45,037,184	-£48,752,559	-£48,240,947
40%	75%	-£56,074,000	-£53,154,000	-£55,489,294	-£52,569,295	-£56,488,545	-£55,903,840
45%	75%	-£63,954,548	-£60,515,820	-£63,185,994	-£59,847,268	-£64,329,537	-£63,659,985
50%	75%	-£71,929,431	-£67,962,083	-£70,677,446	-£67,007,078	-£72,267,701	-£71,612,117
10%	60%	-£10,447,269	-£9,334,753	-£10,335,883	-£9,223,367	-£10,605,211	-£10,463,824
15%	60%	-£17,869,410	-£16,173,342	-£17,699,597	-£16,003,531	-£18,110,195	-£17,940,384
20%	60%	-£25,903,586	-£23,042,183	-£25,077,170	-£22,815,745	-£26,624,635	-£26,398,219
25%	60%	-£33,851,329	-£30,910,951	-£33,465,841	-£31,627,864	-£34,161,404	-£33,873,756
30%	60%	-£40,264,422	-£38,816,808	-£39,919,243	-£36,471,631	-£40,753,871	-£40,408,693
35%	60%	-£47,801,227	-£46,753,099	-£47,391,326	-£43,350,391	-£48,381,584	-£47,972,290
40%	60%	-£55,401,301	-£54,729,383	-£54,933,237	-£50,261,538	-£56,984,575	-£56,596,810
45%	60%	-£63,063,353	-£62,745,384	-£63,550,342	-£57,416,169	-£64,643,769	-£64,306,992
50%	60%	-£70,863,828	-£69,851,817	-£70,259,840	-£64,257,548	-£71,720,267	-£71,116,273

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£27,221,470	£28,016,124	£27,354,073	£28,148,727	£27,108,655	£27,241,257
10%	71%	£19,735,313	£20,946,789	£19,937,469	£21,148,946	£19,563,323	£19,765,479
15%	71%	£12,239,115	£13,854,417	£13,508,658	£14,123,369	£12,069,794	£12,278,336
20%	71%	£4,722,078	£6,762,044	£5,094,517	£7,099,873	£4,430,740	£4,773,176
25%	71%	-£2,851,850	-£3,899,269	-£2,440,924	-£2,161,657	-£3,201,456	-£2,790,531
30%	71%	-£10,458,901	-£7,552,766	-£9,971,646	-£7,073,353	-£10,873,466	-£10,389,192
35%	71%	-£18,123,048	-£14,765,096	-£17,586,136	-£14,229,044	-£18,598,814	-£18,039,982
40%	71%	-£25,880,627	-£22,064,939	-£25,243,910	-£21,428,224	-£26,422,331	-£25,785,615
45%	71%	-£33,734,838	-£29,425,844	-£33,015,802	-£28,706,810	-£34,346,573	-£33,627,540
50%	71%	-£41,626,959	-£36,870,054	-£41,259,411	-£36,098,479	-£42,150,452	-£41,610,897
10%	75%	£27,183,329	£27,876,653	£27,122,263	£28,017,684	£27,084,816	£27,183,329
15%	75%	£19,677,168	£20,737,210	£19,889,432	£20,949,474	£19,526,676	£19,738,940
20%	75%	£12,161,588	£13,574,977	£12,444,608	£13,857,907	£11,960,932	£12,243,952
25%	75%	£4,722,078	£6,762,044	£5,094,517	£7,099,873	£4,430,740	£4,773,176
30%	75%	-£2,851,850	-£3,899,269	-£2,440,924	-£2,161,657	-£3,201,456	-£2,790,531
35%	75%	-£10,458,901	-£7,552,766	-£9,971,646	-£7,073,353	-£10,873,466	-£10,389,192
40%	75%	-£18,123,048	-£14,765,096	-£17,586,136	-£14,229,044	-£18,598,814	-£18,039,982
45%	75%	-£25,880,627	-£22,064,939	-£25,243,910	-£21,428,224	-£26,422,331	-£25,785,615
50%	75%	-£33,734,838	-£29,425,844	-£33,015,802	-£28,706,810	-£34,346,573	-£33,627,540
100%	75%	-£71,929,431	-£67,962,083	-£70,677,446	-£67,007,078	-£72,267,701	-£71,612,117
10%	60%	£27,343,516	£28,456,032	£27,454,902	£28,567,418	£27,185,574	£27,296,961
15%	60%	£19,821,376	£21,617,443	£20,991,188	£21,787,255	£19,680,596	£19,850,401
20%	60%	£12,487,196	£14,745,823	£12,715,136	£13,815,036	£12,196,150	£12,392,596
25%	60%	£5,037,256	£7,879,801	£5,324,905	£6,162,821	£4,629,381	£4,917,030
30%	60%	£2,473,636	£973,977	£2,128,458	£1,310,155	£2,963,086	£2,617,907
35%	60%	-£10,010,435	-£5,962,314	-£9,691,141	-£5,569,606	-£10,500,798	-£10,161,505
40%	60%	-£17,610,516	-£12,938,517	-£17,142,752	-£12,470,752	-£18,273,789	-£17,806,025
45%	60%	-£25,294,598	-£19,954,599	-£24,789,756	-£19,428,364	-£26,052,983	-£25,518,142
50%	60%	-£33,074,043	-£27,061,031	-£32,469,055	-£26,466,762	-£33,929,478	-£33,325,467

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£59,856,224	£59,856,224	£59,856,224	£59,856,224	£59,856,224	£59,856,224
10%	71%	£44,694,714	£45,489,367	£44,827,316	£45,621,970	£44,681,896	£44,714,500
15%	71%	£31,098,585	£32,429,032	£31,410,712	£32,862,189	£31,038,965	£31,238,722
20%	71%	£20,712,355	£21,327,660	£20,981,901	£21,597,202	£20,843,037	£20,752,579
25%	71%	£12,195,322	£14,235,287	£12,537,760	£14,572,216	£12,903,983	£12,246,421
30%	71%	£14,621,362	£17,083,975	£15,022,319	£17,494,900	£14,271,787	£14,682,713
35%	71%	£7,014,142	£9,920,977	£7,591,569	£10,399,890	£6,899,797	£7,081,051
40%	71%	-£649,805	£2,687,337	-£92,943	£3,244,200	-£1,123,571	-£566,709
45%	71%	-£8,407,384	-£4,591,696	-£7,770,667	-£3,954,080	-£9,949,088	-£9,312,372
50%	71%	-£16,261,593	-£11,962,600	-£15,342,559	-£11,233,367	-£18,873,329	-£18,154,297
100%	71%	-£96,469,754	-£87,596,821	-£94,894,168	-£86,138,236	-£97,899,259	-£96,137,654
10%	75%	£44,656,573	£45,351,897	£44,795,806	£45,491,129	£44,557,861	£44,697,093
15%	75%	£37,150,411	£38,210,453	£37,392,675	£38,422,717	£36,999,919	£37,214,184
20%	75%	£29,634,831	£31,048,220	£29,917,851	£31,331,240	£29,434,176	£29,711,195
25%	75%	£22,906,829	£23,885,989	£23,456,389	£24,239,763	£21,841,905	£22,201,468
30%	75%	£14,503,202	£16,657,961	£14,934,675	£17,089,433	£14,197,296	£14,628,768
35%	75%	£6,874,197	£9,423,460	£7,383,814	£9,928,844	£5,611,469	£7,223,067
40%	75%	-£909,971	£2,110,028	-£225,266	£2,654,734	-£1,224,516	-£639,811
45%	75%	-£8,590,518	-£5,251,792	-£7,921,965	-£4,583,239	-£9,064,509	-£8,395,956
50%	75%	-£16,468,403	-£12,698,025	-£15,713,418	-£11,943,950	-£17,093,672	-£16,248,688
10%	60%	£44,816,769	£46,029,275	£44,928,145	£46,060,651	£44,658,815	£44,770,294
15%	60%	£37,394,619	£39,090,686	£37,564,431	£39,260,498	£37,153,833	£37,323,644
20%	60%	£29,960,443	£32,221,866	£30,186,859	£32,448,281	£29,639,393	£29,865,809
25%	60%	£22,510,499	£25,353,044	£22,798,148	£25,636,064	£22,102,625	£22,390,273
30%	60%	£14,969,607	£18,447,220	£15,344,755	£18,762,396	£14,510,157	£14,855,336
35%	60%	£7,462,808	£11,510,930	£7,872,102	£11,913,637	£6,882,445	£7,291,738
40%	60%	-£137,273	£4,534,726	£330,491	£5,002,461	-£900,546	-£332,782
45%	60%	-£7,921,364	-£2,481,356	-£7,286,515	-£4,955,121	-£9,379,740	-£8,044,899
50%	60%	-£15,599,800	-£9,587,788	-£14,995,812	-£8,993,519	-£16,456,233	-£15,852,244

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 7		CIL Zone	2
		Value Area	Med
No Units	450	Sales value inflation	0%
Site Area	2.61 Ha	Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£25,777,372	£25,777,372	£25,777,372	£25,777,372	£25,777,372	£25,777,372
10%	71%	£15,505,105	£16,144,823	£15,814,734	£16,454,452	£15,314,233	£15,623,863
15%	71%	£10,321,062	£11,280,638	£10,785,507	£11,745,083	£10,034,755	£10,499,199
20%	71%	£5,090,681	£6,391,041	£5,720,068	£7,020,428	£4,702,695	£5,332,081
25%	71%	£172,795	£1,455,435	£616,719	£2,242,169	£665,710	£1,317,336
30%	71%	£5,319,530	£3,537,088	£4,560,008	£2,577,567	£6,111,027	£5,151,507
35%	71%	£10,866,263	£2,553,416	£3,748,633	£1,433,975	£5,556,345	£10,438,004
40%	71%	£16,212,988	£13,569,744	£14,833,638	£12,290,383	£17,001,662	£15,722,302
45%	71%	£21,459,733	£18,586,071	£18,586,071	£20,120,452	£17,146,791	£22,446,980
50%	71%	£26,906,468	£23,602,399	£25,307,267	£22,003,197	£27,892,296	£26,293,097
100%	71%	£90,373,813	£73,765,676	£77,175,412	£70,967,274	£92,345,474	£78,147,072
10%	75%	£15,456,002	£16,015,755	£15,781,112	£16,340,865	£15,288,989	£15,614,100
15%	75%	£10,247,408	£11,087,037	£10,735,074	£11,574,703	£9,996,889	£10,484,554
20%	75%	£4,980,368	£1,126,883	£5,851,729	£3,789,539	£4,651,360	£5,127,238
25%	75%	£299,602	£1,127,489	£331,290	£1,953,559	£730,902	£1,069,929
30%	75%	£5,871,697	£3,937,061	£4,664,201	£2,929,564	£6,189,258	£5,181,762
35%	75%	£11,043,793	£9,020,051	£9,865,380	£1,844,638	£11,647,614	£10,472,202
40%	75%	£16,416,880	£14,103,841	£14,103,841	£27,159,712	£17,106,970	£24,762,641
45%	75%	£21,787,985	£19,186,031	£20,276,740	£17,674,785	£22,564,326	£21,053,801
50%	75%	£27,160,081	£24,269,020	£25,480,920	£22,589,860	£28,022,683	£26,343,522
60%	75%	£15,862,840	£16,557,840	£15,922,234	£18,817,929	£15,395,196	£15,855,104
15%	60%	£10,556,758	£11,900,165	£10,946,892	£12,290,298	£10,155,929	£10,546,061
20%	60%	£5,410,082	£7,230,586	£5,938,766	£7,759,271	£4,866,900	£5,395,586
25%	60%	£228,237	£2,504,866	£890,093	£3,165,723	£457,095	£211,117
30%	60%	£5,032,592	£2,257,174	£4,225,595	£1,461,177	£5,860,690	£4,504,693
35%	60%	£10,298,170	£7,060,183	£9,357,841	£6,119,853	£11,264,284	£10,323,954
40%	60%	£15,563,749	£11,863,192	£14,489,086	£10,788,529	£16,667,879	£15,593,216
45%	60%	£20,929,329	£16,669,211	£19,693,091	£15,467,206	£22,071,474	£20,862,478
50%	60%	£26,094,906	£21,469,210	£24,751,577	£20,125,881	£27,475,068	£26,131,739

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£209,288,678	£209,288,678	£209,288,678	£209,288,678	£209,288,678	£209,288,678
10%	71%	£10,860,921	£10,860,921	£10,860,921	£10,860,921	£10,860,921	£10,860,921
15%	71%	£24,744,886	£22,725,122	£22,725,122	£24,744,886	£22,725,122	£24,744,886
20%	71%	£29,975,370	£22,875,010	£22,875,010	£29,975,370	£22,875,010	£29,975,370
25%	71%	£35,238,846	£23,610,915	£23,610,915	£35,238,846	£23,610,915	£35,238,846
30%	71%	£40,502,322	£24,346,820	£24,346,820	£40,502,322	£24,346,820	£40,502,322
35%	71%	£45,765,798	£25,082,725	£25,082,725	£45,765,798	£25,082,725	£45,765,798
40%	71%	£51,029,274	£25,818,630	£25,818,630	£51,029,274	£25,818,630	£51,029,274
45%	71%	£56,292,750	£26,554,535	£26,554,535	£56,292,750	£26,554,535	£56,292,750
50%	71%	£61,556,226	£27,290,440	£27,290,440	£61,556,226	£27,290,440	£61,556,226
60%	71%	£72,074,181	£28,772,345	£28,772,345	£72,074,181	£28,772,345	£72,074,181
10%	75%	£19,810,049	£19,810,049	£19,810,049	£19,810,049	£19,810,049	£19,810,049
15%	75%	£24,818,643	£22,970,112	£22,970,112	£24,818,643	£22,970,112	£24,818,643
20%	75%	£29,827,237	£26,130,175	£26,130,175	£29,827,237	£26,130,175	£29,827,237
25%	75%	£34,835,831	£29,290,238	£29,290,238	£34,835,831	£29,290,238	£34,835,831
30%	75%	£39,844,425	£32,450,301	£32,450,301	£39,844,425	£32,450,301	£39,844,425
35%	75%	£44,853,019	£35,610,364	£35,610,364	£44,853,019	£35,610,364	£44,853,019
40%	75%	£49,861,613	£38,770,427	£38,770,427	£49,861,613	£38,770,427	£49,861,613
45%	75%	£54,870,207	£41,930,490	£41,930,490	£54,870,207	£41,930,490	£54,870,207
50%	75%	£59,878,801	£45,090,553	£45,090,553	£59,878,801	£45,090,553	£59,878,801
60%	75%	£70,396,756	£46,572,458	£46,572,458	£70,396,756	£46,572,458	£70,396,756
10%	60%	£22,459,293	£22,459,293	£22,459,293	£22,459,293	£22,459,293	£22,459,293
15%	60%	£27,467,887	£25,619,356	£25,619,356	£27,467,887	£25,619,356	£27,467,887
20%	60%	£32,476,481	£28,779,419	£28,779,419	£32,476,481	£28,779,419	£32,476,481
25%	60%	£37,485,075	£31,939,482	£31,939,482	£37,485,075	£31,939,482	£37,485,075
30%	60%	£42,493,669	£35,099,545	£35,099,545	£42,493,669	£35,099,545	£42,493,669
35%	60%	£47,502,263	£38,259,608	£38,259,608	£47,502,263	£38,259,608	£47,502,263
40%	60%	£52,510,857	£41,419,671	£41,419,671	£52,510,857	£41,419,671	£52,510,857
45%	60%	£57,519,451	£44,579,734	£44,579,734	£57,519,451	£44,579,734	£57,519,451
50%	60%	£62,528,045	£47,739,797	£47,739,797	£62,528,045	£47,739,797	£62,528,045
60%	60%	£73,046,000	£49,221,682	£49,221,682	£73,046,000	£49,221,682	£73,046,000

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£163,123,318	£163,123,318	£163,123,318	£163,123,318	£163,123,318	£163,123,318
10%	71%	£173,396,585	£172,756,867	£173,086,956	£172,447,238	£173,587,457	£173,277,827
15%	71%	£178,580,628	£177,621,052	£178,116,183	£177,195,607	£178,886,935	£178,402,491
20%	71%	£183,764,671	£182,485,237	£183,351,314	£182,059,752	£184,188,056	£183,698,034
25%	71%	£188,948,714	£187,349,422	£189,284,971	£186,934,901	£189,589,177	£189,099,155
30%	71%	£194,132,757	£192,213,607	£193,461,898	£191,810,050	£195,012,718	£194,053,197
35%	71%	£199,316,800	£197,077,792	£198,448,513	£196,685,199	£200,436,258	£199,938,235
40%	71%	£204,500,843	£201,941,977	£203,435,128	£201,560,348	£205,859,798	£205,819,273
45%	71%	£209,684,886	£206,806,162	£208,428,742	£206,444,481	£211,283,338	£210,903,311
50%	71%	£214,868,929	£211,670,347	£213,421,357	£211,328,614	£216,706,878	£216,423,344
60%	71%	£220,052,972	£216,534,532	£218,412,971	£216,212,757	£222,130,418	£221,938,387
10%	75%	£173,445,688	£173,445,688	£173,445,688	£173,445,688	£173,445,688	£173,445,688
15%	75%	£178,629,731	£178,629,731	£178,629,731	£178,629,731	£178,629,731	£178,629,731
20%	75%	£183,813,774	£183,813,774	£183,813,774	£183,813,774	£183,813,774	£183,813,774
25%	75%	£189,000,817	£189,000,817	£189,000,817	£189,000,817	£189,000,817	£189,000,817
30%	75%	£194,186,860	£194,186,860	£194,186,860	£194,186,860	£194,186,860	£194,186,860
35%	75%	£199,372,903	£199,372,903	£199,372,903	£199,372,903	£199,372,903	£199,372,903
40%	75%	£204,558,946	£204,558,946	£204,558,946	£204,558,946	£204,558,946	£204,558,946
45%	75%	£209,744,989	£209,744,989	£209,744,989	£209,744,989	£209,744,989	£209,744,989
50%	75%	£214,931,032	£214,931,032	£214,931,032	£214,931,032	£214,931,032	£214,931,032
60%	75%	£220,117,075	£220,117,075	£220,117,075	£220,117,075	£220,117,075	£220,117,075
10%	60%	£22,459,293	£22,459,293	£22,459,293	£22,459,293	£22,459,293	£22,459,293
15%	60%	£27,467,887	£27,467,887	£27,467,887	£27,467,887	£27,467,887	£27,467,887
20%	60%	£32,476,481	£32,476,481	£32,476,481	£32,476,481	£32,476,481	£32,476,481
25%	60%	£37,485,075	£37,485,075	£37,485,075	£37,485,075	£37,485,075	£37,485,075
30%	60%	£42,493,669	£42,493,669	£42,493,669	£42,493,669	£42,493,669	£42,493,669
35%	60%	£47,502,263	£47,502,263	£47,502,263	£47,502,263	£47,502,263	£47,502,263
40%	60%	£52,510,857	£52,510,857	£52,510,857	£52,510,857	£52,510,857	£52,510,857
45%	60%	£57,519,451	£57,519,451	£57,519,451	£57,519,451	£57,519,451	£57,519,451
50%	60%	£62,528,045	£62,528,045	£62,528,045	£62,528,045	£62,528,045	£62,528,045
60%	60%	£73,046,000	£73,046,000	£73,046,000	£73,046,000	£73,046,000	£73,046,000

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£82,750,012	£82,750,012	£82,750,012	£82,750,012	£82,750,012	£82,750,012
10%	71%	£93,023,279	£92,383,561	£92,712,650	£92,072,932	£93,213,151	£92,903,520
15%	71%	£98,296,546	£97,246,745	£97,741,877	£97,102,159	£98,492,629	£98,028,185
20%	71%	£103,569,813	£102,106,924	£102,807,316	£101,506,596	£103,824,689	£103,195,303
25%	71%	£108,843,080	£106,967,103	£107,071,948	£105,285,215	£109,193,094	£108,395,548

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£46,372,234	-£46,372,234	-£46,372,234	-£46,372,234	-£46,372,234	-£46,372,234
10%	71%	-£50,844,800	-£36,074,784	-£50,844,800	-£50,844,800	-£50,844,800	-£36,074,784
15%	71%	-£61,828,544	-£50,869,968	-£61,828,544	-£61,828,544	-£61,828,544	-£50,869,968
20%	71%	-£67,208,025	-£65,758,565	-£67,208,025	-£67,208,025	-£67,208,025	-£65,758,565
25%	71%	-£72,522,402	-£70,694,171	-£72,522,402	-£72,522,402	-£72,522,402	-£70,694,171
30%	71%	-£77,808,135	-£75,629,694	-£77,808,135	-£77,808,135	-£77,808,135	-£75,629,694
35%	71%	-£83,015,070	-£80,703,022	-£83,015,070	-£83,015,070	-£83,015,070	-£80,703,022
40%	71%	-£88,362,605	-£85,718,350	-£88,362,605	-£88,362,605	-£88,362,605	-£85,718,350
45%	71%	-£93,708,339	-£90,735,678	-£93,708,339	-£93,708,339	-£93,708,339	-£90,735,678
50%	71%	-£99,056,074	-£95,752,006	-£99,056,074	-£99,056,074	-£99,056,074	-£95,752,006
100%	71%	-£152,523,420	-£145,815,282	-£152,523,420	-£152,523,420	-£152,523,420	-£145,815,282
10%	75%	-£56,893,605	-£55,133,852	-£56,893,605	-£56,893,605	-£56,893,605	-£55,133,852
15%	75%	-£61,920,199	-£61,082,599	-£61,920,199	-£61,920,199	-£61,920,199	-£61,082,599
20%	75%	-£67,158,739	-£66,020,923	-£67,158,739	-£67,158,739	-£67,158,739	-£66,020,923
25%	75%	-£72,449,208	-£71,022,118	-£72,449,208	-£72,449,208	-£72,449,208	-£71,022,118
30%	75%	-£77,821,303	-£76,089,668	-£77,821,303	-£77,821,303	-£77,821,303	-£76,089,668
35%	75%	-£83,193,400	-£81,169,658	-£83,193,400	-£83,193,400	-£83,193,400	-£81,169,658
40%	75%	-£88,565,495	-£86,252,647	-£88,565,495	-£88,565,495	-£88,565,495	-£86,252,647
45%	75%	-£93,937,592	-£91,335,637	-£93,937,592	-£93,937,592	-£93,937,592	-£91,335,637
50%	75%	-£99,309,687	-£96,418,627	-£99,309,687	-£99,309,687	-£99,309,687	-£96,418,627
10%	60%	-£56,487,371	-£55,591,767	-£56,487,371	-£56,487,371	-£56,487,371	-£55,591,767
15%	60%	-£61,892,849	-£60,249,441	-£61,892,849	-£61,892,849	-£61,892,849	-£60,249,441
20%	60%	-£67,339,625	-£64,819,020	-£67,339,625	-£67,339,625	-£67,339,625	-£64,819,020
25%	60%	-£72,869,404	-£69,384,743	-£72,869,404	-£72,869,404	-£72,869,404	-£69,384,743
30%	60%	-£77,182,199	-£74,408,780	-£77,182,199	-£77,182,199	-£77,182,199	-£74,408,780
35%	60%	-£82,447,777	-£79,209,789	-£82,447,777	-£82,447,777	-£82,447,777	-£79,209,789
40%	60%	-£87,713,355	-£84,012,788	-£87,713,355	-£87,713,355	-£87,713,355	-£84,012,788
45%	60%	-£92,978,934	-£88,815,807	-£92,978,934	-£92,978,934	-£92,978,934	-£88,815,807
50%	60%	-£98,244,513	-£93,618,816	-£98,244,513	-£98,244,513	-£98,244,513	-£93,618,816

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£29,677,202	-£29,677,202	-£29,677,202	-£29,677,202	-£29,677,202	-£29,677,202
10%	71%	-£29,677,202	-£29,037,484	-£29,677,202	-£29,677,202	-£29,677,202	-£29,037,484
15%	71%	-£34,861,244	-£33,901,668	-£34,861,244	-£34,861,244	-£34,861,244	-£33,901,668
20%	71%	-£40,091,026	-£38,791,206	-£40,091,026	-£40,091,026	-£40,091,026	-£38,791,206
25%	71%	-£45,265,808	-£43,704,892	-£45,265,808	-£45,265,808	-£45,265,808	-£43,704,892
30%	71%	-£50,701,637	-£48,719,395	-£50,701,637	-£50,701,637	-£50,701,637	-£48,719,395
35%	71%	-£56,048,670	-£53,735,722	-£56,048,670	-£56,048,670	-£56,048,670	-£53,735,722
40%	71%	-£61,395,305	-£58,752,050	-£61,395,305	-£61,395,305	-£61,395,305	-£58,752,050
45%	71%	-£66,742,004	-£63,768,378	-£66,742,004	-£66,742,004	-£66,742,004	-£63,768,378
50%	71%	-£72,088,774	-£68,784,706	-£72,088,774	-£72,088,774	-£72,088,774	-£68,784,706
100%	71%	-£125,556,120	-£118,647,993	-£125,556,120	-£125,556,120	-£125,556,120	-£118,647,993
10%	75%	-£29,126,305	-£29,169,552	-£29,126,305	-£29,126,305	-£29,126,305	-£29,169,552
15%	75%	-£34,934,699	-£34,095,270	-£34,934,699	-£34,934,699	-£34,934,699	-£34,095,270
20%	75%	-£40,191,439	-£39,053,623	-£40,191,439	-£40,191,439	-£40,191,439	-£39,053,623
25%	75%	-£45,481,908	-£44,068,818	-£45,481,908	-£45,481,908	-£45,481,908	-£44,068,818
30%	75%	-£50,820,004	-£49,110,508	-£50,820,004	-£50,820,004	-£50,820,004	-£49,110,508
35%	75%	-£56,226,100	-£54,202,358	-£56,226,100	-£56,226,100	-£56,226,100	-£54,202,358
40%	75%	-£61,598,195	-£59,285,348	-£61,598,195	-£61,598,195	-£61,598,195	-£59,285,348
45%	75%	-£66,920,290	-£64,368,338	-£66,920,290	-£66,920,290	-£66,920,290	-£64,368,338
50%	75%	-£72,342,387	-£69,451,327	-£72,342,387	-£72,342,387	-£72,342,387	-£69,451,327
10%	60%	-£29,520,071	-£28,624,467	-£29,520,071	-£29,520,071	-£29,520,071	-£28,624,467
15%	60%	-£34,525,549	-£33,282,142	-£34,525,549	-£34,525,549	-£34,525,549	-£33,282,142
20%	60%	-£39,772,925	-£37,951,720	-£39,772,925	-£39,772,925	-£39,772,925	-£37,951,720
25%	60%	-£44,953,069	-£42,677,440	-£44,953,069	-£44,953,069	-£44,953,069	-£42,677,440
30%	60%	-£50,214,899	-£47,439,481	-£50,214,899	-£50,214,899	-£50,214,899	-£47,439,481
35%	60%	-£55,489,477	-£52,242,490	-£55,489,477	-£55,489,477	-£55,489,477	-£52,242,490
40%	60%	-£60,746,055	-£57,045,499	-£60,746,055	-£60,746,055	-£60,746,055	-£57,045,499
45%	60%	-£66,011,635	-£61,848,507	-£66,011,635	-£66,011,635	-£66,011,635	-£61,848,507
50%	60%	-£71,277,213	-£66,651,516	-£71,277,213	-£71,277,213	-£71,277,213	-£66,651,516

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,058,616	£3,058,616	£3,058,616	£3,058,616	£3,058,616	£3,058,616
10%	71%	-£2,213,652	-£1,573,934	-£2,213,652	-£2,213,652	-£2,213,652	-£1,573,934
15%	71%	-£7,397,694	-£6,436,118	-£7,397,694	-£7,397,694	-£7,397,694	-£6,436,118
20%	71%	-£12,628,076	-£11,327,715	-£12,628,076	-£12,628,076	-£12,628,076	-£11,327,715
25%	71%	-£17,891,552	-£16,263,321	-£17,891,552	-£17,891,552	-£17,891,552	-£16,263,321
30%	71%	-£23,238,286	-£21,255,844	-£23,238,286	-£23,238,286	-£23,238,286	-£21,255,844
35%	71%	-£28,585,020	-£26,272,172	-£28,585,020	-£28,585,020	-£28,585,020	-£26,272,172
40%	71%	-£33,931,755	-£31,268,500	-£33,931,755	-£33,931,755	-£33,931,755	-£31,268,500
45%	71%	-£39,278,489	-£36,304,828	-£39,278,489	-£39,278,489	-£39,278,489	-£36,304,828
50%	71%	-£44,625,224	-£41,321,156	-£44,625,224	-£44,625,224	-£44,625,224	-£41,321,156
100%	71%	-£98,092,570	-£91,484,432	-£98,092,570	-£98,092,570	-£98,092,570	-£91,484,432
10%	75%	-£2,262,755	-£1,703,002	-£2,262,755	-£2,262,755	-£2,262,755	-£1,703,002
15%	75%	-£7,471,349	-£6,631,719	-£7,471,349	-£7,471,349	-£7,471,349	-£6,631,719
20%	75%	-£12,727,889	-£11,590,073	-£12,727,889	-£12,727,889	-£12,727,889	-£11,590,073
25%	75%	-£18,018,358	-£16,501,268	-£18,018,358	-£18,018,358	-£18,018,358	-£16,501,268
30%	75%	-£23,390,454	-£21,655,818	-£23,390,454	-£23,390,454	-£23,390,454	-£21,655,818
35%	75%	-£28,762,550	-£26,739,808	-£28,762,550	-£28,762,550	-£28,762,550	-£26,739,808
40%	75%	-£34,134,646	-£31,827,797	-£34,134,646	-£34,134,646	-£34,134,646	-£31,827,797
45%	75%	-£39,506,742	-£36,904,787	-£39,506,742	-£39,506,742	-£39,506,742	-£36,904,787
50%	75%	-£44,878,837	-£41,987,777	-£44,878,837	-£44,878,837	-£44,878,837	-£41,987,777
10%	60%	-£2,056,521	-£1,160,817	-£2,056,521	-£2,056,521	-£2,056,521	-£1,160,817
15%	60%	-£7,161,999	-£5,818,951	-£7,161,999	-£7,161,999	-£7,161,999	-£5,818,951
20%	60%	-£12,308,675	-£10,488,170	-£12,308,675	-£12,308,675	-£12,308,675	-£10,488,170
25%	60%	-£17,489,519	-£15,213,890	-£17,489,519	-£17,489,519	-£17,489,519	-£15,213,890
30%	60%	-£22,751,349	-£19,975,931	-£22,751,349	-£22,751,349	-£22,751,349	-£19,975,931
35%	60%	-£28,012,927	-£24,778,939	-£28,012,927	-£28,012,927	-£28,012,927	-£24,778,939
40%	60%	-£33,282,505	-£29,581,948	-£33,282,505	-£33,282,505	-£33,282,505	-£29,581,948
45%	60%	-£38,546,084	-£34,384,957	-£38,546,084	-£38,546,084	-£38,546,084	-£34,384,957
50%	60%	-£43,811,663	-£39,187,966	-£43,811,663	-£43,811,663	-£43,811,663	-£39,187,966

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£47,205,413	-£47,205,413	-£47,205,413	-£47,205,413	-£47,205,413	-£47,205,413
10%	71%	-£57,477,680	-£56,837,962	-£57,168,951	-£56,528,533	-£57,668,552	-£57,358,922
15%	71%	-£62,981,123	-£61,702,147	-£62,197,278	-£61,257,702	-£62,948,030	-£62,453,586
20%	71%	-£67,892,104	-£66,591,744	-£67,262,717	-£65,962,357	-£68,280,991	-£67,650,704
25%	71%	-£73,155,580	-£71,527,350	-£72,396,066	-£70,740,616	-£73,648,495	-£72,851,049
30%	71%	-£78,803,315	-£76,519,973	-£77,543,793	-£75,360,352	-£78,938,812	-£78,154,292
35%	71%	-£83,849,049	-£81,536,201	-£82,729,508	-£80,416,760	-£84,539,130	-£83,419,689
40%	71%	-£89,195,783	-£86,552,529	-£87,916,423	-£85,273,168	-£89,984,447	-£88,705,097
45%	71%	-£94,842,518	-£91,589,856	-£93,103,237	-£90,129,576	-£95,429,765	-£93,999,484
50%	71%	-£99,898,253	-£96,658,184	-£98,290,052	-£94,885,982	-£100,875,083	-£99,275,863
100%	71%	-£153,358,598	-£148,748,481	-£150,158,197	-£143,550,059	-£155,328,259	-£152,129,657
10%	75%	-£57,528,783	-£56,967,030	-£57,201,873	-£56,641,920	-£57,893,796	-£57,369,685
15%	75%	-£62,735,377	-£61,899,748	-£62,247,712	-£61,488,382	-£62,985,897	-£62,498,231
20%	75%	-£67,991,917	-£66,854,102	-£67,531,061	-£66,193,246	-£68,331,465	-£67,870,549
25%	75%	-£73,282,387	-£71,855,296	-£72,451,496	-£71,029,226	-£73,713,687	-£73,178,858
30%	75%	-£78,684,482	-£76,819,846	-£77,646,588	-£75,912,380	-£79,172,043	-£78,164,547
35%	75%	-£84,028,375	-£82,002,838	-£82,951,165	-£80,607,423	-£84,630,399	-£83,454,987
40%	75%	-£89,398,674	-£87,085,826	-£88,055,345	-£85,742,497	-£90,088,755	-£88,745,426
45%	75%	-£94,770,770	-£92,168,816	-£93,299,525	-£90,657,570	-£95,547,111	-£94,038,866
50%	75%	-£100,142,866	-£97,251,808	-£98,483,765	-£95,192,645	-£101,008,488	-£99,326,307
10%	60%	-£57,320,549	-£56,424,946	-£57,050,461	-£56,164,857	-£57,587,769	-£57,327,691
15%	60%	-£62,426,027	-£61,082,620	-£62,035,894	-£60,680,487	-£62,826,858	-£62,436,724
20%	60%	-£67,572,703	-£65,759,198	-£67,044,019	-£65,229,514	-£68,115,885	-£67,587,199
25%	60%	-£72,769,389	-£70,462,882	-£71,561,852	-£69,817,152	-£72,438,883	-£71,771,068
30%	60%	-£78,015,377	-£75,239,959	-£77,209,380	-£74,433,962	-£78,843,475	-£78,037,478
35%	60%	-£83,280,955	-£80,042,968	-£82,340,826	-£79,102,638	-£84,247,069	-£83,306,739
40%	60%	-£88,546,534	-£84,845,977	-£87,471,871	-£83,771,514	-£89,650,664	-£88,576,002
45%	60%	-£93,812,113	-£89,648,986	-£92,603,117	-£88,439,900	-£95,054,259	-£93,845,265
50%	60%	-£99,077,691	-£94,451,995	-£97,734,362	-£93,108,666	-£100,457,853	-£99,114,524

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£19,892,697	-£19,892,697	-£19,892,697	-£19,892,697	-£19,892,697	-£19,892,697
10%	71%	-£19,886,895	-£19,047,177	-£19,737,266	-£18,737,548	-£19,877,767	-£19,568,136
15%	71%	-£24,870,837	-£23,811,361	-£24,406,493	-£23,446,917	-£25,157,245	-£24,692,800
20%	71%	-£30,101,319	-£28,800,959	-£29,471,932	-£28,171,572	-£30,489,305	-£29,859,919
25%	71%	-£35,384,795	-£33,746,564	-£34,575,261	-£32,949,831	-£35,857,710	-£35,060,264
30%	71%	-£40,711,529	-£38,729,087	-£39,752,008	-£37,769,567	-£41,303,027	-£40,343,507
35%	71%	-£46,058,263	-£43,745,415	-£44,938,823	-£42,625,975	-£46,748,345	-£45,629,904
40%	71%	-£51,404,998	-£48,761,743	-£50,133,637	-£47,482,383	-£52,193,663	-£50,916,301
45%	71%	-£56,751,732	-£53,778,071	-£55,312,452	-£52,338,790	-£57,638,979	-£56,199,699
50%	71%	-£62,098,467	-£58,794,399	-£60,499,266	-£57,185,197	-£63,084,298	-£61,485,097
100%	71%	-£115,985,813	-£108,697,679	-£112,367,211	-£106,799,074	-£117,537,473	-£114,839,072
10%	75%	-£19,735,966	-£19,176,245	-£19,410,898	-£18,851,155	-£19,935,011	-£19,571,068
15%	75%	-£24,944,502	-£24,104,963	-£24,456,926	-£23,617,297	-£25,195,111	-£24,707,445
20%	75%	-£30,201,132	-£29,053,316	-£29,540,276	-£28,402,460	-£30,540,620	-£29,879,764
25%	75%	-£35,481,601	-£33,984,511	-£34,064,511	-£33,260,741	-£35,922,301	-£35,085,070
30%	75%	-£40,800,077	-£38,129,051	-£38,699,201	-£38,121,564	-£41,381,257	-£40,373,262
35%	75%	-£46,235,793	-£42,121,051	-£42,060,380	-£41,036,637	-£46,839,614	-£45,664,201
40%	75%	-£51,697,888	-£46,295,041	-£46,295,450	-£45,751,712	-£52,297,970	-£50,954,641
45%	75%	-£57,199,955	-£50,478,030	-£50,468,739	-£49,866,795	-£57,758,339	-£56,245,081
50%	75%	-£62,732,080	-£54,661,020	-£55,672,919	-£54,781,859	-£63,214,682	-£61,535,521
10%	60%	-£19,529,764	-£18,634,160	-£19,269,676	-£18,374,071	-£19,796,984	-£19,538,896
15%	60%	-£24,935,242	-£23,291,834	-£24,245,108	-£23,301,702	-£25,036,071	-£24,645,938
20%	60%	-£30,381,915	-£27,961,415	-£28,253,729	-£27,432,729	-£30,255,099	-£29,796,414
25%	60%	-£34,962,762	-£32,687,133	-£34,301,906	-£32,026,276	-£34,649,095	-£34,080,883
30%	60%	-£40,224,592	-£37,449,174	-£38,418,595	-£36,643,177	-£41,092,689	-£40,246,692
35%	60%	-£45,493,170	-£42,252,183	-£44,549,840	-£41,911,853	-£46,458,284	-£45,516,084
40%	60%	-£50,755,748	-£47,055,191	-£49,681,085	-£45,980,529	-£51,895,879	-£50,785,216
45%	60%	-£56,021,328	-£51,858,200	-£54,812,332	-£50,649,204	-£57,283,473	-£56,054,477
50%	60%	-£61,288,906	-£56,661,208	-£60,943,577	-£55,417,880	-£62,687,068	-£61,823,739

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£8,058,616	£8,058,616	£8,058,616	£8,058,616	£8,058,616	£8,058,616
10%	71%	£2,213,852	£1,573,934	£1,904,023	£1,264,305	£2,044,524	£2,094,893
15%	71%	£7,397,994	£6,438,119	£6,933,250	£5,973,874	£7,894,003	£7,219,557
20%	71%	£12,628,075	£11,327,715	£11,998,689	£10,698,329	£13,110,062	£12,386,675
25%	71%	£17,891,552	£16,263,321	£17,102,038	£15,476,588	£18,384,467	£17,587,021
30%	71%	£23,238,286	£21,255,844	£22,278,765	£20,296,324	£23,629,784	£22,870,264
35%	71%	£28,585,020	£26,272,172	£27,465,579	£25,192,132	£29,276,101	£28,155,661
40%	71%	£33,931,755	£31,288,500	£32,652,394	£30,099,139	£34,720,419	£33,441,058
45%	71%	£39,278,489	£36,304,828	£37,839,209	£34,865,547	£40,168,736	£38,726,456
50%	71%	£44,625,224	£41,321,156	£43,026,023	£39,721,954	£45,611,055	£44,011,884
100%	71%	£98,082,570	£91,484,432	£94,894,168	£88,286,031	£100,084,230	£96,863,829
10%	75%	£2,262,755	£1,703,002	£1,937,644	£1,377,891	£2,420,768	£2,104,856
15%	75%	£7,471,349	£6,631,719	£6,983,693	£6,144,054	£7,721,868	£7,234,202
20%	75%	£12,727,899	£11,590,073	£12,097,093	£10,929,217	£13,067,376	£12,406,500
25%	75%	£18,018,358	£16,501,268	£17,187,467	£15,765,198	£18,440,658	£17,611,827
30%	75%	£23,390,454	£21,655,818	£22,382,958	£20,648,321	£23,908,014	£22,900,518
35%	75%	£28,762,550	£26,739,808	£27,587,137	£25,563,384	£29,366,371	£28,190,958
40%	75%	£34,134,645	£31,821,799	£32,791,316	£30,476,469	£34,824,727	£33,481,598
45%	75%	£39,506,742	£36,904,787	£37,995,496	£35,393,542	£40,283,083	£38,771,838
50%	75%	£44,878,837	£41,987,777	£43,199,676	£40,308,616	£45,741,439	£44,062,278
10%	60%	£2,056,521	£1,160,917	£1,796,433	£1,300,838	£2,323,741	£2,063,853
15%	60%	£7,161,990	£5,818,591	£6,771,865	£5,428,459	£7,562,228	£7,172,695
20%	60%	£12,308,678	£10,488,170	£11,779,990	£9,959,486	£12,851,856	£12,323,171
25%	60%	£17,499,519	£15,213,890	£16,628,663	£14,553,033	£18,175,852	£17,507,640
30%	60%	£22,751,349	£19,975,631	£21,945,332	£19,169,934	£23,574,446	£22,774,449
35%	60%	£28,016,927	£24,778,939	£27,076,597	£23,838,610	£28,983,041	£28,042,711
40%	60%	£33,282,505	£29,581,948	£32,207,842	£28,507,285	£34,386,636	£33,311,973
45%	60%	£38,548,084	£34,384,957	£37,339,089	£33,175,961	£39,790,230	£38,581,234
50%	60%	£43,813,663	£39,187,966	£42,470,334	£37,844,637	£45,193,825	£43,850,466

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 7

CIL Zone 2  
Value Area Low

No Units 450  
Site Area 2.61 Ha

Sales value inflation 0%  
Build cost inflation 0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,806,256	£2,806,256	£2,806,256	£2,806,256	£2,806,256	£2,806,256
10%	71%	£5,649,966	£5,124,817	£5,150,604	£4,625,455	£5,963,072	£5,463,710
15%	71%	£9,903,052	£9,113,302	£9,151,982	£8,364,259	£10,370,685	£9,621,642
20%	71%	£14,152,084	£13,101,787	£13,153,360	£12,103,064	£14,775,297	£13,779,573
25%	71%	£18,403,142	£17,090,272	£17,154,739	£15,841,868	£19,185,900	£17,937,505
30%	71%	£22,654,201	£21,078,757	£21,156,117	£19,580,671	£23,593,521	£22,095,437
35%	71%	£26,905,260	£25,067,242	£25,174,405	£23,319,474	£27,901,134	£26,253,368
40%	71%	£31,156,320	£29,055,726	£29,158,873	£27,058,280	£32,208,748	£30,411,300
45%	71%	£35,407,379	£33,044,212	£33,160,252	£30,797,084	£36,516,359	£34,569,231
50%	71%	£39,658,438	£37,032,697	£37,161,629	£34,535,888	£40,823,971	£38,727,163
100%	71%	£82,169,029	£76,871,546	£77,175,412	£71,923,929	£86,300,055	£80,308,478
10%	75%	£5,709,664	£5,250,159	£5,250,159	£4,725,829	£5,983,632	£5,450,303
15%	75%	£9,960,572	£9,301,315	£9,304,078	£8,514,821	£10,401,524	£9,615,030
20%	75%	£14,211,481	£13,352,471	£13,372,323	£12,303,812	£14,818,417	£13,770,758
25%	75%	£18,462,389	£17,403,627	£17,441,565	£16,092,803	£19,237,310	£17,926,486
30%	75%	£22,713,297	£21,454,784	£21,500,300	£19,881,794	£23,655,203	£22,082,213
35%	75%	£26,964,206	£25,505,940	£25,579,052	£23,670,785	£28,073,095	£26,237,941
40%	75%	£31,215,114	£29,557,096	£29,657,166	£27,459,776	£32,486,988	£30,303,649
45%	75%	£35,466,023	£33,608,252	£33,716,539	£31,248,768	£36,900,880	£34,549,307
50%	75%	£39,716,931	£37,659,408	£37,783,283	£35,037,759	£41,326,773	£38,705,124
60%	60%	£5,459,930	£5,123,722	£5,130,466	£4,304,256	£5,937,276	£5,477,815
15%	60%	£9,614,471	£8,511,660	£8,585,275	£7,882,464	£10,271,994	£9,642,790
20%	60%	£13,770,012	£12,299,597	£12,391,084	£11,460,669	£14,646,711	£13,807,783
25%	60%	£17,925,553	£16,187,534	£16,276,894	£15,138,875	£19,021,427	£17,972,766
30%	60%	£22,081,094	£19,876,471	£20,027,103	£18,617,960	£23,396,142	£22,137,750
35%	60%	£26,236,635	£23,663,409	£23,788,512	£22,195,285	£27,770,858	£26,302,734
40%	60%	£30,392,177	£27,451,346	£27,714,322	£25,773,491	£32,145,574	£30,467,718
45%	60%	£34,547,718	£31,239,284	£31,600,131	£29,351,997	£36,520,290	£34,632,102
50%	60%	£38,703,259	£35,027,221	£35,600,340	£32,929,902	£40,895,005	£38,797,687

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£932,259,784	£932,259,784	£932,259,784	£932,259,784	£932,259,784	£932,259,784
10%	71%	£240,190,867	£240,190,867	£240,190,867	£240,190,867	£240,190,867	£240,190,867
15%	71%	£344,987,075	£244,179,353	£244,218,033	£243,430,310	£345,436,255	£244,987,693
20%	71%	£449,218,135	£248,167,838	£248,219,411	£247,169,114	£449,844,347	£248,845,624
25%	71%	£553,469,195	£252,156,323	£252,220,789	£250,907,919	£554,251,950	£253,003,256
30%	71%	£657,720,255	£256,144,808	£256,222,167	£254,659,722	£658,659,575	£257,161,467
35%	71%	£761,971,315	£260,133,293	£260,224,546	£258,585,626	£763,067,185	£261,319,416
40%	71%	£866,222,375	£264,121,777	£264,224,924	£262,124,331	£867,474,797	£265,477,350
45%	71%	£970,473,435	£268,110,262	£268,226,302	£265,963,435	£971,882,400	£269,635,281
50%	71%	£1,074,724,495	£272,098,747	£272,227,680	£269,801,939	£1,076,290,014	£273,793,230
100%	71%	£3,171,235,080	£311,983,596	£312,241,462	£306,989,979	£3,200,368,146	£3,153,272,529
10%	75%	£240,775,715	£240,316,210	£240,251,385	£239,791,880	£241,049,693	£240,525,353
15%	75%	£345,026,623	£244,304,695	£244,370,129	£243,305,871	£345,461,575	£244,817,862
20%	75%	£449,277,531	£248,293,180	£248,368,614	£247,369,862	£449,885,468	£248,836,509
25%	75%	£553,528,439	£252,281,665	£252,357,099	£251,158,854	£554,003,360	£252,992,358
30%	75%	£657,779,347	£256,270,150	£256,345,584	£254,947,845	£658,121,253	£257,148,263
35%	75%	£762,030,255	£260,258,635	£260,334,069	£258,736,836	£762,239,146	£261,303,649
40%	75%	£866,281,163	£264,247,120	£264,322,554	£262,525,827	£866,357,039	£265,459,719
45%	75%	£970,532,071	£268,235,605	£268,310,990	£266,314,818	£970,474,931	£269,615,447
50%	75%	£1,074,782,979	£272,224,090	£272,301,334	£270,103,809	£1,074,892,824	£273,771,475
10%	60%	£240,524,980	£240,524,980	£240,105,517	£239,370,308	£240,963,329	£240,543,866
15%	60%	£344,775,930	£244,513,465	£244,051,326	£242,948,515	£345,338,045	£244,709,849
20%	60%	£449,026,880	£248,501,950	£248,039,811	£246,926,720	£449,719,761	£248,873,843
25%	60%	£553,277,830	£252,491,435	£252,029,296	£250,904,929	£554,093,477	£253,038,817
30%	60%	£657,528,780	£256,480,920	£256,018,781	£254,882,192	£657,475,001	£257,203,801
35%	60%	£761,779,730	£260,470,405	£260,008,266	£258,859,562	£762,236,525	£261,368,785
40%	60%	£866,030,680	£264,459,890	£264,000,131	£262,836,932	£866,600,049	£265,533,769
45%	60%	£970,281,630	£268,449,375	£268,000,372	£266,814,303	£970,971,573	£269,698,753
50%	60%	£1,074,532,580	£272,438,860	£272,000,613	£270,791,674	£1,075,343,107	£273,863,737

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£198,053,434	£198,053,434	£198,053,434	£198,053,434	£198,053,434	£198,053,434
10%	71%	£194,551,656	£194,026,507	£194,052,284	£193,527,145	£194,864,762	£194,365,400
15%	71%	£198,802,715	£198,014,992	£198,053,872	£197,265,949	£199,272,375	£198,523,332
20%	71%	£203,053,774	£203,004,477	£203,053,864	£202,055,260	£203,870,980	£203,081,642
25%	71%	£207,304,833	£205,991,562	£206,026,420	£204,743,558	£208,087,600	£206,839,195
30%	71%	£211,555,891	£208,980,447	£210,057,807	£208,482,362	£212,495,211	£210,997,127
35%	71%	£215,806,950	£211,969,332	£214,050,185	£212,221,166	£216,802,824	£215,155,058
40%	71%	£220,057,009	£214,958,217	£218,049,568	£215,959,970	£221,310,436	£219,152,860
45%	71%	£224,308,068	£217,947,102	£222,041,942	£219,688,774	£225,718,049	£223,470,921
50%	71%	£228,559,127	£220,936,987	£226,033,316	£223,437,578	£230,125,661	£227,628,853
100%	71%	£2,171,070,719	£265,810,295	£266,077,025	£260,925,819	£2,174,201,785	£2,063,238,168
10%	75%	£194,611,354	£194,151,849	£194,087,024	£193,627,520	£194,885,322	£194,380,993
15%	75%	£198,862,413	£198,203,005	£198,105,768	£197,416,511	£199,303,218	£198,516,720
20%	75%	£203,113,472	£202,254,181	£202,124,512	£201,205,502	£203,721,108	£202,872,448
25%	75%	£207,364,531	£206,305,266	£206,164,847	£204,945,493	£208,138,000	£206,976,186
30%	75%	£211,615,590	£210,356,351	£210,161,969	£208,783,484	£212,558,893	£210,983,303
35%	75%	£215,866,649	£214,407,436	£214,180,742	£212,572,475	£216,974,785	£215,139,311
40%	75%	£220,117,708	£218,458,521	£218,190,966	£216,361,461	£221,392,678	£219,351,865
45%	75%	£224,368,767	£222,509,606	£222,218,229	£220,150,458	£225,810,570	£223,451,067
50%	75%	£228,619,826	£226,560,691	£226,286,973	£223,933,449	£229,228,463	£227,606,814
10%	60%	£194,360,620	£193,625,412	£193,941,136	£193,205,948	£194,799,959	£194,379,505
15%	60%	£198,611,680	£197,876,207	£198,192,860	£197,424,154	£199,310,070	£198,899,617
20%	60%	£202,862,740	£201,120,287	£201,432,774	£200,362,359	£203,548,401	£202,709,473
25%	60%	£207,113,800	£203,989,224	£205,775,694	£203,940,685	£207,823,117	£206,874,457
30%	60%	£211,364,860	£206,777,161	£209,724,265	£207,618,770	£212,297,632	£211,039,841
35%	60%	£215,615,920	£209,565,098	£213,570,202	£211,086,675	£216,672,546	£215,204,424
40%	60%	£219,866,980	£212,353,036	£217,161,012	£212,475,181	£221,047,264	£219,369,408
45%	60%	£224,118,040	£225,140,974	£221,561,921	£218,253,387	£225,421,980	£223,534,392
50%	60%	£228,369,100	£227,928,911	£225,507,639	£221,851,892	£229,796,695	£227,689,317

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£105,721,127	£105,721,127	£105,721,127	£105,721,127	£105,721,127	£105,721,127
10%	71%	£114,173,249	£113,652,200	£113,677,987	£113,153,939	£114,909,456	£113,391,094
15%	71%	£118,424,308	£117,640,686	£117,676,366	£116,891,643	£118,898,068	£118,149,026
20%	71%	£122,675,367	£121,629,171	£121,680,744	£120,630,447	£123,305,680	£122,306,957
25%	71%	£126,926,426	£125,617,656	£125,682,122	£124,369,252	£127,713,293	£126,484,889
30%	71%	£131,177,485	£129,606,141	£129,683,501	£128,108,055	£132,120,905	£130,662,821
35%	71%	£135,428,544	£133				

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-169 343 350	-169 343 350	-169 343 350	-169 343 350	-169 343 350	-169 343 350
10%	71%	-177 799 572	-177 274 423	-177 300 210	-176 275 361	-178 119 076	-177 813 317
15%	71%	-182 050 831	-182 262 268	-181 301 588	-180 513 866	-182 520 291	-181 771 248
20%	71%	-186 301 690	-185 251 394	-185 302 967	-184 252 670	-186 627 903	-185 929 179
25%	71%	-190 552 749	-189 239 878	-189 304 345	-187 991 475	-191 335 518	-190 097 111
30%	71%	-194 803 808	-189 232 363	-189 305 723	-191 730 278	-195 743 128	-194 245 043
35%	71%	-199 054 867	-197 218 849	-197 307 102	-195 469 082	-199 150 741	-198 402 974
40%	71%	-203 305 926	-201 205 333	-201 308 480	-199 207 887	-204 558 352	-202 500 906
45%	71%	-207 556 985	-205 193 818	-205 209 858	-202 946 690	-208 965 965	-206 718 837
50%	71%	-211 808 045	-209 182 303	-209 311 235	-206 685 494	-213 373 577	-210 875 769
100%	71%	-1154 318 635	-1149 087 152	-1149 325 018	-1144 073 535	-1157 449 702	-1152 456 085
10%	75%	-177 859 270	-177 399 766	-177 334 241	-176 875 436	-178 133 239	-177 608 909
15%	75%	-182 140 179	-181 450 992	-181 383 684	-180 924 427	-182 251 131	-181 784 638
20%	75%	-186 421 087	-185 502 077	-185 372 428	-184 453 418	-186 969 024	-185 920 365
25%	75%	-190 701 996	-189 583 233	-189 381 172	-188 242 409	-191 386 918	-190 076 092
30%	75%	-194 982 904	-193 664 390	-193 459 915	-192 031 401	-195 804 809	-194 231 819
35%	75%	-199 263 812	-197 745 546	-197 429 659	-195 820 392	-200 222 701	-198 387 546
40%	75%	-203 544 721	-201 726 702	-201 447 402	-199 609 383	-204 640 594	-202 543 275
45%	75%	-207 825 629	-205 707 858	-205 486 140	-203 398 374	-209 059 486	-206 690 003
50%	75%	-212 106 537	-209 689 014	-209 484 889	-207 187 365	-213 478 278	-210 854 730
10%	60%	-177 608 536	-176 873 329	-177 189 073	-176 453 864	-178 046 885	-177 627 421
15%	60%	-181 784 077	-180 961 266	-181 134 881	-180 032 070	-182 421 601	-181 792 405
20%	60%	-185 919 618	-184 449 204	-184 580 590	-183 610 276	-186 796 317	-185 957 389
25%	60%	-190 076 160	-189 231 740	-189 026 500	-187 188 481	-191 171 033	-190 125 914
30%	60%	-194 230 701	-192 025 078	-192 972 309	-190 766 886	-195 545 748	-194 287 357
35%	60%	-198 386 242	-195 813 015	-196 918 118	-194 344 892	-199 920 464	-198 453 341
40%	60%	-202 541 783	-199 600 953	-199 383 369	-197 923 098	-204 295 181	-202 617 325
45%	60%	-206 697 324	-203 388 890	-204 809 337	-201 501 303	-208 669 897	-206 752 308
50%	60%	-210 852 865	-207 178 828	-208 755 546	-205 079 508	-213 044 812	-210 947 293

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-150 832 272	-150 307 124	-150 332 910	-149 807 762	-151 145 379	-150 646 017
10%	71%	-155 083 331	-154 295 609	-154 334 289	-153 546 568	-155 552 991	-154 803 949
15%	71%	-159 334 391	-153 284 094	-153 325 667	-152 295 970	-159 960 603	-158 961 890
20%	71%	-163 585 449	-152 272 579	-152 317 045	-151 045 372	-164 368 216	-163 119 325
25%	71%	-167 836 508	-151 261 064	-151 308 423	-149 794 774	-168 772 829	-167 277 744
30%	71%	-172 087 567	-150 249 549	-150 300 802	-148 544 176	-173 183 441	-171 435 675
35%	71%	-176 338 626	-149 238 034	-149 301 180	-147 293 578	-177 591 053	-175 588 036
40%	71%	-180 589 685	-148 226 519	-148 302 558	-146 042 980	-181 998 665	-179 751 537
45%	71%	-184 840 744	-147 215 004	-147 303 937	-144 794 382	-186 406 277	-183 900 469
100%	71%	-1127 361 338	-1122 098 853	-1122 357 719	-1117 108 235	-1130 492 402	-1125 488 785
10%	75%	-150 838 329	-150 307 124	-150 332 910	-149 807 762	-151 145 379	-150 646 017
15%	75%	-155 083 331	-154 295 609	-154 334 289	-153 546 568	-155 552 991	-154 803 949
20%	75%	-159 334 391	-153 284 094	-153 325 667	-152 295 970	-159 960 603	-158 961 890
25%	75%	-163 585 449	-152 272 579	-152 317 045	-151 045 372	-164 368 216	-163 119 325
30%	75%	-167 836 508	-151 261 064	-151 308 423	-149 794 774	-168 772 829	-167 277 744
35%	75%	-172 087 567	-150 249 549	-150 300 802	-148 544 176	-173 183 441	-171 435 675
40%	75%	-176 338 626	-149 238 034	-149 301 180	-147 293 578	-177 591 053	-175 588 036
45%	75%	-180 589 685	-148 226 519	-148 302 558	-146 042 980	-181 998 665	-179 751 537
50%	75%	-184 840 744	-147 215 004	-147 303 937	-144 794 382	-186 406 277	-183 900 469
100%	75%	-1127 361 338	-1122 098 853	-1122 357 719	-1117 108 235	-1130 492 402	-1125 488 785
10%	75%	-150 838 329	-150 307 124	-150 332 910	-149 807 762	-151 145 379	-150 646 017
15%	75%	-155 083 331	-154 295 609	-154 334 289	-153 546 568	-155 552 991	-154 803 949
20%	75%	-159 334 391	-153 284 094	-153 325 667	-152 295 970	-159 960 603	-158 961 890
25%	75%	-163 585 449	-152 272 579	-152 317 045	-151 045 372	-164 368 216	-163 119 325
30%	75%	-167 836 508	-151 261 064	-151 308 423	-149 794 774	-168 772 829	-167 277 744
35%	75%	-172 087 567	-150 249 549	-150 300 802	-148 544 176	-173 183 441	-171 435 675
40%	75%	-176 338 626	-149 238 034	-149 301 180	-147 293 578	-177 591 053	-175 588 036
45%	75%	-180 589 685	-148 226 519	-148 302 558	-146 042 980	-181 998 665	-179 751 537
50%	75%	-184 840 744	-147 215 004	-147 303 937	-144 794 382	-186 406 277	-183 900 469
100%	75%	-1127 361 338	-1122 098 853	-1122 357 719	-1117 108 235	-1130 492 402	-1125 488 785
10%	75%	-150 838 329	-150 307 124	-150 332 910	-149 807 762	-151 145 379	-150 646 017
15%	75%	-155 083 331	-154 295 609	-154 334 289	-153 546 568	-155 552 991	-154 803 949
20%	75%	-159 334 391	-153 284 094	-153 325 667	-152 295 970	-159 960 603	-158 961 890
25%	75%	-163 585 449	-152 272 579	-152 317 045	-151 045 372	-164 368 216	-163 119 325
30%	75%	-167 836 508	-151 261 064	-151 308 423	-149 794 774	-168 772 829	-167 277 744
35%	75%	-172 087 567	-150 249 549	-150 300 802	-148 544 176	-173 183 441	-171 435 675
40%	75%	-176 338 626	-149 238 034	-149 301 180	-147 293 578	-177 591 053	-175 588 036
45%	75%	-180 589 685	-148 226 519	-148 302 558	-146 042 980	-181 998 665	-179 751 537
50%	75%	-184 840 744	-147 215 004	-147 303 937	-144 794 382	-186 406 277	-183 900 469
100%	75%	-1127 361 338	-1122 098 853	-1122 357 719	-1117 108 235	-1130 492 402	-1125 488 785
10%	75%	-150 838 329	-150 307 124	-150 332 910	-149 807 762	-151 145 379	-150 646 017
15%	75%	-155 083 331	-154 295 609	-154 334 289	-153 546 568	-155 552 991	-154 803 949
20%	75%	-159 334 391	-153 284 094	-153 325 667	-152 295 970	-159 960 603	-158 961 890
25%	75%	-163 585 449	-152 272 579	-152 317 045	-151 045 372	-164 368 216	-163 119 325
30%	75%	-167 836 508	-151 261 064	-151 308 423	-149 794 774	-168 772 829	-167 277 744
35%	75%	-172 087 567	-150 249 549	-150 300 802	-148 544 176	-173 183 441	-171 435 675
40%	75%	-176 338 626	-149 238 034	-149 301 180	-147 293 578	-177 591 053	-175 588 036
45%	75%	-180 589 685	-148 226 519	-148 302 558	-146 042 980	-181 998 665	-179 751 537
50%	75%	-184 840 744	-147 215 004	-147 303 937	-144 794 382	-186 406 277	-183 900 469
100%	75%	-1127 361 338	-1122 098 853	-1122 357 719	-1117 108 235	-1130 492 402	-1125 488 785
10%	75%	-150 838 329	-150 307 124	-150 332 910	-149 807 762	-151 145 379	-150 646 017
15%	75%	-155 083 331	-154 295 609	-154 334 289	-153 546 568	-155 552 991	-154 803 949
20%	75%	-159 334 391	-153 284 094	-153 325 667	-152 295 970	-159 960 603	-158 961 890
25%	75%	-163 585 449	-152 272 579	-152 317 045	-151 045 372	-164 368 216	-163 119 325
30%	75%	-167 836 508	-151 261 064	-151 308 423	-149 794 774	-168 772 829	-167 277 744
35%	75%	-172 087 567	-150 249 549	-150 300 802	-148 544 176	-173 183 441	-171 435 675
40%	75%	-176 338 626	-149 238 034	-149 301 180	-147 293 578	-177 591 053	-175 588 036
45%	75%	-180 589 685	-148 226 519	-148 302 558	-146 042 980	-181 998 665	-179 751 537
50%	75%	-184 840 744	-147 215 004	-147 303 937	-144 794 382	-186 406 277	-183 900 469
100%	75%	-1127 361 338	-1122 098 853	-1122 357 719	-1117 108 235	-1130 492 402	-1125 488 785
10%	75%	-150 838 329	-150 307 124	-150 332 910	-149 807 762	-151 145 379	-150 646 017
15%	75%	-155 083 331	-154 295 609	-154 334 289	-153 546 568	-155 552 991	-154 803 949
20%	75%	-159 334 391	-153 284 094	-153 325 667	-152 295 970	-159 960 603	-158 961 890
25%	75%	-163 585 449	-152 272 579	-152 317 045	-151 045 372	-164 368 216	-163 119 325
30%	75%	-167 836 508	-151 261 064	-151 308 423	-149 794 774	-168 772 829	-167 277 744
35%	75%	-172 087 567	-150 249 549	-150 300 802	-148 544 176	-173 183 441	-171 435 675
40%	75%	-176 338 626	-149 238 034	-149 301 180	-147 293 578	-177 591 053	-175 588 036
45%	75%	-180 589 685	-148 226 519	-148 302 558	-146 042 980	-181 998 665	-179 751 537
50%	75%	-184 840 744	-147 215 004	-147 303 937	-144 794 382	-186 406 277	-183 900 469
100%	75%	-1127 361 338	-1122 098 853	-1122 357 719	-1117 108 235	-1130 492 402	-1125 488 785
10%	75%	-150 838 329	-150 307 124	-150 332 910	-149 807 762	-151 145 379	-150 646 017
15%	75%	-155 083 331	-154 295 609	-154 334 289	-153 546 568	-155 552 991	-154 803 949
20%	75%	-159 334 391	-153 284 094	-153 325 667	-152 295 970	-159 960 603	-158 961 890
25%	75%	-163 585 449	-152 272 579	-152 317 045	-151 045 372	-164 368 216	-163 1

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

\$27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-670,176,529	-670,176,529	-670,176,529	-670,176,529	-670,176,529	-670,176,529
10%	71%	-678,632,751	-678,107,602	-678,133,289	-677,608,240	-678,945,857	-678,446,495
15%	71%	-682,963,810	-682,036,057	-682,134,717	-681,614,044	-683,363,470	-682,864,427
20%	71%	-687,134,869	-686,084,572	-686,136,145	-685,085,849	-687,761,082	-686,762,358
25%	71%	-691,385,927	-690,073,057	-690,137,224	-688,824,853	-692,168,694	-690,920,290
30%	71%	-695,698,986	-694,081,542	-694,138,602	-692,663,456	-696,576,306	-694,678,232
35%	71%	-699,988,046	-698,050,027	-698,140,280	-696,302,261	-700,983,919	-699,236,153
40%	71%	-704,139,105	-702,038,511	-702,141,658	-700,041,065	-705,391,531	-703,394,085
45%	71%	-708,390,164	-706,006,997	-706,145,037	-703,779,869	-709,799,144	-707,592,016
50%	71%	-712,643,223	-710,015,482	-710,144,414	-707,518,673	-714,206,756	-711,709,846
100%	71%	-1,155,151,814	-1,149,900,331	-1,150,158,197	-1,144,906,714	-1,158,282,880	-1,153,289,263
10%	75%	-678,892,449	-678,232,944	-678,168,119	-677,708,615	-678,966,417	-678,442,088
15%	75%	-682,373,357	-682,284,100	-682,198,983	-681,697,908	-683,388,309	-682,987,215
20%	75%	-687,254,266	-686,335,256	-686,206,606	-685,286,997	-687,802,203	-686,753,543
25%	75%	-691,535,174	-690,386,412	-690,224,350	-689,075,588	-692,220,099	-690,909,271
30%	75%	-695,816,082	-694,437,569	-694,243,094	-692,884,578	-696,637,988	-695,084,998
35%	75%	-700,096,991	-698,498,725	-698,291,637	-696,653,970	-700,055,890	-698,220,726
40%	75%	-704,377,899	-702,539,681	-702,280,581	-700,442,561	-703,473,773	-701,376,453
45%	75%	-708,658,808	-706,591,037	-706,299,324	-704,231,553	-706,891,665	-704,532,182
50%	75%	-712,939,716	-710,642,793	-710,318,968	-708,020,544	-711,309,558	-708,687,869
10%	60%	-676,441,715	-677,706,507	-678,022,251	-677,297,043	-678,880,953	-678,460,600
15%	60%	-682,597,256	-681,494,445	-681,968,060	-680,865,249	-683,254,780	-682,625,584
20%	60%	-688,752,797	-685,292,382	-685,913,869	-684,443,454	-687,629,496	-686,799,568
25%	60%	-694,908,338	-690,074,139	-690,074,139	-688,367,639	-692,034,212	-690,556,562
30%	60%	-701,063,879	-692,856,256	-693,805,488	-691,599,865	-696,373,927	-695,120,535
35%	60%	-707,219,420	-696,646,194	-697,751,297	-695,178,070	-700,753,443	-699,285,519
40%	60%	-713,374,962	-700,434,131	-701,897,007	-696,756,276	-705,126,359	-703,180,893
45%	60%	-719,530,503	-704,227,068	-705,842,916	-702,334,456	-709,503,076	-707,515,467
50%	60%	-725,686,044	-708,010,006	-709,588,725	-705,912,687	-713,877,790	-711,780,472

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

\$13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-429,388,743	-429,388,743	-429,388,743	-429,388,743	-429,388,743	-429,388,743
10%	71%	-430,841,965	-430,316,816	-430,342,603	-429,817,455	-431,155,071	-430,655,710
15%	71%	-435,093,024	-434,305,302	-434,343,982	-433,556,259	-435,562,684	-434,813,642
20%	71%	-439,344,084	-438,293,787	-438,345,260	-437,295,063	-439,970,296	-438,971,573
25%	71%	-443,595,143	-442,282,271	-442,346,738	-441,033,868	-443,377,869	-442,129,594
30%	71%	-447,846,202	-446,270,756	-446,348,116	-444,772,671	-445,784,521	-444,287,436
35%	71%	-452,097,261	-450,259,242	-450,349,495	-448,511,475	-453,193,134	-451,445,367
40%	71%	-456,348,320	-454,247,726	-454,350,875	-452,260,280	-457,600,746	-455,653,995
45%	71%	-460,599,379	-458,236,211	-458,352,251	-455,989,083	-462,008,358	-460,761,230
50%	71%	-464,850,438	-462,224,697	-462,353,629	-459,727,888	-466,415,970	-464,870,162
100%	71%	-1,117,367,029	-1,112,109,545	-1,112,367,411	-1,107,115,928	-1,120,492,095	-1,115,498,478
10%	75%	-430,801,664	-430,442,154	-430,317,434	-429,817,633	-431,175,632	-430,651,522
15%	75%	-435,182,572	-434,403,315	-434,396,078	-433,706,820	-435,593,524	-434,807,500
20%	75%	-439,493,480	-438,544,471	-438,414,821	-437,495,811	-438,011,417	-438,962,788
25%	75%	-443,804,388	-442,595,562	-442,453,865	-441,286,805	-443,428,305	-442,150,833
30%	75%	-448,115,296	-446,646,784	-446,452,308	-444,073,794	-445,847,202	-444,274,212
35%	75%	-452,426,204	-450,697,940	-450,471,052	-448,862,785	-453,265,094	-451,429,941
40%	75%	-456,737,112	-454,749,095	-454,489,795	-452,651,776	-457,682,987	-455,595,668
45%	75%	-461,048,020	-458,800,251	-458,598,539	-456,440,767	-462,100,690	-460,741,396
50%	75%	-465,358,928	-462,851,407	-462,527,283	-460,229,758	-466,518,773	-464,897,194
10%	60%	-430,950,829	-430,915,722	-430,231,466	-429,496,257	-431,089,278	-430,689,515
15%	60%	-434,806,470	-434,703,659	-434,177,275	-433,074,464	-435,463,984	-434,834,798
20%	60%	-438,657,111	-438,401,594	-438,123,694	-436,652,669	-438,853,710	-438,366,782
25%	60%	-442,507,752	-442,179,533	-442,068,893	-440,230,874	-442,242,428	-441,164,766
30%	60%	-446,358,393	-445,667,471	-445,074,702	-443,809,079	-445,635,141	-444,329,750
35%	60%	-450,209,034	-449,656,408	-449,065,511	-447,387,265	-449,026,658	-447,494,734
40%	60%	-454,059,675	-453,645,346	-453,056,321	-450,965,491	-452,417,574	-450,859,718
45%	60%	-457,910,316	-457,634,283	-457,052,130	-454,543,696	-455,812,290	-454,824,702
50%	60%	-461,760,957	-461,219,221	-461,797,939	-458,121,892	-459,207,005	-458,698,686

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

\$6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-14,912,500	-14,912,500	-14,912,500	-14,912,500	-14,912,500	-14,912,500
10%	71%	-15,368,722	-15,284,573	-15,289,360	-15,244,211	-15,381,828	-15,332,467
15%	71%	-15,824,944	-15,640,059	-15,610,739	-15,503,016	-15,489,441	-15,340,399
20%	71%	-16,281,166	-16,020,544	-16,072,117	-15,921,820	-16,327,053	-16,149,329
25%	71%	-16,737,388	-16,401,029	-16,473,495	-16,360,625	-16,764,666	-16,558,261
30%	71%	-17,193,610	-16,781,514	-16,874,873	-16,299,428	-17,192,278	-16,984,193
35%	71%	-17,649,832	-17,162,000	-17,186,252	-16,238,231	-17,619,891	-17,397,124
40%	71%	-18,106,054	-17,542,485	-17,587,630	-16,177,037	-18,047,502	-17,810,056
45%	71%	-18,562,276	-17,922,970	-17,998,008	-16,115,840	-18,475,113	-18,227,987
50%	71%	-19,018,498	-18,303,455	-18,408,386	-16,054,644	-18,902,727	-18,646,919
100%	71%	-199,887,785	-194,636,302	-194,894,168	-189,642,685	-193,018,852	-198,025,235
10%	75%	-15,368,722	-15,284,573	-15,289,360	-15,244,211	-15,381,828	-15,332,467
15%	75%	-15,824,944	-15,640,059	-15,610,739	-15,503,016	-15,489,441	-15,340,399
20%	75%	-16,281,166	-16,020,544	-16,072,117	-15,921,820	-16,327,053	-16,149,329
25%	75%	-16,737,388	-16,401,029	-16,473,495	-16,360,625	-16,764,666	-16,558,261
30%	75%	-17,193,610	-16,781,514	-16,874,873	-16,299,428	-17,192,278	-16,984,193
35%	75%	-17,649,832	-17,162,000	-17,186,252	-16,238,231	-17,619,891	-17,397,124
40%	75%	-18,106,054	-17,542,485	-17,587,630	-16,177,037	-18,047,502	-17,810,056
45%	75%	-18,562,276	-17,922,970	-17,998,008	-16,115,840	-18,475,113	-18,227,987
50%	75%	-19,018,498	-18,303,455	-18,408,386	-16,054,644	-18,902,727	-18,646,919
10%	60%	-15,368,722	-15,284,573	-15,289,360	-15,244,211	-15,381,828	-15,332,467
15%	60%	-15,824,944	-15,640,059	-15,610,739	-15,503,016	-15,489,441	-15,340,399
20%	60%	-16,281,166	-16,020,544	-16,072,117	-15,921,820	-16,327,053	-16,149,329
25%	60%	-16,737,388	-16,401,029	-16,473,495	-16,360,625	-16,764,666	-16,558,261
30%	60%	-17,193,610	-16,781,514	-16,874,873	-16,299,428	-17,192,278	-16,984,193
35%	60%	-17,649,832	-17,162,000	-17,186,252	-16,238,231	-17,619,891	-17,397,124
40%	60%	-18,106,054	-17,542,485	-17,587,630	-16,177,037	-18,047,502	-17,810,056
45%	60%	-18,562,276	-17,922,970	-17,998,008	-16,115,840	-18,475,113	-18,227,987
50%	60%	-19,018,498	-18,303,455	-18,408,386	-16,054,644	-18,902,727	-18,646,919
10%	60%	-15,368,722	-15,284,573	-15,289,360	-15,244,211	-15,381,828	-15,332,467
15%	60%	-15,824,944	-15,640,059	-15,610,739	-15,503,016	-15,489,441	-15,340,399
20%	60%	-16,281,166	-16,020,544	-16,072,117	-15,921,820	-16,327,053	-16,149,329
25%	60%	-16,737,388	-16,401,029	-16,473,495	-16,360,625	-16,764,666	-16,558,261
30%	60%	-17,193,610	-16,781,514	-16,874,873	-16,299,428	-17,192,278	-16,984,193
35%	60%	-17,649,832	-17,162,000	-17,186,252	-16,238,231	-17,619,891	-17,397,124
40%	60%	-18,106,054	-17,542,485	-17,587,630	-16,177,037	-18,047,502	-17,810,056
45%	60%	-18,562,276	-17,922,970	-17,998,008	-16,115,840	-18,475,113	-18,227,987
50%	60%	-19,018,498	-18,303,455	-18,408,386	-16,054,644	-18,902,727	-18,646,919

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 7

CIL Zone  
Value Area 3

No Units	450	Sales value inflation	0%
Site Area	2.61 Ha	Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£17,424,560	£17,424,560	£17,424,560	£17,424,560	£17,424,560	£17,424,560
10%	71%	£7,815,485	£8,413,042	£8,210,968	£8,802,637	£7,853,563	£8,049,528
15%	71%	£2,862,783	£3,844,800	£3,536,731	£4,436,749	£2,699,999	£3,293,447
20%	71%	£1,961,484	£2,939,124	£1,556,601	£3,470,701	£2,290,927	£1,485,742
25%	71%	£6,913,881	£5,385,931	£5,907,777	£4,379,826	£7,325,308	£6,319,204
30%	71%	£11,886,277	£10,032,737	£10,658,952	£8,825,412	£12,359,990	£11,152,665
35%	71%	£16,816,874	£14,670,543	£15,410,128	£13,270,998	£17,394,673	£15,986,128
40%	71%	£21,771,071	£19,326,350	£20,161,304	£17,716,583	£22,429,354	£20,819,587
45%	71%	£26,723,467	£23,973,157	£24,912,479	£22,162,169	£27,464,037	£25,653,049
50%	71%	£31,675,863	£28,619,963	£29,663,655	£26,607,755	£32,498,719	£30,486,510
100%	71%	£31,198,930	£25,086,029	£27,175,412	£11,083,911	£32,945,541	£28,821,123
10%	75%	£7,815,485	£8,285,982	£8,177,279	£8,695,056	£7,819,834	£8,035,597
15%	75%	£2,861,828	£3,651,093	£3,485,474	£4,274,739	£2,649,304	£3,272,950
20%	75%	£1,961,484	£2,651,624	£1,226,682	£3,146,893	£1,591,189	£1,516,061
25%	75%	£7,051,012	£5,714,056	£5,994,603	£4,657,647	£7,411,011	£6,354,602
30%	75%	£12,030,836	£10,426,488	£10,783,143	£9,158,796	£12,462,834	£11,195,143
35%	75%	£17,010,658	£15,136,920	£15,531,685	£13,659,946	£17,514,658	£16,035,683
40%	75%	£21,990,481	£19,851,351	£20,300,226	£18,181,086	£22,566,480	£20,876,716
45%	75%	£26,970,305	£24,563,783	£25,068,766	£22,662,245	£27,618,303	£25,716,765
50%	75%	£31,950,127	£29,276,214	£29,837,308	£27,163,395	£32,670,126	£30,557,306
60%	60%	£3,201,838	£4,464,663	£3,700,756	£4,963,580	£2,861,801	£3,360,717
15%	60%	£1,810,427	£3,024,254	£1,934,324	£2,764,477	£2,071,226	£1,395,124
25%	60%	£6,475,059	£4,535,929	£5,626,931	£3,490,801	£7,051,065	£6,205,930
35%	60%	£11,059,692	£8,172,735	£10,365,539	£1,758,592	£12,030,890	£11,016,737
45%	60%	£16,204,324	£13,209,542	£15,021,145	£12,026,363	£17,010,722	£15,827,543
55%	60%	£21,088,956	£17,646,348	£19,716,752	£16,294,143	£21,990,554	£20,836,350
65%	60%	£25,939,689	£22,083,154	£24,412,359	£20,581,924	£26,970,387	£25,440,137
75%	60%	£30,798,221	£26,519,960	£29,107,965	£24,828,705	£31,950,218	£30,259,963

Residual Land values compared to benchmark land values  
Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£217,641,490	£217,641,490	£217,641,490	£217,641,490	£217,641,490	£217,641,490
10%	71%	£220,265	£220,265	£220,265	£220,265	£220,265	£220,265
15%	71%	£232,123,250	£231,221,908	£231,221,908	£231,221,908	£232,123,250	£231,221,908
20%	71%	£237,027,534	£235,805,174	£235,805,174	£235,805,174	£237,027,534	£235,805,174
25%	71%	£241,931,818	£240,451,981	£240,451,981	£240,451,981	£241,931,818	£240,451,981
30%	71%	£246,836,102	£245,082,528	£245,082,528	£245,082,528	£246,836,102	£245,082,528
35%	71%	£251,740,386	£249,713,075	£249,713,075	£249,713,075	£251,740,386	£249,713,075
40%	71%	£256,644,670	£254,343,622	£254,343,622	£254,343,622	£256,644,670	£254,343,622
45%	71%	£261,548,954	£258,974,169	£258,974,169	£258,974,169	£261,548,954	£258,974,169
50%	71%	£266,453,238	£263,604,716	£263,604,716	£263,604,716	£266,453,238	£263,604,716
60%	60%	£271,357,522	£268,235,263	£268,235,263	£268,235,263	£271,357,522	£268,235,263
15%	75%	£227,304,535	£226,790,699	£226,790,699	£226,790,699	£227,304,535	£226,790,699
20%	75%	£232,208,819	£231,416,863	£231,416,863	£231,416,863	£232,208,819	£231,416,863
25%	75%	£237,113,103	£236,047,410	£236,047,410	£236,047,410	£237,113,103	£236,047,410
30%	75%	£242,017,387	£240,677,957	£240,677,957	£240,677,957	£242,017,387	£240,677,957
35%	75%	£246,921,671	£245,308,504	£245,308,504	£245,308,504	£246,921,671	£245,308,504
40%	75%	£251,825,955	£250,939,051	£250,939,051	£250,939,051	£251,825,955	£250,939,051
45%	75%	£256,730,239	£256,569,598	£256,569,598	£256,569,598	£256,730,239	£256,569,598
50%	75%	£261,634,523	£262,199,145	£262,199,145	£262,199,145	£261,634,523	£262,199,145
60%	60%	£266,538,807	£267,829,692	£267,829,692	£267,829,692	£266,538,807	£267,829,692
10%	60%	£271,443,091	£273,460,239	£273,460,239	£273,460,239	£271,443,091	£273,460,239
15%	60%	£276,347,375	£279,090,786	£279,090,786	£279,090,786	£276,347,375	£279,090,786
20%	60%	£281,251,659	£284,721,333	£284,721,333	£284,721,333	£281,251,659	£284,721,333
25%	60%	£286,155,943	£290,351,880	£290,351,880	£290,351,880	£286,155,943	£290,351,880
30%	60%	£291,060,227	£295,982,427	£295,982,427	£295,982,427	£291,060,227	£295,982,427
35%	60%	£295,964,511	£301,612,974	£301,612,974	£301,612,974	£295,964,511	£301,612,974
40%	60%	£300,868,795	£307,243,521	£307,243,521	£307,243,521	£300,868,795	£307,243,521
45%	60%	£305,773,079	£312,874,068	£312,874,068	£312,874,068	£305,773,079	£312,874,068
50%	60%	£310,677,363	£318,504,615	£318,504,615	£318,504,615	£310,677,363	£318,504,615
60%	60%	£315,581,647	£324,135,162	£324,135,162	£324,135,162	£315,581,647	£324,135,162
70%	60%	£320,485,931	£329,765,709	£329,765,709	£329,765,709	£320,485,931	£329,765,709
80%	60%	£325,390,215	£335,396,256	£335,396,256	£335,396,256	£325,390,215	£335,396,256
90%	60%	£330,294,500	£341,026,803	£341,026,803	£341,026,803	£330,294,500	£341,026,803
100%	60%	£335,198,784	£346,657,350	£346,657,350	£346,657,350	£335,198,784	£346,657,350

Residual Land values compared to benchmark land values  
Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£117,477,130	£117,477,130	£117,477,130	£117,477,130	£117,477,130	£117,477,130
10%	71%	£181,086,205	£180,488,648	£180,488,648	£180,488,648	£181,086,205	£180,488,648
15%	71%	£185,990,379	£185,092,890	£185,092,890	£185,092,890	£185,990,379	£185,092,890
20%	71%	£190,894,553	£189,695,132	£189,695,132	£189,695,132	£190,894,553	£189,695,132
25%	71%	£195,798,727	£194,297,374	£194,297,374	£194,297,374	£195,798,727	£194,297,374
30%	71%	£200,702,901	£198,899,616	£198,899,616	£198,899,616	£200,702,901	£198,899,616
35%	71%	£205,607,075	£203,501,858	£203,501,858	£203,501,858	£205,607,075	£203,501,858
40%	71%	£210,511,249	£208,104,100	£208,104,100	£208,104,100	£210,511,249	£208,104,100
45%	71%	£215,415,423	£212,706,342	£212,706,342	£212,706,342	£215,415,423	£212,706,342
50%	71%	£220,319,597	£217,308,584	£217,308,584	£217,308,584	£220,319,597	£217,308,584
60%	60%	£225,223,771	£221,910,826	£221,910,826	£221,910,826	£225,223,771	£221,910,826
10%	75%	£186,039,862	£185,250,597	£185,250,597	£185,250,597	£186,039,862	£185,250,597
20%	75%	£190,979,880	£189,903,314	£189,903,314	£189,903,314	£190,979,880	£189,903,314
25%	75%	£195,919,898	£194,555,031	£194,555,031	£194,555,031	£195,919,898	£194,555,031
30%	75%	£200,859,916	£199,206,748	£199,206,748	£199,206,748	£200,859,916	£199,206,748
35%	75%	£205,800,934	£203,858,465	£203,858,465	£203,858,465	£205,800,934	£203,858,465
40%	75%	£210,740,952	£208,510,182	£208,510,182	£208,510,182	£210,740,952	£208,510,182
45%	75%	£215,680,970	£213,161,899	£213,161,899	£213,161,899	£215,680,970	£213,161,899
50%	75%	£220,620,988	£217,813,616	£217,813,616	£217,813,616	£220,620,988	£217,813,616
60%	60%	£225,560,996	£222,465,333	£222,465,333	£222,465,333	£225,560,996	£222,465,333
10%	60%	£230,500,994	£227,117,050	£227,117,050	£227,117,050	£230,500,994	£227,117,050
15%	60%	£235,440,992	£231,768,767	£231,768,767	£231,768,767	£235,440,992	£231,768,767
20%	60%	£240,380,990	£236,420,484	£236,420,484	£236,420,484	£240,380,990	£236,420,484
25%	60%	£245,320,988	£241,072,201	£241,072,201	£241,072,201	£245,320,988	£241,072,201
30%	60%	£250,260,986	£245,723,918	£245,723,918	£245,723,918	£250,260,986	£245,723,918
35%	60%	£255,200,984	£250,375,635	£250,375,635	£250,375,635	£255,200,984	£250,375,635
40%	60%	£260,140,982	£255,027,352	£255,027,352	£255,027,352	£260,140,982	£255,027,352
45%	60%	£265,080,980	£259,679,069	£259,679,069	£259,679,069	£265,080,980	£259,679,069
50%	60%	£270,020,978	£264,330,786	£264,330,786	£264,330,786	£270,020,978	£264,330,786
60%	60%	£274,960,976	£268,982,503	£268,982,503	£268,982,503	£274,960,976	£268,982,503
70%	60%	£279,900,974	£273,634,220	£273,634,220	£273,634,220	£279,900,974	£273,634,220
80%	60%	£284,840,972	£278,285,937	£278,285,937	£278,285,937	£284,840,972	£278,285,937
90%	60%	£289,780,970	£282,937,654	£282,937,654	£282,937,654	£289,780,970	£282,937,654
100%	60%	£294,720,968	£287,589,371	£287,589,371	£287,589,371	£294,720,968	£287,589,371

Residual Land values compared to benchmark land values  
Benchmark Z1 - Low

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£54,725,048	-£54,725,048	-£54,725,048	-£54,725,048	-£54,725,048	-£54,725,048
10%	71%	-£54,234,127	-£53,743,206	-£53,252,285	-£53,261,364	-£54,498,043	-£54,100,073
15%	71%	-£59,206,823	-£58,716,902	-£58,127,977	-£57,710,857	-£59,445,708	-£58,855,760
20%	71%	-£74,111,090	-£72,888,730	-£72,306,207	-£72,084,905	-£74,440,233	-£73,635,349
25%	71%	-£79,083,487	-£77,535,537	-£76,953,383	-£76,529,433	-£79,474,914	-£78,468,810
30%	71%	-£84,055,884	-£82,193,344	-£81,611,189	-£81,187,238	-£84,509,595	-£83,202,271
35%	71%	-£89,028,281	-£86,851,150	-£86,309,035	-£85,420,604	-£89,544,276	-£88,135,733
40%	71%	-£93,920,677	-£91,475,957	-£91,210,910	-£90,886,190	-£94,578,957	-£93,269,194
45%	71%	-£98,812,074	-£96,122,764	-£95,862,085	-£94,311,776	-£99,613,643	-£97,800,655
50%	71%	-£103,704,470	-£100,789,570	-£101,513,261	-£98,127,961	-£104,648,328	-£102,636,116
100%	71%	-£153,349,436	-£147,237,636	-£149,325,016	-£143,213,217	-£154,995,148	-£150,970,729
10%	75%	-£64,588,091	-£63,863,625	-£63,972,327	-£63,454,551	-£64,529,773	-£64,114,009
15%	75%	-£69,267,773	-£68,498,514	-£68,694,133	-£67,674,867	-£69,200,352	-£68,670,686
20%	75%	-£74,220,766	-£73,151,231	-£73,375,668	-£72,306,103	-£74,508,795	-£73,663,668
25%	75%	-£79,200,619	-£77,863,663	-£78,144,210	-£76,807,253	-£79,560,618	-£78,504,209
30%	75%	-£84,180,442	-£82,576,004	-£82,912,750	-£81,308,403	-£84,612,441	-£83,344,749
35%	75%	-£89,160,265	-£87,286,526	-£87,691,291	-£85,809,553	-£89,664,264	-£88,185,290
40%	75%	-£94,140,088	-£92,000,957	-£92,449,833	-£90,310,702	-£94,716,087	-£93,025,831
45%	75%	-£99,119,911	-£96,715,390	-£97,218,373	-£94,811,851	-£99,767,910	-£97,890,371
50%	75%	-£104,099,734	-£101,425,821	-£102,288,914	-£99,313,001	-£104,818,732	-£102,736,815
10%	60%	-£64,161,416	-£63,329,973	-£63,831,048	-£63,002,713	-£64,388,109	-£64,055,407
15%	60%	-£68,947,768	-£67,684,943	-£68,448,851	-£67,186,027	-£69,287,808	-£68,788,890
20%	60%	-£73,780,033	-£72,050,353	-£72,509,591	-£71,385,180	-£74,220,833	-£73,544,730
25%	60%	-£78,612,298	-£76,456,337	-£77,075,537	-£75,640,407	-£79,155,857	-£78,355,377
30%	60%	-£83,489,299	-£80,922,342	-£82,475,145	-£79,908,188	-£84,180,407	-£83,166,343
35%	60%	-£88,353,830	-£85,359,148	-£87,170,752	-£84,175,969	-£89,160,328	-£87,977,190
40%	60%	-£93,218,863	-£89,795,954	-£91,382,356	-£88,443,750	-£94,140,161	-£92,787,946
45%	60%	-£98,083,195	-£94,232,761	-£96,561,965	-£92,711,531	-£99,119,910	-£97,568,763
50%	60%	-£102,947,828	-£98,669,567	-£101,257,572	-£96,979,312	-£104,099,823	-£102,459,570

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000
10%	71%	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000
15%	71%	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000
20%	71%	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000
25%	71%	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000
30%	71%	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000
35%	71%	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000
40%	71%	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000
45%	71%	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000
50%	71%	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000
100%	71%	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000
10%	75%	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000
15%	75%	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000
20%	75%	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000
25%	75%	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000
30%	75%	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000
35%	75%	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000
40%	75%	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000
45%	75%	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000
50%	75%	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000
10%	60%	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000
15%	60%	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000
20%	60%	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000
25%	60%	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000
30%	60%	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000
35%	60%	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000
40%	60%	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000
45%	60%	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000
50%	60%	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000	-£17,299,000

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000
10%	71%	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000
15%	71%	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000
20%	71%	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000
25%	71%	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000
30%	71%	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000
35%	71%	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000
40%	71%	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000
45%	71%	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000
50%	71%	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000
100%	71%	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000
10%	75%	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000
15%	75%	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000
20%	75%	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000
25%	75%	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000
30%	75%	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000
35%	75%	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000
40%	75%	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000
45%	75%	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000
50%	75%	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000
10%	60%	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000
15%	60%	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000
20%	60%	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000
25%	60%	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000
30%	60%	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000
35%	60%	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000
40%	60%	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000
45%	60%	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000
50%	60%	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000	-£6,784,000

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-555,558,225	-555,558,225	-555,558,225	-555,558,225	-555,558,225	-555,558,225
10%	71%	-585,167,300	-584,569,743	-584,771,817	-584,180,149	-585,329,222	-584,933,257
15%	71%	-670,040,200	-669,137,985	-669,440,554	-668,544,038	-670,282,388	-669,656,598
20%	71%	-774,944,269	-773,721,909	-774,139,386	-772,918,084	-775,273,412	-774,468,528
25%	71%	-799,896,666	-798,369,716	-798,890,562	-797,362,611	-800,308,093	-799,301,989
30%	71%	-834,849,063	-833,016,533	-833,641,737	-831,698,197	-835,342,776	-834,156,460
35%	71%	-889,801,459	-887,662,329	-888,392,913	-886,253,783	-890,377,458	-888,968,911
40%	71%	-934,753,856	-932,309,135	-933,144,089	-930,699,388	-935,412,139	-933,802,372
45%	71%	-999,706,252	-996,955,947	-997,895,294	-995,144,984	-1,000,446,822	-998,635,854
50%	71%	-1,044,658,648	-1,041,602,746	-1,042,646,440	-1,039,600,940	-1,045,491,594	-1,043,469,295
100%	71%	-1,154,182,615	-1,148,070,614	-1,150,158,197	-1,144,046,398	-1,155,828,326	-1,151,803,908
10%	75%	-685,221,270	-684,699,803	-684,699,803	-684,287,729	-685,362,951	-684,947,188
15%	75%	-770,120,657	-769,331,692	-769,497,311	-768,109,948	-770,333,481	-769,700,235
20%	75%	-875,053,974	-873,984,469	-874,208,847	-873,139,822	-875,341,974	-874,466,846
25%	75%	-880,033,797	-878,696,842	-878,977,388	-877,640,432	-880,393,798	-879,337,387
30%	75%	-885,013,621	-883,409,273	-883,745,529	-882,141,581	-885,445,619	-884,177,928
35%	75%	-890,003,443	-888,121,705	-888,534,470	-886,642,731	-890,497,443	-889,016,468
40%	75%	-894,973,266	-892,834,136	-893,283,011	-891,143,881	-895,546,266	-893,859,010
45%	75%	-899,953,090	-897,548,568	-898,051,551	-895,845,030	-900,601,088	-898,699,550
50%	75%	-910,439,912	-907,283,999	-907,802,063	-905,148,180	-910,652,911	-908,540,981
10%	60%	-584,984,636	-584,163,151	-584,554,227	-583,335,892	-585,221,268	-584,858,676
15%	60%	-669,780,947	-668,518,122	-669,282,029	-668,019,205	-670,120,984	-669,622,068
20%	60%	-674,593,212	-672,883,531	-673,917,169	-672,218,508	-675,054,011	-674,377,909
25%	60%	-679,406,476	-677,306,014	-678,412,798	-676,684,886	-679,633,843	-678,186,715
30%	60%	-684,222,477	-681,755,520	-683,008,324	-680,741,367	-685,013,675	-683,999,522
35%	60%	-689,187,109	-686,192,327	-688,003,930	-685,009,148	-689,993,507	-688,810,329
40%	60%	-694,051,741	-690,629,133	-692,699,587	-689,276,928	-694,973,339	-693,621,135
45%	60%	-698,816,374	-695,065,639	-697,286,144	-693,544,709	-699,953,172	-698,451,947
50%	60%	-703,571,006	-699,502,745	-702,090,750	-697,812,490	-702,933,000	-701,242,748

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-127,167,439	-127,167,439	-127,167,439	-127,167,439	-127,167,439	-127,167,439
10%	71%	-127,978,514	-126,778,957	-126,981,031	-126,389,363	-127,538,436	-127,142,711
15%	71%	-132,249,216	-131,347,199	-131,655,268	-130,753,251	-132,492,101	-131,898,153
20%	71%	-137,153,483	-136,931,123	-136,348,600	-135,127,299	-137,482,626	-136,677,742
25%	71%	-142,057,750	-141,677,976	-141,198,726	-140,071,896	-142,473,349	-141,511,263
30%	71%	-147,058,277	-146,224,737	-145,850,951	-144,017,412	-147,551,989	-146,344,665
35%	71%	-152,010,673	-150,871,543	-150,602,127	-148,482,997	-152,588,673	-151,078,128
40%	71%	-156,963,070	-154,510,389	-154,383,393	-152,098,863	-157,621,356	-155,011,548
45%	71%	-161,915,467	-159,165,157	-160,104,478	-157,354,169	-162,656,037	-160,845,048
50%	71%	-166,867,863	-163,811,963	-164,855,654	-161,799,754	-167,690,719	-165,678,590
100%	71%	-171,820,259	-169,280,029	-172,367,411	-168,295,619	-173,497,431	-171,015,122
10%	75%	-127,430,484	-126,906,018	-127,014,720	-126,496,944	-127,572,158	-127,158,407
15%	75%	-132,330,172	-131,540,907	-131,708,526	-130,917,261	-132,542,698	-131,919,409
20%	75%	-137,263,189	-136,193,624	-136,418,061	-135,348,498	-137,551,188	-136,706,061
25%	75%	-142,240,012	-140,096,860	-140,380,668	-138,880,668	-143,546,033	-142,546,033
30%	75%	-147,222,835	-145,618,487	-145,955,143	-144,350,798	-147,654,834	-146,387,142
35%	75%	-152,202,658	-150,330,919	-150,723,684	-148,851,946	-152,706,657	-151,227,683
40%	75%	-157,182,481	-155,043,351	-155,492,226	-153,353,095	-157,758,480	-156,058,224
45%	75%	-162,162,304	-159,756,783	-160,260,766	-157,854,244	-162,810,303	-160,906,756
50%	75%	-167,142,127	-164,468,214	-165,059,307	-162,355,394	-167,862,126	-166,749,306
10%	60%	-127,203,810	-126,372,366	-126,873,441	-126,045,107	-127,430,502	-127,097,890
15%	60%	-131,890,161	-130,721,336	-131,491,244	-130,228,420	-132,330,199	-131,631,282
20%	60%	-136,602,471	-135,052,746	-135,163,524	-134,447,523	-137,263,226	-136,367,163
25%	60%	-141,667,059	-140,527,929	-140,821,931	-138,682,801	-142,243,058	-141,397,930
30%	60%	-146,531,692	-144,964,735	-145,517,538	-142,980,581	-147,222,890	-146,206,737
35%	60%	-151,398,323	-148,401,542	-150,213,145	-147,218,362	-152,202,721	-151,010,513
40%	60%	-156,260,956	-152,838,347	-154,508,752	-151,486,143	-157,182,554	-155,830,350
45%	60%	-161,125,588	-157,275,154	-159,604,358	-155,753,924	-162,162,386	-160,641,156
50%	60%	-165,990,221	-161,711,960	-164,298,965	-160,021,705	-167,142,218	-165,451,963

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-294,196	-294,196	-294,196	-294,196	-294,196	-294,196
10%	71%	-29,903,271	-29,305,714	-29,507,788	-28,916,120	-30,065,193	-29,669,228
15%	71%	-414,775,973	-413,673,966	-414,182,025	-413,080,007	-415,188,858	-414,424,910
20%	71%	-1,19,680,240	-1,18,457,680	-1,18,875,357	-1,17,654,055	-1,20,009,383	-1,19,204,499
25%	71%	-224,632,638	-223,104,687	-223,626,533	-222,098,583	-225,044,065	-224,037,960
30%	71%	-229,585,034	-227,751,494	-228,377,708	-226,544,168	-230,078,747	-228,871,421
35%	71%	-234,537,430	-232,395,300	-233,128,894	-231,889,154	-235,113,429	-233,704,863
40%	71%	-239,489,827	-237,045,107	-237,880,060	-235,435,340	-240,148,111	-238,538,344
45%	71%	-244,442,224	-241,691,914	-242,631,235	-239,889,928	-245,182,793	-243,371,805
50%	71%	-249,394,620	-246,339,720	-247,382,411	-244,338,511	-250,217,476	-248,205,286
100%	71%	-254,347,016	-251,687,526	-252,133,587	-248,782,367	-255,252,159	-253,038,769
10%	75%	-19,957,241	-19,432,775	-19,541,477	-19,023,701	-19,098,923	-19,683,159
15%	75%	-114,855,929	-114,067,664	-114,233,283	-113,444,018	-115,069,453	-114,445,806
20%	75%	-119,789,946	-118,720,381	-119,044,819	-117,875,253	-120,077,945	-119,232,818
25%	75%	-124,769,769	-123,432,813	-123,713,360	-122,376,403	-125,129,768	-124,073,359
30%	75%	-129,749,592	-128,145,244	-128,481,900	-126,877,553	-130,181,591	-128,913,899
35%	75%	-134,729,415	-132,857,676	-133,250,441	-131,376,703	-135,233,414	-133,754,440
40%	75%	-139,709,238	-137,570,108	-138,018,983	-135,879,853	-140,285,237	-138,584,981
45%	75%	-144,689,061	-142,282,540	-142,787,523	-140,381,001	-145,337,060	-143,435,521
50%	75%	-149,668,884	-146,994,871	-147,596,064	-144,892,151	-150,389,882	-148,276,063
10%	60%	-29,750,577	-28,899,123	-29,400,198	-28,571,863	-29,957,259	-29,624,647
15%	60%	-114,516,918	-113,254,053	-114,018,001	-112,755,177	-114,856,956	-114,358,039
20%	60%	-119,329,183	-117,619,503	-118,653,081	-116,954,280	-119,789,983	-119,113,880
25%	60%	-124,193,816	-122,054,686	-123,348,688	-121,209,567	-124,769,814	-123,924,687
30%	60%	-129,058,449	-126,491,492	-128,044,296	-125,477,338	-129,749,947	-128,735,493
35%	60%	-133,923,080	-130,928,298	-132,739,902	-129,745,119	-134,729,478	-133,546,300
40%	60%	-138,787,713	-135,365,104	-137,435,508	-134,012,900	-139,709,311	-138,357,107
45%	60%	-143,652,346	-139,801,911	-143,131,107	-139,280,951	-144,689,143	-143,167,913
50%	60%	-148,516,978	-144,238,717	-146,826,722	-142,548,462	-149,668,975	-147,978,720

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 7

CIL Zone 3  
Value Area Med

No Units 450  
Site Area 2.61 Ha

Sales value inflation 0%  
Build cost inflation 0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£9,218,141	£9,218,141	£9,218,141	£9,218,141	£9,218,141	£9,218,141
10%	71%	£244,101	£780,333	£713,421	£1,249,853	£7,545	£476,865
15%	71%	£4,318,267	£3,500,708	£3,602,717	£2,785,214	£4,678,947	£3,963,363
20%	71%	£3,884,513	£7,794,510	£7,930,522	£6,840,518	£3,965,362	£8,411,371
25%	71%	£13,450,817	£12,088,312	£12,268,328	£10,895,823	£14,051,878	£12,859,389
30%	71%	£18,017,120	£16,352,114	£16,586,133	£14,851,128	£18,738,394	£17,307,407
35%	71%	£22,583,423	£20,615,918	£20,813,639	£19,008,433	£23,424,909	£21,755,425
40%	71%	£27,149,727	£24,879,720	£25,241,745	£23,061,737	£28,111,425	£26,203,443
45%	71%	£31,716,030	£29,263,522	£29,569,550	£27,117,042	£32,797,941	£30,651,460
50%	71%	£36,282,333	£33,557,324	£33,897,355	£31,172,347	£37,484,457	£35,099,479
100%	71%	£81,845,897	£76,456,350	£77,115,412	£71,725,984	£84,348,813	£79,570,658
10%	75%	£186,463	£655,667	£679,249	£1,148,452	£20,858	£472,263
15%	75%	£4,406,080	£3,690,766	£3,654,812	£2,939,497	£4,721,638	£3,970,369
20%	75%	£3,001,674	£8,407,921	£7,990,983	£7,046,230	£3,422,417	£8,429,726
25%	75%	£13,597,268	£12,405,077	£12,345,155	£11,152,963	£14,123,196	£12,871,083
30%	75%	£18,192,861	£16,762,232	£16,690,325	£15,259,696	£18,823,976	£17,321,440
35%	75%	£22,788,455	£21,116,387	£21,035,496	£19,286,428	£23,524,755	£21,771,796
40%	75%	£27,384,049	£25,476,547	£25,390,667	£23,473,161	£28,222,534	£26,222,155
45%	75%	£31,979,641	£29,833,697	£29,758,838	£27,579,893	£32,926,314	£30,672,510
50%	75%	£36,575,236	£34,190,852	£34,100,008	£31,686,626	£37,627,093	£35,122,866
60%	60%	£42,857,265	£39,729,265	£39,277,775	£37,573,005	£43,784	£40,1593
15%	60%	£4,037,024	£2,892,521	£3,436,010	£2,291,506	£4,541,916	£3,940,901
20%	60%	£8,509,599	£6,983,593	£7,708,246	£6,182,241	£9,182,787	£8,381,435
25%	60%	£12,982,174	£11,074,667	£11,980,463	£10,072,977	£13,823,660	£12,821,969
30%	60%	£17,454,747	£15,165,741	£15,227,719	£13,893,712	£18,464,531	£17,262,563
35%	60%	£21,927,323	£19,256,814	£19,256,814	£17,854,448	£23,105,404	£21,703,037
40%	60%	£26,399,898	£23,347,888	£24,787,193	£21,745,183	£27,746,276	£26,143,570
45%	60%	£30,872,473	£27,438,962	£29,089,320	£25,635,918	£32,387,148	£30,584,105
50%	60%	£35,345,048	£31,530,035	£33,341,666	£29,526,654	£37,028,020	£35,024,638

Residual Land values compared to benchmark land values  
Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£225,847,909	£225,847,909	£225,847,909	£225,847,909	£225,847,909	£225,847,909
10%	71%	£238,821,948	£238,285,718	£239,353,918	£238,818,398	£238,058,086	£238,988,686
15%	71%	£238,354,258	£238,268,758	£238,668,667	£237,961,254	£239,749,899	£239,029,499
20%	71%	£243,950,564	£242,860,560	£242,956,572	£241,908,569	£244,431,413	£243,477,422
25%	71%	£245,816,857	£247,154,363	£247,324,379	£245,961,878	£249,117,929	£247,925,440
30%	71%	£253,093,170	£251,438,195	£251,652,194	£250,617,178	£254,504,444	£253,458,455
35%	71%	£257,649,474	£255,741,588	£255,979,989	£254,072,484	£258,400,660	£256,821,475
40%	71%	£262,215,778	£260,035,770	£260,307,795	£258,127,788	£263,177,476	£261,289,494
45%	71%	£266,782,081	£264,329,573	£264,635,501	£262,183,092	£267,803,991	£266,717,511
50%	71%	£271,348,384	£268,623,375	£268,963,406	£266,238,899	£272,500,596	£270,169,516
100%	71%	£317,011,418	£311,561,400	£312,241,462	£306,791,445	£319,415,664	£314,645,709
10%	75%	£234,879,587	£234,410,394	£234,386,801	£233,917,599	£235,089,909	£234,593,788
15%	75%	£239,474,131	£238,758,817	£238,720,863	£238,058,545	£239,251,669	£238,765,649
20%	75%	£244,067,725	£243,113,972	£243,066,034	£242,112,280	£244,485,468	£243,486,777
25%	75%	£248,663,318	£247,471,127	£247,411,205	£246,210,014	£249,189,247	£247,937,134
30%	75%	£253,258,912	£251,828,283	£251,756,376	£250,525,745	£253,289,026	£252,387,499
35%	75%	£257,854,506	£255,184,438	£255,101,546	£254,432,479	£258,500,817	£256,631,847
40%	75%	£262,450,099	£260,542,592	£260,446,718	£258,539,211	£263,201,585	£261,288,204
45%	75%	£267,045,692	£264,899,748	£264,791,888	£262,645,944	£267,392,354	£265,738,251
50%	75%	£271,641,286	£269,258,901	£269,137,959	£266,753,678	£272,693,144	£270,189,917
10%	60%	£234,037,500	£233,886,785	£234,243,280	£233,492,555	£234,968,687	£234,574,458
15%	60%	£239,103,074	£237,958,571	£238,502,060	£237,357,557	£239,607,967	£239,006,951
20%	60%	£243,575,648	£242,049,944	£242,775,287	£241,248,292	£244,248,838	£243,447,486
25%	60%	£248,049,224	£246,149,534	£247,046,534	£245,198,029	£248,899,711	£247,968,009
30%	60%	£252,520,799	£250,231,792	£251,138,770	£249,029,762	£253,530,582	£252,328,553
35%	60%	£256,993,373	£254,322,895	£255,591,007	£252,920,498	£258,171,454	£256,709,988
40%	60%	£261,465,948	£258,413,999	£259,883,244	£256,811,234	£262,812,327	£261,239,601
45%	60%	£265,938,523	£262,505,013	£264,135,481	£260,701,969	£267,453,198	£265,650,155
50%	60%	£270,411,098	£266,596,038	£268,407,717	£264,592,705	£272,094,071	£270,059,689

Residual Land values compared to benchmark land values  
Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£178,853,518	£178,853,518	£178,853,518	£178,853,518	£178,853,518	£178,853,518
10%	71%	£188,657,589	£188,121,357	£188,188,269	£187,652,037	£188,804,145	£188,424,825
15%	71%	£193,219,898	£192,402,398	£192,504,407	£191,896,904	£193,589,537	£192,855,043
20%	71%	£197,786,207	£196,896,203	£197,000,212	£196,405,212	£198,271,052	£197,313,962
25%	71%	£202,352,507	£200,990,002	£201,160,016	£199,797,514	£202,953,569	£201,761,079
30%	71%	£206,918,810	£205,283,804	£205,487,823	£203,852,818	£207,640,084	£206,209,087
35%	71%	£211,485,113	£209,577,608	£209,815,629	£207,908,123	£212,326,598	£210,657,115
40%	71%	£216,051,417	£213,871,410	£214,143,435	£211,963,428	£217,013,116	£215,165,133
45%	71%	£220,617,720	£218,165,212	£218,471,240	£216,018,732	£221,699,631	£219,551,151
50%	71%	£225,184,024	£222,459,014	£222,799,045	£220,074,037	£226,386,147	£224,001,169
100%	71%	£270,747,057	£265,307,040	£265,627,055	£260,277,085	£272,251,203	£268,481,348
10%	75%	£188,715,227	£188,246,024	£188,222,441	£187,753,238	£188,922,548	£188,429,427
15%	75%	£193,307,770	£192,592,456	£192,556,503	£191,841,187	£193,623,328	£192,872,059
20%	75%	£197,903,365	£196,949,511	£196,907,673	£195,947,920	£198,324,108	£197,322,416
25%	75%	£202,498,959	£201,246,707	£201,246,653	£200,254,653	£203,024,598	£201,772,827
30%	75%	£207,094,551	£205,663,522	£205,592,015	£204,161,386	£207,725,666	£206,223,130
35%	75%	£211,690,145	£210,071,077	£209,937,186	£208,268,119	£212,428,446	£210,673,487
40%	75%	£216,285,739	£214,372,292	£214,372,292	£212,374,851	£217,123,125	£215,133,613
45%	75%	£220,881,332	£218,735,387	£218,627,528	£216,461,583	£221,828,004	£219,574,200
50%	75%	£225,476,926	£223,092,542	£223,072,698	£220,588,316	£226,528,794	£224,024,556
10%	60%	£188,473,148	£187,722,424	£188,078,919	£187,328,195	£188,804,326	£188,410,997
15%	60%	£192,938,711	£192,187,211	£192,337,700	£191,193,198	£193,442,500	£192,938,260
20%	60%	£197,411,289	£195,885,284	£196,009,937	£195,083,931	£198,084,478	£197,283,125
25%	60%	£201,883,864	£199,976,338	£200,882,174	£198,974,667	£202,725,450	£201,723,860
30%	60%	£206,356,439	£204,061,491	£205,154,469	£203,866,402	£207,369,221	£206,184,961
35%	60%	£210,829,013	£205,158,504	£209,450,546	£206,758,138	£212,007,094	£210,694,727
40%	60%	£215,301,588	£212,249,578	£213,698,883	£210,646,874	£216,647,666	£215,045,261
45%	60%	£219,774,163	£218,340,652	£219,771,720	£214,537,608	£221,288,338	£219,485,795
50%	60%	£224,246,738	£220,431,726	£222,243,356	£218,428,344	£225,929,711	£223,968,338

Residual Land values compared to benchmark land values  
Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£99,309,242	£99,309,242	£99,309,242	£99,309,242	£99,309,242	£99,309,242
10%	71%	£108,293,282	£107,747,861	£107,813,962	£107,277,311	£108,519,838	£108,059,819
15%	71%	£112,845,593	£112,028,091	£112,130,100	£111,512,598	£113,206,231	£112,490,737
20%	71%	£117,411,897	£116,321,894	£116,457,906	£115,867,902	£117,892,748	£116,938,755
25%	71%	£121,978,200	£120,615,996	£120,785,712	£119,423,207	£122,579,262	£121,386,773
30%	71%	£126,544,504	£124,909,499	£125,113,017	£122,478,512	£127,265,777	£125,634,791
35%	71%	£131,110,807	£129,203,301	£129,441,322	£127,533,817	£131,952,293	£130,282,808
40%	71%	£135,677,111	£133,497,104	£133,769,129	£131,589,121	£136,638,	

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£62,931,468	-£62,931,468	-£62,931,468	-£62,931,468	-£62,931,468	-£62,931,468
10%	71%	-£71,908,505	-£71,399,273	-£71,430,185	-£70,889,953	-£72,142,061	-£71,672,741
15%	71%	-£76,467,816	-£75,850,514	-£75,752,355	-£74,934,820	-£76,828,453	-£76,112,960
20%	71%	-£81,034,120	-£79,944,116	-£80,080,128	-£78,990,125	-£81,514,969	-£80,590,978
25%	71%	-£85,600,423	-£84,237,919	-£84,407,935	-£83,045,430	-£86,201,485	-£85,008,995
30%	71%	-£90,166,726	-£88,531,721	-£88,735,740	-£87,100,734	-£90,888,000	-£89,451,014
35%	71%	-£94,733,029	-£92,825,524	-£93,063,545	-£91,156,040	-£95,574,516	-£93,905,031
40%	71%	-£99,299,332	-£97,119,326	-£97,391,351	-£95,211,344	-£100,261,032	-£98,353,050
45%	71%	-£103,865,635	-£101,413,128	-£101,719,157	-£99,266,648	-£104,947,547	-£103,801,067
50%	71%	-£108,431,938	-£105,706,931	-£106,046,362	-£103,321,954	-£109,634,063	-£107,249,085
100%	71%	-£154,094,974	-£148,644,956	-£149,325,018	-£143,875,001	-£156,499,220	-£151,729,264
10%	75%	-£71,983,143	-£71,493,940	-£71,470,357	-£71,001,155	-£72,170,465	-£71,677,343
15%	75%	-£76,558,957	-£76,040,372	-£76,014,619	-£75,599,104	-£76,871,244	-£76,110,976
20%	75%	-£81,151,281	-£80,107,528	-£80,149,589	-£79,195,836	-£81,572,024	-£80,570,333
25%	75%	-£85,746,874	-£84,354,693	-£84,494,781	-£83,302,670	-£86,272,803	-£85,020,689
30%	75%	-£90,342,468	-£88,911,838	-£89,059,652	-£87,409,802	-£90,873,582	-£89,411,046
35%	75%	-£94,938,061	-£93,269,994	-£93,185,102	-£91,616,038	-£95,474,262	-£93,921,463
40%	75%	-£99,533,655	-£97,626,148	-£97,530,274	-£95,622,767	-£100,378,141	-£98,371,760
45%	75%	-£104,129,248	-£101,983,303	-£101,875,444	-£99,729,500	-£105,075,920	-£102,822,117
50%	75%	-£108,724,842	-£106,340,459	-£106,220,615	-£103,938,233	-£109,778,700	-£107,272,472
10%	60%	-£71,721,065	-£70,970,340	-£71,336,935	-£70,576,111	-£72,052,243	-£71,658,014
15%	60%	-£76,186,630	-£75,042,127	-£75,585,616	-£74,441,113	-£76,691,523	-£76,090,507
20%	60%	-£80,659,205	-£79,133,200	-£79,957,853	-£78,351,848	-£81,332,394	-£80,531,042
25%	60%	-£85,151,780	-£83,224,274	-£84,130,090	-£82,222,868	-£85,973,268	-£84,971,576
30%	60%	-£89,604,355	-£87,315,348	-£88,402,326	-£86,113,318	-£90,614,138	-£89,412,109
35%	60%	-£94,078,929	-£91,406,421	-£92,674,563	-£90,004,054	-£95,255,010	-£93,852,644
40%	60%	-£98,549,504	-£95,497,495	-£96,949,800	-£93,894,790	-£99,895,883	-£98,293,137
45%	60%	-£103,022,079	-£99,588,568	-£101,219,036	-£97,785,525	-£104,536,754	-£102,733,711
50%	60%	-£107,494,654	-£103,679,641	-£105,491,272	-£101,676,261	-£109,177,628	-£107,174,245

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£44,938,206	-£44,401,974	-£44,488,886	-£43,532,654	-£45,174,762	-£44,705,442
10%	71%	-£49,500,518	-£48,883,014	-£48,785,023	-£47,967,521	-£49,861,154	-£49,145,660
15%	71%	-£54,066,820	-£53,976,817	-£53,172,829	-£52,022,895	-£54,947,689	-£53,993,678
20%	71%	-£58,633,122	-£59,070,620	-£58,469,632	-£56,078,130	-£59,934,944	-£58,641,696
25%	71%	-£63,199,424	-£64,164,424	-£63,768,440	-£60,133,435	-£65,920,701	-£62,489,714
30%	71%	-£67,765,726	-£69,258,224	-£68,096,245	-£64,189,740	-£70,907,218	-£68,937,731
35%	71%	-£72,332,028	-£74,352,027	-£73,494,052	-£68,944,944	-£76,293,732	-£73,385,750
40%	71%	-£76,898,330	-£79,445,829	-£78,751,567	-£72,299,349	-£81,680,247	-£78,833,767
45%	71%	-£81,464,632	-£84,539,631	-£83,909,072	-£76,354,654	-£87,065,762	-£83,881,786
100%	71%	-£127,127,874	-£121,677,856	-£122,357,719	-£116,907,701	-£129,531,920	-£124,781,965
10%	75%	-£44,588,387	-£44,033,067	-£44,098,144	-£43,033,858	-£44,710,044	-£44,304,817
15%	75%	-£49,154,689	-£48,477,773	-£48,532,221	-£47,468,571	-£49,148,821	-£48,734,644
20%	75%	-£53,720,991	-£52,901,877	-£52,956,325	-£51,903,284	-£53,377,607	-£52,964,460
25%	75%	-£58,287,293	-£57,372,781	-£57,427,229	-£56,338,270	-£58,506,503	-£58,003,390
30%	75%	-£62,853,595	-£61,843,689	-£61,898,127	-£60,442,003	-£62,635,406	-£62,132,283
35%	75%	-£67,419,897	-£66,313,694	-£66,367,575	-£64,548,735	-£66,767,062	-£66,264,103
40%	75%	-£71,986,199	-£70,783,848	-£70,838,274	-£68,655,468	-£70,787,841	-£70,404,480
45%	75%	-£76,552,501	-£75,275,000	-£75,329,448	-£73,462,201	-£75,498,627	-£75,115,019
50%	75%	-£81,118,803	-£79,766,159	-£79,820,596	-£76,568,932	-£80,605,400	-£80,222,833
10%	60%	-£44,753,765	-£44,003,041	-£44,359,536	-£43,608,812	-£45,084,943	-£44,890,714
15%	60%	-£49,319,067	-£48,568,343	-£48,624,316	-£47,473,613	-£49,724,223	-£49,123,208
20%	60%	-£53,884,369	-£53,133,623	-£53,189,596	-£51,968,548	-£54,359,394	-£53,863,742
25%	60%	-£58,449,671	-£57,688,927	-£57,744,800	-£55,255,284	-£59,005,967	-£58,004,276
30%	60%	-£63,014,973	-£62,738,231	-£62,794,104	-£60,442,003	-£64,648,838	-£62,444,810
35%	60%	-£67,580,275	-£67,287,534	-£67,343,407	-£65,536,270	-£69,191,710	-£68,385,344
40%	60%	-£72,145,577	-£71,994,792	-£72,050,680	-£69,629,490	-£74,228,583	-£73,325,877
45%	60%	-£76,710,879	-£76,742,269	-£76,798,152	-£74,818,225	-£79,265,454	-£78,268,412
50%	60%	-£81,276,181	-£81,007,569	-£81,063,442	-£78,906,961	-£84,302,327	-£83,266,945

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£8,500,615	-£8,500,615	-£8,500,615	-£8,500,615	-£8,500,615	-£8,500,615
10%	71%	-£17,474,655	-£16,938,423	-£17,005,335	-£16,469,103	-£17,711,211	-£17,241,891
15%	71%	-£22,038,966	-£21,219,464	-£21,321,473	-£20,203,970	-£22,397,603	-£21,688,110
20%	71%	-£26,603,277	-£25,515,266	-£25,649,278	-£24,559,276	-£27,084,119	-£26,130,128
25%	71%	-£31,167,579	-£29,807,069	-£29,977,085	-£28,814,680	-£31,770,638	-£30,578,145
30%	71%	-£35,731,881	-£34,100,871	-£34,304,890	-£32,669,884	-£36,457,150	-£35,026,164
35%	71%	-£40,296,183	-£38,394,674	-£38,632,695	-£36,725,100	-£41,143,666	-£39,474,181
40%	71%	-£44,860,485	-£42,688,476	-£42,980,501	-£40,780,494	-£45,830,182	-£43,922,200
45%	71%	-£49,424,787	-£46,982,279	-£47,288,307	-£44,835,788	-£50,516,697	-£48,370,217
50%	71%	-£53,989,089	-£51,276,081	-£51,616,112	-£48,891,104	-£55,203,214	-£52,818,235
100%	71%	-£99,654,124	-£94,214,106	-£94,844,168	-£89,444,151	-£102,968,370	-£97,298,414
10%	75%	-£17,532,293	-£17,063,090	-£17,039,507	-£16,570,305	-£17,739,615	-£17,246,493
15%	75%	-£22,124,837	-£21,409,522	-£21,373,569	-£20,658,254	-£22,440,394	-£21,689,126
20%	75%	-£26,720,431	-£25,766,678	-£25,718,740	-£24,184,966	-£27,141,174	-£26,139,483
25%	75%	-£31,316,024	-£30,123,833	-£30,083,911	-£28,871,720	-£31,841,953	-£30,589,839
30%	75%	-£35,911,618	-£34,480,988	-£34,409,082	-£32,978,452	-£36,542,732	-£35,040,196
35%	75%	-£40,507,211	-£38,838,144	-£38,754,252	-£37,085,185	-£41,243,512	-£39,490,553
40%	75%	-£45,102,805	-£43,196,298	-£43,098,424	-£41,191,817	-£45,944,291	-£43,940,910
45%	75%	-£49,698,398	-£47,552,453	-£47,444,594	-£45,298,650	-£50,645,070	-£48,391,267
50%	75%	-£54,293,992	-£51,909,609	-£51,789,765	-£49,405,822	-£55,348,850	-£52,841,622
10%	60%	-£17,290,215	-£16,539,490	-£16,695,965	-£16,145,261	-£17,621,363	-£17,227,164
15%	60%	-£21,755,780	-£20,811,277	-£21,154,766	-£20,010,263	-£22,260,673	-£21,659,657
20%	60%	-£26,228,355	-£24,702,350	-£24,627,003	-£23,900,998	-£26,901,544	-£26,100,192
25%	60%	-£30,700,930	-£28,793,424	-£28,699,240	-£27,791,733	-£31,542,416	-£30,540,726
30%	60%	-£35,173,505	-£32,884,498	-£32,971,476	-£31,682,668	-£36,183,288	-£34,981,259
35%	60%	-£39,646,079	-£36,975,571	-£37,043,713	-£35,673,204	-£40,824,160	-£39,421,794
40%	60%	-£44,118,654	-£41,066,645	-£41,215,950	-£39,463,940	-£45,465,033	-£43,822,327
45%	60%	-£48,591,229	-£45,157,719	-£45,288,186	-£43,253,675	-£50,105,904	-£48,302,861
50%	60%	-£53,063,804	-£49,248,791	-£49,380,422	-£47,045,411	-£54,746,776	-£52,743,995

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

E27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-883,784,644	-883,784,644	-883,784,644	-883,784,644	-883,784,644	-883,784,644
10%	71%	-872,738,694	-872,202,452	-872,289,264	-871,753,132	-872,875,240	-872,855,920
15%	71%	-877,303,924	-876,453,202	-876,453,202	-875,167,898	-877,861,632	-876,945,136
20%	71%	-881,867,299	-880,777,295	-880,913,307	-879,823,303	-882,348,147	-881,394,156
25%	71%	-886,433,602	-885,071,097	-885,241,113	-883,878,809	-887,934,663	-886,842,174
30%	71%	-890,999,905	-889,394,899	-889,569,915	-887,933,913	-891,721,179	-890,280,182
35%	71%	-895,566,208	-893,658,703	-893,896,724	-891,589,218	-896,407,694	-894,739,210
40%	71%	-1,001,132,512	-997,952,505	-998,234,530	-996,044,522	-1,010,094,210	-999,186,228
45%	71%	-1,014,698,815	-1,012,246,307	-1,012,552,335	-1,010,999,827	-1,018,789,226	-1,018,634,245
50%	71%	-1,028,265,118	-1,026,540,109	-1,026,890,140	-1,024,155,132	-1,010,462,242	-1,008,062,264
100%	71%	-1,154,928,152	-1,149,478,135	-1,150,158,197	-1,144,708,179	-1,157,332,398	-1,152,562,443
15%	75%	-877,398,895	-876,673,951	-876,673,951	-875,922,268	-877,704,423	-876,953,154
20%	75%	-881,984,459	-881,050,706	-880,982,768	-880,026,015	-882,405,203	-881,403,511
25%	75%	-886,580,053	-885,387,862	-885,327,940	-884,135,748	-887,105,981	-886,853,868
30%	75%	-891,175,648	-889,745,017	-889,673,110	-888,242,481	-891,805,791	-890,304,225
35%	75%	-895,771,240	-894,102,172	-894,018,281	-892,349,213	-896,507,541	-894,754,581
40%	75%	-1,001,368,833	-998,459,327	-998,363,452	-996,455,946	-1,010,208,319	-999,204,938
45%	75%	-1,014,962,426	-1,012,816,482	-1,012,708,823	-1,010,962,678	-1,018,909,099	-1,018,655,295
50%	75%	-1,028,556,021	-1,026,173,887	-1,026,053,163	-1,024,069,411	-1,010,009,878	-1,008,185,851
10%	60%	-872,554,240	-871,805,919	-872,180,014	-871,409,290	-872,885,421	-872,401,192
15%	60%	-877,019,809	-875,875,306	-876,418,795	-875,274,291	-877,524,701	-876,923,686
20%	60%	-881,492,384	-879,966,378	-880,691,031	-879,185,026	-882,165,273	-881,354,220
25%	60%	-885,965,959	-884,053,453	-884,963,792	-883,053,782	-886,506,445	-885,204,938
30%	60%	-890,437,534	-888,148,526	-889,235,504	-887,946,497	-891,447,316	-890,245,268
35%	60%	-894,910,108	-892,239,599	-893,507,741	-892,837,233	-896,088,189	-894,885,822
40%	60%	-899,382,683	-896,330,673	-897,779,978	-894,727,968	-1,000,729,081	-898,126,355
45%	60%	-1,003,856,258	-1,000,424,747	-1,002,162,915	-998,618,703	-1,018,369,933	-1,016,566,835
50%	60%	-1,008,327,833	-1,004,512,820	-1,006,324,451	-1,002,509,439	-1,010,010,805	-1,008,007,423

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

E13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-434,947,898	-434,947,898	-434,947,898	-434,947,898	-434,947,898	-434,947,898
10%	71%	-434,947,898	-434,411,667	-434,478,578	-433,942,347	-435,184,455	-434,715,135
15%	71%	-439,510,209	-438,692,707	-438,794,716	-437,977,213	-439,870,848	-439,155,353
20%	71%	-444,076,513	-442,886,309	-443,122,521	-442,032,518	-444,857,362	-443,893,371
25%	71%	-448,642,816	-447,280,512	-447,460,328	-446,087,823	-448,243,876	-448,051,386
30%	71%	-453,209,119	-451,574,114	-451,778,133	-450,143,127	-453,300,383	-452,489,407
35%	71%	-457,775,423	-455,867,917	-456,105,938	-454,188,433	-458,816,809	-458,047,424
40%	71%	-462,341,727	-460,161,719	-460,433,144	-458,353,737	-463,333,425	-461,385,443
45%	71%	-466,908,030	-464,455,522	-464,781,550	-462,309,041	-467,989,940	-466,843,460
50%	71%	-471,474,333	-468,749,324	-469,089,355	-466,384,347	-472,676,457	-470,291,478
100%	71%	-517,137,367	-511,687,349	-512,267,211	-510,617,369	-519,547,813	-514,471,559
15%	75%	-438,536,336	-434,536,333	-434,536,333	-434,043,545	-436,212,816	-434,707,197
20%	75%	-443,098,080	-438,882,765	-438,846,812	-438,131,497	-439,913,637	-439,162,369
25%	75%	-447,659,824	-443,239,921	-443,191,383	-442,239,229	-444,614,417	-443,619,728
30%	75%	-452,221,568	-447,691,078	-447,590,154	-446,844,969	-448,315,196	-447,683,082
35%	75%	-456,784,312	-452,142,235	-452,182,326	-450,451,685	-454,015,975	-452,513,439
40%	75%	-461,347,056	-456,593,392	-456,227,495	-454,558,428	-458,716,759	-456,963,796
45%	75%	-465,910,800	-461,044,549	-460,672,647	-458,665,160	-463,417,534	-461,414,153
50%	75%	-470,474,544	-465,495,706	-465,127,807	-462,777,893	-468,118,313	-465,964,510
10%	60%	-434,763,458	-434,012,734	-434,369,229	-433,618,504	-435,094,636	-434,700,407
15%	60%	-439,329,023	-438,084,520	-438,628,009	-437,483,506	-439,738,916	-438,132,900
20%	60%	-443,894,588	-442,740,046	-443,314,241	-442,174,241	-444,374,737	-443,874,635
25%	60%	-448,460,153	-446,266,667	-447,172,483	-446,264,977	-449,015,660	-448,013,969
30%	60%	-453,025,718	-450,357,741	-451,444,719	-449,155,711	-453,665,231	-452,454,502
35%	60%	-457,591,283	-454,448,814	-455,715,666	-453,046,447	-458,297,403	-456,896,037
40%	60%	-462,156,848	-458,339,888	-459,989,193	-456,937,183	-462,938,276	-461,335,570
45%	60%	-466,722,413	-462,230,962	-464,281,430	-460,827,918	-467,579,147	-465,776,104
50%	60%	-471,287,978	-466,122,036	-468,583,665	-464,718,654	-472,220,020	-470,216,638

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

E6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-8,500,615	-8,500,615	-8,500,615	-8,500,615	-8,500,615	-8,500,615
10%	71%	-8,474,655	-8,469,323	-8,470,335	-8,465,003	-8,471,211	-8,471,211
15%	71%	-8,448,695	-8,443,363	-8,444,173	-8,439,970	-8,440,863	-8,440,863
20%	71%	-8,422,735	-8,418,403	-8,419,307	-8,415,275	-8,416,169	-8,416,169
25%	71%	-8,396,775	-8,393,443	-8,394,337	-8,390,573	-8,391,467	-8,391,467
30%	71%	-8,370,815	-8,368,483	-8,369,377	-8,365,871	-8,366,765	-8,366,765
35%	71%	-8,344,855	-8,343,523	-8,344,417	-8,341,169	-8,342,063	-8,342,063
40%	71%	-8,318,895	-8,317,563	-8,318,457	-8,316,215	-8,317,109	-8,317,109
45%	71%	-8,292,935	-8,291,603	-8,292,497	-8,290,243	-8,291,137	-8,291,137
50%	71%	-8,266,975	-8,265,643	-8,266,541	-8,264,287	-8,265,181	-8,265,181
100%	71%	-8,216,015	-8,214,683	-8,215,577	-8,213,323	-8,214,217	-8,214,217
15%	75%	-8,448,695	-8,443,363	-8,444,173	-8,440,863	-8,441,757	-8,441,757
20%	75%	-8,422,735	-8,418,403	-8,423,297	-8,420,595	-8,421,489	-8,421,489
25%	75%	-8,396,775	-8,393,443	-8,397,337	-8,394,635	-8,395,529	-8,395,529
30%	75%	-8,370,815	-8,368,483	-8,371,377	-8,368,671	-8,369,565	-8,369,565
35%	75%	-8,344,855	-8,343,523	-8,345,081	-8,342,771	-8,343,665	-8,343,665
40%	75%	-8,318,895	-8,317,563	-8,319,017	-8,316,707	-8,317,601	-8,317,601
45%	75%	-8,292,935	-8,291,603	-8,292,661	-8,290,351	-8,291,245	-8,291,245
50%	75%	-8,266,975	-8,265,643	-8,267,177	-8,264,867	-8,265,761	-8,265,761
10%	60%	-8,474,655	-8,469,323	-8,470,335	-8,465,003	-8,471,211	-8,471,211
15%	60%	-8,448,695	-8,443,363	-8,444,173	-8,440,863	-8,441,757	-8,441,757
20%	60%	-8,422,735	-8,418,403	-8,423,297	-8,420,595	-8,421,489	-8,421,489
25%	60%	-8,396,775	-8,393,443	-8,397,337	-8,394,635	-8,395,529	-8,395,529
30%	60%	-8,370,815	-8,368,483	-8,371,377	-8,368,671	-8,369,565	-8,369,565
35%	60%	-8,344,855	-8,343,523	-8,345,081	-8,342,771	-8,343,665	-8,343,665
40%	60%	-8,318,895	-8,317,563	-8,319,017	-8,316,707	-8,317,601	-8,317,601
45%	60%	-8,292,935	-8,291,603	-8,292,661	-8,290,351	-8,291,245	-8,291,245
50%	60%	-8,266,975	-8,265,643	-8,267,177	-8,264,867	-8,265,761	-8,265,761

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 7

CIL Zone 3  
Value Area Low

No Units 450  
Site Area 2.61 Ha

Sales value inflation 0%  
Build cost inflation 0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£3,320,403	-£3,320,403	-£3,320,403	-£3,320,403	-£3,320,403	-£3,320,403
10%	71%	-£11,294,730	-£10,845,995	-£10,705,904	-£10,260,169	-£11,663,521	-£11,074,695
15%	71%	-£15,281,859	-£14,614,292	-£14,398,653	-£13,730,052	-£15,635,062	-£14,961,242
20%	71%	-£19,269,057	-£18,377,588	-£18,051,404	-£17,199,936	-£20,506,641	-£18,828,998
25%	71%	-£23,256,220	-£22,141,885	-£21,784,155	-£20,669,819	-£24,178,200	-£22,706,135
30%	71%	-£27,243,384	-£25,906,180	-£25,476,305	-£24,139,702	-£28,349,761	-£26,583,281
35%	71%	-£31,230,548	-£29,670,477	-£29,369,656	-£27,609,866	-£32,521,320	-£30,460,438
40%	71%	-£35,217,711	-£33,434,774	-£32,862,406	-£31,079,649	-£36,692,879	-£34,337,574
45%	71%	-£39,204,875	-£37,199,070	-£36,555,157	-£34,549,352	-£40,864,439	-£38,214,721
50%	71%	-£43,192,039	-£40,963,367	-£40,247,907	-£38,019,055	-£45,035,999	-£42,091,868
100%	71%	-£83,083,874	-£78,836,331	-£77,175,412	-£72,718,989	-£86,751,955	-£80,863,333
10%	75%	-£11,358,902	-£10,968,884	-£10,740,634	-£10,350,617	-£11,681,599	-£11,063,327
15%	75%	-£15,376,151	-£14,793,124	-£14,450,749	-£13,865,724	-£15,862,191	-£14,934,789
20%	75%	-£19,397,611	-£18,617,365	-£18,160,865	-£17,380,831	-£20,342,767	-£18,806,262
25%	75%	-£23,416,650	-£22,441,607	-£21,870,981	-£20,695,938	-£24,223,383	-£22,677,714
30%	75%	-£27,435,899	-£26,265,847	-£25,581,097	-£24,411,045	-£28,403,979	-£26,549,177
35%	75%	-£31,455,149	-£30,090,088	-£29,291,213	-£27,326,152	-£32,584,575	-£30,420,638
40%	75%	-£35,474,398	-£33,914,329	-£33,001,329	-£31,441,259	-£36,765,171	-£34,292,130
45%	75%	-£39,493,648	-£37,738,569	-£36,711,445	-£34,956,366	-£40,945,768	-£38,163,563
50%	75%	-£43,512,897	-£41,562,810	-£40,421,560	-£38,471,473	-£45,126,364	-£42,035,026
60%	60%	-£11,089,380	-£10,683,342	-£10,594,755	-£10,170,337	-£11,505,688	-£11,111,075
15%	60%	-£14,073,868	-£14,037,826	-£14,231,947	-£13,295,905	-£15,748,331	-£15,006,411
20%	60%	-£18,858,356	-£17,610,300	-£17,869,129	-£16,621,073	-£19,890,974	-£18,901,747
25%	60%	-£22,742,845	-£21,182,775	-£21,506,310	-£19,946,240	-£24,033,617	-£22,797,083
30%	60%	-£26,627,333	-£24,755,249	-£25,143,491	-£23,271,407	-£28,176,250	-£26,692,418
35%	60%	-£30,511,822	-£28,327,724	-£28,780,673	-£26,596,575	-£32,318,903	-£30,587,574
40%	60%	-£34,396,311	-£31,900,199	-£32,417,855	-£29,921,743	-£36,461,546	-£34,483,090
45%	60%	-£38,280,799	-£35,472,673	-£36,055,336	-£33,246,910	-£40,604,190	-£38,378,426
50%	60%	-£42,165,288	-£39,045,147	-£39,692,217	-£36,572,077	-£44,746,833	-£42,273,762

Residual Land values compared to benchmark land values

£90,000,000

Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£238,388,453	-£238,388,453	-£238,388,453	-£238,388,453	-£238,388,453	-£238,388,453
10%	71%	-£248,785,946	-£245,771,254	-£245,771,254	-£245,771,254	-£248,785,946	-£248,785,946
15%	71%	-£250,347,844	-£240,679,342	-£240,679,342	-£248,785,946	-£250,347,844	-£250,347,844
20%	71%	-£254,335,107	-£235,443,639	-£235,443,639	-£252,265,886	-£255,072,692	-£253,836,039
25%	71%	-£258,322,271	-£230,207,935	-£230,207,935	-£255,735,870	-£259,244,251	-£257,772,186
30%	71%	-£262,309,434	-£224,972,231	-£224,972,231	-£259,205,854	-£263,415,811	-£261,200,711
35%	71%	-£266,296,598	-£219,736,528	-£219,736,528	-£262,676,837	-£267,587,371	-£265,526,476
40%	71%	-£270,283,761	-£214,500,824	-£214,500,824	-£266,145,819	-£271,758,930	-£269,403,625
45%	71%	-£274,270,925	-£209,265,121	-£209,265,121	-£269,615,803	-£275,930,489	-£271,280,771
50%	71%	-£278,258,089	-£204,029,418	-£204,029,418	-£273,086,787	-£280,102,048	-£275,157,919
100%	71%	-£318,129,724	-£31,672,381	-£31,672,381	-£307,784,119	-£321,817,645	-£315,929,383
10%	75%	-£245,424,952	-£245,034,934	-£245,034,934	-£245,416,667	-£245,747,645	-£245,129,377
15%	75%	-£250,444,202	-£240,869,175	-£240,869,175	-£248,881,174	-£250,214,174	-£249,593,331
20%	75%	-£254,463,451	-£235,683,416	-£235,683,416	-£252,448,681	-£255,108,638	-£253,872,302
25%	75%	-£258,482,701	-£230,507,657	-£230,507,657	-£255,961,868	-£259,289,434	-£257,743,765
30%	75%	-£262,501,950	-£225,331,898	-£225,331,898	-£259,477,095	-£263,470,030	-£261,515,227
35%	75%	-£266,521,200	-£220,156,139	-£220,156,139	-£262,992,402	-£267,651,626	-£265,486,669
40%	75%	-£270,540,449	-£214,980,379	-£214,980,379	-£266,507,310	-£271,831,222	-£269,358,151
45%	75%	-£274,559,699	-£209,804,620	-£209,804,620	-£270,022,417	-£276,011,818	-£273,229,614
50%	75%	-£278,578,948	-£204,628,861	-£204,628,861	-£273,537,524	-£280,192,414	-£277,101,036
10%	60%	-£246,155,430	-£245,531,403	-£245,531,403	-£245,680,788	-£246,671,739	-£246,177,125
15%	60%	-£250,039,919	-£240,355,643	-£240,355,643	-£249,297,998	-£250,814,382	-£250,072,461
20%	60%	-£253,924,407	-£235,179,884	-£235,179,884	-£252,887,123	-£254,957,025	-£253,987,797
25%	60%	-£257,808,895	-£230,004,125	-£230,004,125	-£256,477,248	-£259,098,668	-£257,963,134
30%	60%	-£261,693,384	-£224,828,366	-£224,828,366	-£260,069,373	-£263,242,311	-£261,758,489
35%	60%	-£265,577,873	-£219,652,607	-£219,652,607	-£263,662,500	-£267,394,954	-£265,693,805
40%	60%	-£269,462,361	-£214,476,848	-£214,476,848	-£267,259,625	-£271,547,597	-£269,549,141
45%	60%	-£273,346,849	-£209,301,089	-£209,301,089	-£270,852,750	-£275,700,241	-£273,444,477
50%	60%	-£277,231,339	-£204,125,330	-£204,125,330	-£274,445,875	-£279,852,883	-£277,339,813

Residual Land values compared to benchmark land values

£72,325,000

Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£192,222,093	-£192,222,093	-£192,222,093	-£192,222,093	-£192,222,093	-£192,222,093
10%	71%	-£200,196,420	-£189,750,685	-£189,750,685	-£199,607,594	-£200,585,211	-£199,976,386
15%	71%	-£204,183,593	-£185,574,982	-£185,574,982	-£202,831,743	-£204,736,772	-£203,853,532
20%	71%	-£208,170,766	-£181,399,279	-£181,399,279	-£206,056,894	-£208,888,261	-£207,970,679
25%	71%	-£212,157,910	-£177,223,576	-£177,223,576	-£209,282,043	-£213,039,750	-£211,607,325
30%	71%	-£216,145,054	-£173,047,873	-£173,047,873	-£212,507,192	-£217,191,241	-£215,134,879
35%	71%	-£220,132,237	-£168,872,170	-£168,872,170	-£215,732,341	-£221,342,732	-£218,662,434
40%	71%	-£224,119,420	-£164,696,467	-£164,696,467	-£218,957,490	-£225,494,223	-£222,189,989
45%	71%	-£228,106,603	-£160,520,764	-£160,520,764	-£222,182,639	-£229,645,714	-£226,117,544
50%	71%	-£232,093,786	-£156,345,061	-£156,345,061	-£225,407,788	-£233,797,205	-£230,145,099
100%	71%	-£271,965,361	-£26,179,204	-£26,179,204	-£269,786,157	-£283,958,285	-£280,785,923
10%	75%	-£200,260,592	-£199,870,574	-£199,870,574	-£199,842,325	-£200,583,280	-£199,965,017
15%	75%	-£204,279,841	-£195,694,815	-£195,694,815	-£202,767,414	-£204,763,881	-£203,836,479
20%	75%	-£208,299,090	-£191,519,056	-£191,519,056	-£205,692,503	-£208,944,477	-£207,907,942
25%	75%	-£212,318,339	-£187,343,297	-£187,343,297	-£208,617,592	-£213,125,069	-£211,979,494
30%	75%	-£216,337,588	-£183,167,538	-£183,167,538	-£211,542,681	-£217,307,661	-£215,450,867
35%	75%	-£220,356,837	-£179,001,779	-£179,001,779	-£214,467,770	-£221,489,253	-£219,322,328
40%	75%	-£224,376,086	-£174,826,020	-£174,826,020	-£217,392,859	-£225,670,845	-£223,194,883
45%	75%	-£228,395,335	-£170,650,261	-£170,650,261	-£220,317,948	-£229,862,437	-£227,065,252
50%	75%	-£232,414,584	-£166,474,502	-£166,474,502	-£223,243,037	-£234,054,029	-£230,936,716
10%	60%	-£199,997,070	-£199,307,042	-£199,307,042	-£198,872,427	-£200,507,379	-£200,012,765
15%	60%	-£203,876,559	-£195,131,283	-£195,131,283	-£202,019,586	-£204,650,870	-£203,145,251
20%	60%	-£207,760,046	-£190,965,524	-£190,965,524	-£205,162,695	-£208,792,664	-£207,803,437
25%	60%	-£211,644,535	-£186,800,765	-£186,800,765	-£208,314,800	-£212,935,057	-£211,698,773
30%	60%	-£215,529,024	-£182,635,006	-£182,635,006	-£211,466,905	-£217,077,450	-£215,594,166
35%	60%	-£219,413,513	-£178,469,247	-£178,469,247	-£214,619,010	-£221,220,553	-£219,489,444
40%	60%	-£223,298,001	-£174,303,488	-£174,303,488	-£217,771,115	-£225,363,238	-£223,384,780
45%	60%	-£227,182,490	-£170,137,729	-£170,137,729	-£220,923,220	-£229,505,890	-£227,290,116
50%	60%	-£231,066,979	-£165,971,970	-£165,971,970	-£224,075,325	-£233,648,523	-£231,195,462

Residual Land values compared to benchmark land values

£41,552,000

Benchmark Z1 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£111,847,786	-£111,847,786	-£111,847,786	-£111,847,786	-£111,847,786	-£111,847,786
10%	71%	-£118,822,113	-£110,376,379	-£110,376,379	-£118,233,285	-£119,190,055	-£118,020,079
15%	71%	-£123,809,277	-£107,900,676	-£107,900,676	-£122,257,437	-£124,362,465	-£123,479,226
20%	71%	-£127,796,440	-£105,424,973	-£105,424,973	-£126,281,589	-£128,482,954	-£127,356,372
25%	71%	-£131,783,604	-£102,949,270	-£102,949,270	-£130,305,741	-£132,603,443	-£131,233,519
30%	71%	-£135,770,767	-£100,473,567	-£100,473,567	-£134,329,893	-£136,723,932	-£135,110,665
35%	71%	-£139,757,931	-£98,000,864	-£98,000,864	-£138,354,045	-£140,844,421	-£138,987,812
4							

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£75,470,009	-£75,470,009	-£75,470,009	-£75,470,009	-£75,470,009	-£75,470,009
10%	71%	-£83,444,330	-£93,999,091	-£92,265,910	-£92,469,776	-£93,913,179	-£93,224,393
15%	71%	-£87,431,900	-£96,762,898	-£96,548,260	-£96,879,869	-£97,984,688	-£97,101,448
20%	71%	-£91,418,663	-£99,527,195	-£99,241,010	-£99,549,642	-£101,156,247	-£99,979,595
25%	71%	-£95,405,827	-£102,291,491	-£102,033,761	-£102,319,426	-£103,527,807	-£102,855,741
30%	71%	-£99,392,990	-£105,055,787	-£104,786,512	-£104,999,309	-£106,469,377	-£105,732,888
35%	71%	-£103,380,154	-£107,820,084	-£107,516,262	-£107,759,192	-£109,670,626	-£108,610,034
40%	71%	-£107,367,317	-£110,584,380	-£110,312,013	-£110,523,078	-£112,842,486	-£111,487,181
45%	71%	-£111,354,482	-£113,348,677	-£113,086,764	-£113,298,859	-£115,504,045	-£114,364,327
50%	71%	-£115,341,646	-£116,112,974	-£115,857,913	-£116,168,946	-£117,165,606	-£116,241,475
100%	71%	-£155,213,280	-£150,755,937	-£149,325,016	-£144,867,675	-£158,901,201	-£153,012,939
10%	75%	-£83,508,508	-£83,118,490	-£82,890,241	-£82,500,223	-£83,831,201	-£83,212,933
15%	75%	-£87,527,759	-£86,942,731	-£86,690,366	-£86,415,330	-£87,911,797	-£87,094,396
20%	75%	-£91,547,007	-£90,766,972	-£90,510,472	-£90,230,437	-£91,192,393	-£90,955,858
25%	75%	-£95,566,256	-£94,591,213	-£94,320,588	-£94,045,544	-£95,372,990	-£94,827,321
30%	75%	-£99,585,505	-£98,415,454	-£97,730,713	-£97,450,651	-£98,553,586	-£98,098,763
35%	75%	-£103,604,754	-£102,239,694	-£101,440,819	-£101,176,758	-£104,234,182	-£102,570,245
40%	75%	-£107,624,003	-£106,063,935	-£105,150,935	-£103,590,885	-£108,914,778	-£106,441,707
45%	75%	-£111,643,252	-£109,898,176	-£108,861,051	-£107,105,972	-£113,095,374	-£110,313,170
50%	75%	-£115,662,501	-£113,724,416	-£112,511,166	-£110,921,079	-£117,275,973	-£114,194,852
10%	60%	-£83,238,984	-£82,614,958	-£82,744,372	-£82,120,344	-£83,755,295	-£83,260,681
15%	60%	-£87,123,474	-£86,187,432	-£86,381,554	-£85,445,512	-£87,897,938	-£87,198,017
20%	60%	-£91,007,963	-£89,793,907	-£89,018,735	-£88,770,679	-£92,040,581	-£91,051,353
25%	60%	-£94,892,452	-£93,352,191	-£92,652,916	-£92,095,846	-£94,163,224	-£93,346,689
30%	60%	-£98,776,940	-£96,904,856	-£97,293,098	-£95,421,014	-£100,325,867	-£98,842,024
35%	60%	-£102,661,429	-£100,473,330	-£100,930,290	-£98,746,181	-£104,468,510	-£102,737,360
40%	60%	-£106,545,917	-£104,049,895	-£104,567,461	-£102,891,349	-£108,611,153	-£106,392,897
45%	60%	-£110,430,405	-£107,622,279	-£108,204,642	-£105,366,517	-£112,753,796	-£110,528,033
50%	60%	-£114,314,894	-£111,194,753	-£111,841,824	-£108,721,684	-£116,866,439	-£114,453,393

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£56,477,036	-£56,031,302	-£55,888,211	-£55,442,476	-£56,845,828	-£56,257,002
10%	71%	-£60,464,200	-£59,795,598	-£59,580,960	-£59,312,380	-£61,017,389	-£60,134,149
15%	71%	-£64,451,063	-£63,559,895	-£63,273,711	-£62,992,242	-£65,185,949	-£64,011,295
20%	71%	-£68,437,926	-£67,324,192	-£67,028,457	-£66,750,126	-£69,359,444	-£68,188,444
25%	71%	-£72,424,789	-£71,088,487	-£70,782,212	-£70,522,009	-£73,532,067	-£72,165,588
30%	71%	-£76,411,652	-£74,852,784	-£74,351,963	-£74,178,893	-£77,703,627	-£76,642,735
35%	71%	-£80,398,515	-£78,617,081	-£78,044,713	-£77,861,776	-£81,875,188	-£80,519,881
40%	71%	-£84,385,378	-£82,381,377	-£81,737,464	-£81,251,659	-£86,045,745	-£84,307,027
45%	71%	-£88,372,241	-£86,145,674	-£85,430,213	-£83,201,642	-£90,216,306	-£87,274,175
50%	71%	-£92,359,104	-£89,909,970	-£89,257,719	-£87,900,378	-£94,387,867	-£92,045,540
10%	75%	-£60,560,458	-£59,975,431	-£59,633,056	-£59,048,030	-£61,044,459	-£60,117,096
15%	75%	-£64,547,321	-£63,739,772	-£63,343,172	-£62,563,137	-£65,225,094	-£63,988,558
20%	75%	-£68,534,184	-£67,536,113	-£67,053,286	-£66,078,245	-£69,405,699	-£67,860,021
25%	75%	-£72,521,047	-£71,334,454	-£70,763,404	-£69,563,252	-£73,587,304	-£71,743,613
30%	75%	-£76,507,910	-£75,136,795	-£74,473,520	-£73,108,459	-£77,768,912	-£75,602,945
35%	75%	-£80,494,773	-£78,939,136	-£78,183,536	-£76,823,566	-£81,947,478	-£79,474,408
40%	75%	-£84,481,636	-£82,741,477	-£81,893,751	-£80,138,673	-£86,128,074	-£83,345,870
45%	75%	-£88,468,499	-£86,543,818	-£85,603,966	-£83,653,780	-£90,308,670	-£87,217,333
50%	75%	-£92,455,362	-£90,346,159	-£89,414,175	-£87,168,984	-£94,489,276	-£91,088,886
10%	60%	-£56,271,687	-£55,647,659	-£55,777,072	-£55,153,044	-£56,787,995	-£56,293,381
15%	60%	-£60,156,175	-£59,220,133	-£59,414,254	-£58,476,212	-£60,830,636	-£60,168,718
20%	60%	-£64,040,663	-£62,792,611	-£62,951,435	-£61,803,978	-£63,882,281	-£63,064,054
25%	60%	-£67,925,152	-£66,365,082	-£66,688,617	-£65,128,547	-£66,215,924	-£65,797,390
30%	60%	-£71,809,640	-£70,037,556	-£70,325,798	-£68,453,714	-£73,558,567	-£71,874,725
35%	60%	-£75,694,128	-£73,510,030	-£73,982,980	-£71,778,981	-£77,601,210	-£75,770,981
40%	60%	-£79,578,617	-£77,082,505	-£77,600,161	-£75,104,050	-£81,643,853	-£79,665,397
45%	60%	-£83,463,105	-£80,654,980	-£81,237,343	-£78,429,217	-£85,786,497	-£83,560,733
50%	60%	-£87,347,593	-£84,227,454	-£84,874,524	-£81,756,384	-£89,929,140	-£87,456,069

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£21,039,159	-£21,039,159	-£21,039,159	-£21,039,159	-£21,039,159	-£21,039,159
10%	71%	-£29,013,486	-£28,567,751	-£28,424,660	-£28,279,926	-£29,382,278	-£28,793,452
15%	71%	-£33,000,650	-£32,332,048	-£32,117,470	-£31,448,809	-£33,553,836	-£32,670,598
20%	71%	-£36,987,813	-£36,096,345	-£35,610,161	-£34,918,892	-£37,725,397	-£36,547,745
25%	71%	-£40,974,977	-£39,860,641	-£39,502,911	-£38,388,576	-£41,896,957	-£40,424,891
30%	71%	-£44,962,140	-£43,624,937	-£43,195,662	-£41,858,459	-£46,068,517	-£44,302,038
35%	71%	-£48,949,303	-£47,389,234	-£46,989,412	-£45,328,343	-£50,240,077	-£48,179,184
40%	71%	-£52,936,467	-£51,153,530	-£50,581,163	-£48,798,225	-£54,411,636	-£52,056,331
45%	71%	-£56,923,630	-£54,917,827	-£54,273,914	-£52,268,109	-£58,583,195	-£55,933,477
50%	71%	-£60,910,793	-£58,682,124	-£57,965,663	-£55,737,992	-£62,754,756	-£60,810,625
100%	71%	-£100,765,430	-£96,320,067	-£94,994,188	-£90,436,826	-£104,470,351	-£98,980,069
10%	75%	-£29,077,658	-£28,687,640	-£28,459,391	-£28,069,373	-£29,400,351	-£28,782,083
15%	75%	-£33,064,821	-£32,511,881	-£32,169,506	-£31,584,480	-£33,580,947	-£32,653,546
20%	75%	-£37,051,984	-£36,336,122	-£35,879,622	-£35,099,587	-£37,761,544	-£36,525,008
25%	75%	-£41,039,147	-£40,160,363	-£39,589,738	-£38,614,694	-£41,942,140	-£40,396,471
30%	75%	-£45,026,310	-£43,984,604	-£43,299,854	-£42,129,801	-£46,122,739	-£44,267,933
35%	75%	-£49,013,473	-£47,808,844	-£47,099,969	-£45,844,908	-£50,303,332	-£48,139,395
40%	75%	-£52,999,636	-£51,633,085	-£50,710,085	-£49,160,015	-£54,484,928	-£52,010,657
45%	75%	-£56,985,799	-£55,457,326	-£54,430,201	-£52,675,122	-£58,664,524	-£55,882,320
50%	75%	-£60,971,962	-£59,281,568	-£58,140,316	-£56,190,229	-£62,844,120	-£59,753,782
10%	60%	-£29,808,136	-£29,184,186	-£29,313,522	-£27,689,494	-£29,324,455	-£28,929,831
15%	60%	-£33,794,300	-£33,169,350	-£33,292,658	-£31,014,662	-£33,467,085	-£32,725,167
20%	60%	-£37,779,464	-£36,994,591	-£37,127,816	-£34,849,830	-£37,609,731	-£36,620,503
25%	60%	-£41,764,628	-£40,818,832	-£40,652,066	-£37,664,996	-£41,752,374	-£40,515,839
30%	60%	-£45,749,792	-£44,643,073	-£44,485,248	-£40,890,164	-£45,895,017	-£44,411,174
35%	60%	-£49,734,956	-£48,467,314	-£48,316,430	-£44,315,331	-£50,027,660	-£48,306,511
40%	60%	-£53,719,120	-£52,291,555	-£52,147,612	-£47,840,499	-£54,180,302	-£52,201,847
45%	60%	-£57,704,284	-£56,115,796	-£55,978,792	-£50,965,667	-£58,322,846	-£56,097,183
50%	60%	-£61,689,448	-£59,940,037	-£59,810,974	-£54,290,834	-£62,465,959	-£59,856,519

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£76,303,188	-£76,303,188	-£76,303,188	-£76,303,188	-£76,303,188	-£76,303,188
10%	71%	-£84,277,515	-£83,831,780	-£83,688,689	-£83,242,954	-£84,646,306	-£84,057,481
15%	71%	-£88,264,978	-£87,265,077	-£87,281,438	-£86,712,838	-£88,517,867	-£87,834,627
20%	71%	-£92,251,842	-£91,360,373	-£91,074,189	-£90,182,721	-£92,889,428	-£91,811,773
25%	71%	-£96,239,005	-£95,124,670	-£94,786,940	-£93,652,604	-£97,160,985	-£95,688,920
30%	71%	-£100,226,169	-£98,889,965	-£98,459,695	-£97,122,487	-£101,333,548	-£99,256,968
35%	71%	-£104,213,332	-£102,653,262	-£102,162,441	-£100,592,371	-£105,504,105	-£103,443,213
40%	71%	-£108,200,496	-£106,417,559	-£105,845,191	-£104,062,254	-£109,675,664	-£107,320,359
45%	71%	-£112,187,660	-£110,181,856	-£109,537,942	-£107,532,137	-£113,847,224	-£111,197,508
50%	71%	-£116,174,824	-£113,946,152	-£113,230,692	-£111,002,020	-£118,018,784	-£115,074,653
100%	71%	-£156,046,459	-£151,589,116	-£150,158,197	-£145,700,854	-£159,734,380	-£153,846,118
15%	75%	-£89,369,638	-£87,773,908	-£87,433,534	-£86,849,308	-£88,944,976	-£87,917,574
10%	75%	-£84,341,687	-£83,951,669	-£83,723,419	-£83,333,402	-£84,864,380	-£84,049,112
20%	75%	-£92,380,186	-£91,600,150	-£91,143,650	-£90,363,616	-£93,025,572	-£91,789,037
25%	75%	-£96,399,435	-£95,424,392	-£94,853,766	-£93,876,723	-£97,206,168	-£95,690,499
30%	75%	-£100,419,685	-£99,248,632	-£98,583,892	-£97,293,890	-£101,389,764	-£99,831,862
35%	75%	-£104,439,934	-£103,072,875	-£102,273,988	-£100,809,937	-£105,593,560	-£103,463,425
40%	75%	-£108,457,184	-£106,897,114	-£105,984,114	-£104,424,044	-£109,747,856	-£107,274,886
45%	75%	-£112,476,433	-£110,721,354	-£109,694,230	-£107,939,151	-£113,928,553	-£111,146,348
50%	75%	-£116,495,682	-£114,545,595	-£113,404,345	-£111,454,258	-£118,109,148	-£115,178,811
10%	60%	-£84,072,165	-£83,448,137	-£83,577,550	-£82,953,522	-£84,588,473	-£84,003,860
15%	60%	-£87,956,653	-£87,020,611	-£87,214,732	-£86,278,690	-£88,731,116	-£87,989,196
20%	60%	-£91,841,141	-£90,593,085	-£90,851,914	-£89,603,858	-£92,873,759	-£91,894,532
25%	60%	-£95,725,629	-£94,169,025	-£94,489,025	-£93,292,815	-£97,016,402	-£95,779,968
30%	60%	-£99,610,118	-£97,738,034	-£98,126,276	-£96,254,192	-£101,159,045	-£99,675,203
35%	60%	-£103,494,608	-£101,310,509	-£101,763,458	-£99,579,360	-£105,307,888	-£103,570,339
40%	60%	-£107,379,098	-£104,882,984	-£105,800,946	-£102,904,528	-£109,444,331	-£107,465,875
45%	60%	-£111,263,584	-£108,455,468	-£109,037,921	-£106,224,665	-£113,586,918	-£111,361,215
50%	60%	-£115,148,073	-£112,027,932	-£112,675,002	-£109,554,862	-£117,729,618	-£115,256,547

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£38,151,594	-£38,151,594	-£38,151,594	-£38,151,594	-£38,151,594	-£38,151,594
10%	71%	-£46,486,729	-£46,040,984	-£45,897,303	-£45,452,169	-£46,855,521	-£46,266,695
15%	71%	-£50,473,893	-£49,805,291	-£49,590,653	-£48,922,052	-£51,027,081	-£50,143,842
20%	71%	-£54,461,058	-£53,569,588	-£53,283,404	-£52,391,936	-£55,198,641	-£54,020,988
25%	71%	-£58,448,223	-£57,333,884	-£56,976,154	-£55,861,819	-£59,370,200	-£57,898,135
30%	71%	-£62,435,388	-£61,098,180	-£60,668,905	-£59,331,702	-£63,541,769	-£61,775,281
35%	71%	-£66,422,547	-£64,862,477	-£64,381,655	-£62,801,588	-£67,713,320	-£65,652,427
40%	71%	-£70,409,712	-£68,626,773	-£68,094,406	-£66,271,468	-£71,884,871	-£69,529,574
45%	71%	-£74,396,877	-£72,391,070	-£71,747,167	-£69,741,352	-£76,056,438	-£73,406,720
50%	71%	-£78,384,038	-£76,155,367	-£75,439,906	-£73,211,235	-£80,227,999	-£77,283,868
100%	71%	-£118,255,673	-£113,798,330	-£112,367,411	-£107,910,068	-£121,943,594	-£116,056,332
15%	75%	-£46,500,901	-£46,160,883	-£46,062,634	-£45,842,813	-£46,873,594	-£46,256,298
10%	75%	-£50,570,151	-£49,985,124	-£49,642,749	-£49,057,723	-£51,054,191	-£50,126,799
20%	75%	-£54,589,400	-£53,809,365	-£53,382,865	-£52,572,830	-£55,234,787	-£53,999,251
25%	75%	-£58,608,650	-£57,633,610	-£57,082,067	-£56,087,907	-£59,416,383	-£57,889,714
30%	75%	-£62,627,899	-£61,457,847	-£60,773,097	-£59,003,044	-£63,595,970	-£61,741,176
35%	75%	-£66,647,149	-£65,282,088	-£64,483,213	-£63,118,151	-£67,776,575	-£65,612,638
40%	75%	-£70,666,398	-£69,106,328	-£68,193,328	-£66,833,255	-£71,957,171	-£69,484,100
45%	75%	-£74,685,648	-£72,930,569	-£71,903,444	-£70,148,366	-£76,137,767	-£73,356,563
50%	75%	-£78,704,897	-£76,754,809	-£75,613,559	-£73,663,473	-£80,319,363	-£77,227,025
10%	60%	-£46,281,379	-£45,657,351	-£45,786,765	-£45,162,737	-£46,797,688	-£46,303,074
15%	60%	-£50,168,888	-£49,229,826	-£49,423,947	-£48,487,805	-£50,940,331	-£50,198,410
20%	60%	-£54,056,397	-£52,803,297	-£53,051,156	-£51,813,074	-£55,092,974	-£54,055,746
25%	60%	-£57,943,845	-£56,374,775	-£56,698,310	-£55,138,240	-£59,225,617	-£57,989,082
30%	60%	-£61,831,333	-£59,947,249	-£59,335,491	-£58,463,407	-£63,365,269	-£61,894,418
35%	60%	-£65,718,822	-£63,519,723	-£63,972,673	-£61,788,574	-£67,510,923	-£65,779,754
40%	60%	-£69,606,310	-£67,092,198	-£67,609,854	-£65,113,742	-£71,663,549	-£69,675,050
45%	60%	-£73,492,798	-£70,664,672	-£71,247,036	-£68,438,910	-£75,796,190	-£73,570,426
50%	60%	-£77,379,286	-£74,237,147	-£74,884,217	-£71,764,077	-£79,938,832	-£77,465,762

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£21,039,159	-£21,039,159	-£21,039,159	-£21,039,159	-£21,039,159	-£21,039,159
10%	71%	-£29,013,486	-£28,567,751	-£28,424,660	-£27,978,926	-£29,382,278	-£28,793,452
15%	71%	-£33,000,650	-£32,332,048	-£32,117,410	-£31,449,809	-£33,553,836	-£32,670,598
20%	71%	-£36,987,813	-£36,096,345	-£35,810,161	-£34,918,692	-£37,725,397	-£36,547,745
25%	71%	-£40,974,977	-£39,860,641	-£39,502,911	-£38,388,576	-£41,896,957	-£40,424,891
30%	71%	-£44,962,140	-£43,624,937	-£43,195,662	-£41,858,459	-£46,068,517	-£44,302,038
35%	71%	-£48,949,304	-£47,389,234	-£46,869,412	-£45,328,342	-£50,240,077	-£48,179,184
40%	71%	-£52,936,467	-£51,153,530	-£50,581,163	-£48,798,225	-£54,411,636	-£52,056,331
45%	71%	-£56,923,632	-£54,917,827	-£54,273,914	-£52,268,109	-£58,583,195	-£55,933,477
50%	71%	-£60,910,795	-£58,682,124	-£57,986,863	-£55,737,992	-£62,754,756	-£59,810,625
100%	71%	-£100,782,430	-£96,325,087	-£94,894,168	-£90,436,825	-£104,470,351	-£98,582,089
10%	75%	-£29,077,658	-£28,687,640	-£28,459,391	-£28,069,373	-£29,400,351	-£28,782,083
15%	75%	-£33,096,008	-£32,511,881	-£32,169,206	-£31,584,480	-£33,580,947	-£32,653,546
20%	75%	-£37,114,357	-£36,336,122	-£35,972,673	-£35,099,387	-£37,761,544	-£36,525,098
25%	75%	-£41,132,407	-£40,160,363	-£39,589,738	-£38,614,694	-£41,942,140	-£40,396,471
30%	75%	-£45,154,658	-£43,984,604	-£43,299,854	-£42,129,801	-£46,122,738	-£44,267,933
35%	75%	-£49,173,908	-£47,808,844	-£47,039,889	-£45,844,908	-£50,303,332	-£48,139,395
40%	75%	-£53,193,159	-£51,633,085	-£50,720,085	-£49,160,013	-£54,483,928	-£52,010,857
45%	75%	-£57,212,404	-£55,457,326	-£54,430,201	-£52,675,122	-£58,664,524	-£55,882,320
50%	75%	-£61,231,652	-£59,281,566	-£58,140,216	-£56,190,229	-£62,845,120	-£59,759,782
10%	60%	-£28,808,136	-£28,184,088	-£28,113,522	-£27,689,494	-£29,324,445	-£28,820,831
15%	60%	-£32,692,624	-£31,756,583	-£31,950,704	-£31,014,662	-£33,467,088	-£32,725,167
20%	60%	-£36,577,113	-£35,329,087	-£35,587,885	-£34,339,829	-£37,609,731	-£36,620,503
25%	60%	-£40,461,602	-£38,901,532	-£38,265,086	-£37,664,996	-£41,752,374	-£40,516,939
30%	60%	-£44,346,090	-£42,474,026	-£42,882,248	-£40,980,164	-£45,895,017	-£44,411,174
35%	60%	-£48,230,579	-£46,046,480	-£46,499,430	-£44,315,331	-£50,037,660	-£48,306,511
40%	60%	-£52,115,067	-£49,618,955	-£49,136,611	-£47,640,499	-£54,180,302	-£52,201,847
45%	60%	-£55,999,555	-£53,191,429	-£53,753,192	-£50,965,987	-£58,326,946	-£56,097,183
50%	60%	-£59,884,044	-£56,763,904	-£57,410,974	-£54,290,834	-£62,465,589	-£59,992,519

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 8		CL Zone	1
		Value Area	High
No Units	650	Sales value inflation	0%
Site Area	4.95 Ha	Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£338,707,806	£338,707,806	£338,707,806	£338,707,806	£338,707,806	£338,707,806
10%	71%	£296,341,940	£297,372,661	£296,410,614	£297,441,336	£296,494,474	£296,563,148
15%	71%	£275,159,007	£276,705,389	£275,282,018	£276,808,101	£275,397,680	£275,490,620
20%	71%	£255,950,466	£256,031,417	£254,988,115	£255,170,055	£254,258,422	£254,397,070
25%	71%	£232,718,270	£235,319,458	£232,891,581	£235,492,769	£233,103,215	£233,276,525
30%	71%	£211,486,074	£214,807,500	£211,694,048	£214,815,473	£211,948,007	£212,155,980
35%	71%	£191,221,150	£193,895,542	£190,466,734	£193,138,177	£189,768,134	£191,011,317
40%	71%	£168,921,842	£173,127,457	£169,202,052	£173,407,666	£169,544,223	£169,824,433
45%	71%	£147,561,062	£152,346,927	£147,879,933	£152,665,798	£148,269,313	£148,588,183
50%	71%	£126,117,329	£131,492,821	£126,476,072	£131,841,222	£126,914,142	£127,272,666
100%	71%	£109,078,204	£98,855,475	£108,198,138	£98,874,410	£107,122,250	£106,241,185
10%	75%	£296,296,850	£297,198,730	£296,388,958	£297,270,839	£296,430,317	£296,502,426
15%	75%	£275,091,372	£276,444,193	£275,199,533	£276,552,355	£275,291,573	£275,399,735
20%	75%	£253,859,432	£254,880,264	£253,005,013	£253,825,845	£254,128,894	£254,474,474
25%	75%	£232,604,478	£234,680,517	£232,786,454	£235,062,494	£232,941,305	£233,123,280
30%	75%	£211,349,523	£214,080,771	£211,567,895	£214,299,142	£211,735,715	£211,972,086
35%	75%	£190,060,568	£193,280,492	£190,316,011	£193,535,791	£190,537,078	£190,794,521
40%	75%	£168,717,862	£172,417,774	£169,032,862	£172,711,965	£169,292,444	£169,576,866
45%	75%	£147,351,698	£151,539,329	£147,686,512	£151,874,144	£147,971,417	£148,306,232
50%	75%	£125,981,786	£130,593,050	£126,258,466	£130,967,607	£126,578,997	£126,955,676
10%	80%	£296,488,230	£297,390,239	£296,580,316	£297,472,325	£296,672,402	£296,764,411
15%	80%	£275,375,441	£277,539,955	£275,461,970	£277,626,485	£275,695,763	£275,782,292
20%	80%	£254,241,776	£257,150,672	£254,358,240	£257,266,045	£254,672,913	£254,789,378
25%	80%	£233,062,407	£236,724,070	£233,227,988	£236,889,651	£233,621,329	£233,766,910
30%	80%	£211,923,038	£215,293,334	£212,097,735	£216,461,731	£212,569,744	£212,744,442
35%	80%	£190,736,697	£195,881,998	£190,942,651	£196,065,811	£191,499,113	£191,705,067
40%	80%	£169,510,580	£175,398,440	£169,745,956	£175,633,817	£170,381,913	£170,617,289
45%	80%	£148,231,029	£154,009,306	£148,498,880	£155,173,105	£149,222,680	£149,490,431
50%	80%	£126,871,070	£134,384,379	£127,172,414	£134,661,991	£127,986,006	£128,287,951

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£106,580,699	£106,580,699	£106,580,699	£106,580,699	£106,580,699	£106,580,699
10%	71%	£148,946,956	£149,915,666	£148,871,661	£149,841,160	£148,794,931	£148,725,857
15%	71%	£170,129,488	£168,583,415	£170,025,487	£168,450,405	£169,900,685	£169,797,651
20%	71%	£191,338,039	£189,257,088	£191,199,390	£189,118,440	£191,030,083	£190,891,435
25%	71%	£212,570,235	£209,969,047	£212,396,924	£209,736,736	£212,185,291	£212,011,880
30%	71%	£233,802,431	£230,811,025	£233,558,452	£230,473,929	£233,240,908	£233,052,525
35%	71%	£255,066,655	£251,992,964	£254,821,771	£251,150,328	£254,522,371	£254,277,168
40%	71%	£276,366,863	£272,161,048	£276,098,453	£271,880,839	£275,744,282	£275,464,073
45%	71%	£297,727,440	£292,941,578	£297,408,752	£293,622,707	£297,019,192	£296,703,322
50%	71%	£319,111,176	£313,765,584	£318,814,253	£314,544,126	£318,514,427	£318,075,629
100%	71%	£554,367,709	£541,143,980	£553,486,643	£540,262,915	£552,410,756	£551,629,690
10%	75%	£148,991,655	£148,989,775	£148,919,547	£148,917,667	£148,858,188	£148,786,910
15%	75%	£170,167,134	£169,844,372	£170,088,972	£169,768,160	£169,996,932	£169,883,327
20%	75%	£191,429,073	£189,608,241	£191,283,492	£189,462,660	£191,159,812	£191,014,031
25%	75%	£212,684,027	£210,407,988	£212,502,051	£210,226,011	£212,347,200	£212,166,225
30%	75%	£233,958,982	£231,207,734	£233,726,610	£230,969,363	£233,594,790	£233,316,419
35%	75%	£255,227,607	£252,078,494	£254,970,494	£252,752,714	£254,761,427	£254,451,629
40%	75%	£276,550,843	£272,870,731	£276,258,423	£272,576,510	£276,006,061	£275,711,840
45%	75%	£297,936,807	£293,749,176	£297,601,993	£293,414,381	£297,317,088	£296,982,273
50%	75%	£319,366,719	£313,695,455	£319,039,039	£314,320,998	£318,709,892	£318,325,929
10%	80%	£148,802,276	£147,359,266	£148,744,589	£147,301,579	£148,588,728	£148,511,041
15%	80%	£169,913,064	£167,745,535	£169,826,535	£167,662,020	£169,692,742	£169,606,213
20%	80%	£191,046,730	£188,137,853	£190,930,265	£188,022,461	£190,815,592	£190,469,127
25%	80%	£212,206,066	£208,564,456	£212,060,517	£208,418,964	£212,167,176	£211,821,965
30%	80%	£233,365,467	£228,995,471	£233,190,770	£228,820,774	£232,718,761	£232,544,063
35%	80%	£254,531,808	£249,426,507	£254,345,855	£249,227,694	£253,789,392	£253,583,439
40%	80%	£275,717,905	£269,890,058	£275,542,549	£269,664,688	£274,810,893	£274,611,216
45%	80%	£297,057,476	£290,380,199	£296,789,625	£290,115,400	£296,065,626	£295,798,074
50%	80%	£318,417,435	£310,924,127	£318,115,031	£310,626,514	£317,301,599	£317,000,554

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£18,130,884	£18,130,884	£18,130,884	£18,130,884	£18,130,884	£18,130,884
10%	71%	£61,466,850	£60,466,129	£61,428,176	£60,397,454	£61,344,316	£61,275,642
15%	71%	£82,678,783	£81,133,701	£82,676,772	£81,093,690	£82,450,982	£82,347,971
20%	71%	£103,868,374	£101,967,374	£103,749,673	£101,668,725	£103,580,262	£103,441,726
25%	71%	£125,120,521	£122,519,332	£124,947,210	£122,346,021	£124,735,576	£124,562,265
30%	71%	£146,382,716	£143,231,293	£146,144,743	£143,023,317	£145,890,783	£145,682,810
35%	71%	£167,617,240	£163,943,249	£167,372,056	£163,700,614	£167,072,656	£166,822,473
40%	71%	£188,816,848	£184,711,333	£188,436,738	£184,431,124	£188,294,607	£188,014,358
45%	71%	£210,077,228	£205,491,869	£209,558,857	£205,172,992	£209,589,478	£209,250,607
50%	71%	£231,321,461	£226,345,883	£231,382,718	£225,991,598	£230,924,649	£230,565,905
100%	71%	£468,617,094	£463,694,265	£468,038,039	£463,413,201	£468,061,041	£468,079,375
10%	75%	£61,541,941	£60,640,060	£61,469,832	£60,567,952	£61,408,473	£61,336,365
15%	75%	£82,747,419	£81,394,597	£82,639,257	£81,288,435	£82,547,217	£82,439,056
20%	75%	£103,979,598	£102,158,526	£103,833,777	£102,012,945	£103,709,897	£103,564,216
25%	75%	£125,204,913	£122,958,213	£125,076,671	£122,776,298	£124,947,486	£124,744,510
30%	75%	£146,489,267	£143,758,020	£146,270,896	£143,539,648	£146,085,076	£145,866,704
35%	75%	£167,778,222	£164,598,299	£167,520,779	£164,302,999	£167,301,712	£167,044,269
40%	75%	£189,039,028	£185,816,328	£188,808,016	£185,137,995	£188,565,046	£188,284,948
45%	75%	£210,487,092	£206,296,461	£210,152,278	£205,964,546	£209,867,373	£209,532,555
50%	75%	£231,967,005	£227,245,740	£231,580,325	£226,871,184	£231,259,794	£230,883,114
10%	80%	£61,352,561	£59,969,551	£61,294,874	£59,851,865	£61,139,013	£61,081,326
15%	80%	£82,466,851	£80,866,551	£82,407,130	£80,713,000	£82,250,219	£82,192,531
20%	80%	£103,597,015	£100,886,119	£103,480,550	£100,572,746	£103,165,877	£103,049,412
25%	80%	£124,756,383	£121,114,729	£124,610,802	£120,999,139	£124,217,461	£124,071,880
30%	80%	£145,915,753	£141,545,675	£145,741,055	£141,571,089	£145,289,946	£145,094,349
35%	80%	£167,102,094	£161,976,792	£166,895,146	£161,772,979	£166,338,678	£166,133,724
40%	80%	£188,328,211	£182,440,350	£188,092,834	£182,204,973	£187,456,877	£187,221,502
45%	80%	£209,597,762	£202,930,484	£209,339,010	£202,665,086	£208,616,211	£208,349,380
50%	80%	£230,967,729	£223,474,412	£230,666,576	£223,176,789	£229,862,184	£229,560,899

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£133,123,051	£133,123,051	£133,123,051	£133,123,051	£133,123,051	£133,123,051
10%	71%	£91,787,185	£91,787,896	£91,829,889	£91,866,581	£91,909,219	£91,973,393
15%	71%	£69,574,252	£71,120,334	£69,677,263	£71,223,345	£69,803,053	£69,906,065
20%	71%	£48,365,711	£50,446,662	£48,504,360	£50,585,310	£48,673,667	£48,812,315
25%	71%	£27,133,515	£29,754,703	£27,206,629	£29,908,014	£27,318,459	£27,691,770
30%	71%	£5,901,319	£9,0				

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£202,033,921	£202,033,921	£202,033,921	£202,033,921	£202,033,921	£202,033,921
10%	71%	£159,693,955	£160,699,778	£159,738,720	£160,787,451	£159,693,955	£159,693,955
15%	71%	£135,465,122	£140,051,204	£135,589,153	£140,154,215	£135,465,122	£135,465,122
20%	71%	£117,276,581	£119,357,532	£117,415,230	£119,496,180	£117,276,581	£117,276,581
25%	71%	£96,044,385	£96,645,373	£96,217,695	£98,818,884	£96,044,385	£96,044,385
30%	71%	£74,812,689	£71,933,615	£75,020,925	£78,141,586	£74,812,689	£74,812,689
35%	71%	£53,547,695	£57,221,656	£53,792,843	£57,464,292	£53,547,695	£53,547,695
40%	71%	£32,247,957	£36,453,572	£32,528,167	£36,733,781	£32,247,957	£32,247,957
45%	71%	£10,882,177	£15,272,042	£11,206,349	£15,991,913	£10,882,177	£10,882,177
50%	71%	£-10,556,556	£-5,190,964	£-10,197,813	£-4,826,853	£-9,759,743	£-9,401,000
100%	71%	£-245,753,089	£-232,829,360	£-244,872,023	£-231,648,295	£-243,796,136	£-242,915,076
10%	75%	£159,622,965	£160,524,845	£159,695,073	£160,596,953	£159,756,432	£159,622,965
15%	75%	£139,417,496	£139,770,308	£138,526,648	£139,870,470	£138,526,648	£138,526,648
20%	75%	£117,185,547	£119,006,379	£117,331,128	£119,151,960	£117,185,547	£117,185,547
25%	75%	£96,930,593	£98,206,632	£96,112,569	£98,388,609	£96,267,419	£96,449,395
30%	75%	£74,675,638	£77,496,885	£74,894,010	£77,625,257	£74,675,638	£74,675,638
35%	75%	£53,386,663	£56,606,607	£53,644,126	£56,861,906	£53,386,663	£53,386,663
40%	75%	£32,063,977	£36,743,889	£32,358,197	£36,038,110	£32,063,977	£32,063,977
45%	75%	£10,677,813	£14,865,444	£11,012,627	£15,200,259	£10,677,813	£10,677,813
50%	75%	£-10,760,900	£-5,080,605	£-10,415,419	£-5,706,278	£-10,094,890	£-9,718,209
10%	80%	£159,812,344	£161,255,354	£159,870,031	£161,313,041	£160,025,392	£160,083,579
15%	80%	£138,701,556	£140,866,070	£138,788,085	£140,952,599	£139,021,878	£139,108,407
20%	80%	£117,587,890	£120,476,786	£117,684,355	£120,582,159	£117,999,028	£118,115,493
25%	80%	£96,469,527	£100,669,155	£96,554,126	£100,195,766	£96,947,444	£97,053,025
30%	80%	£75,246,152	£79,019,149	£75,423,850	£79,793,846	£75,895,859	£76,070,557
35%	80%	£54,062,811	£59,188,113	£54,268,765	£59,391,926	£54,825,227	£55,031,181
40%	80%	£32,838,694	£38,724,655	£33,072,071	£38,859,932	£32,708,039	£33,943,003
45%	80%	£11,557,144	£16,234,421	£11,824,995	£16,499,220	£12,548,694	£12,318,545
50%	80%	£-9,802,815	£-2,909,507	£-9,501,471	£-2,011,894	£-8,687,279	£-8,385,634

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£210,752,242	£211,783,283	£210,821,216	£211,851,938	£210,905,076	£210,973,750
10%	71%	£189,569,609	£191,115,691	£189,672,620	£191,218,702	£189,798,410	£189,901,421
15%	71%	£168,361,068	£170,442,018	£168,499,716	£170,580,667	£168,699,023	£168,807,672
20%	71%	£147,153,527	£149,730,050	£147,302,192	£149,903,371	£147,513,616	£147,637,127
25%	71%	£125,946,076	£129,018,102	£126,104,649	£129,226,075	£126,358,609	£126,586,582
30%	71%	£104,738,527	£108,306,143	£104,877,336	£109,548,778	£105,176,736	£105,421,919
35%	71%	£83,532,444	£87,938,059	£83,672,854	£87,816,268	£83,954,955	£84,235,034
40%	71%	£62,326,361	£66,947,974	£62,466,764	£66,076,400	£62,793,914	£63,068,785
45%	71%	£41,120,278	£45,957,897	£41,260,677	£45,036,831	£41,589,828	£41,864,700
50%	71%	£-19,869,602	£-19,444,972	£-19,787,936	£-19,554,809	£-19,274,649	£-19,180,583
10%	75%	£189,501,073	£191,609,325	£189,604,135	£191,720,640	£189,802,057	£189,910,337
15%	75%	£168,270,034	£170,090,868	£168,415,615	£170,236,447	£168,539,495	£168,685,076
20%	75%	£147,015,079	£149,291,119	£147,197,058	£149,473,096	£147,351,966	£147,533,862
25%	75%	£125,760,028	£128,018,912	£125,942,007	£128,705,744	£126,083,515	£126,362,938
30%	75%	£104,471,170	£107,691,093	£104,728,613	£107,946,393	£104,947,680	£105,205,123
35%	75%	£83,148,464	£86,828,376	£83,442,684	£87,122,597	£83,693,046	£83,987,267
40%	75%	£61,943,401	£65,949,931	£62,207,114	£66,284,746	£62,582,019	£62,716,633
45%	75%	£40,738,347	£44,855,860	£41,001,927	£45,036,831	£41,327,000	£41,652,000
50%	75%	£-19,662,815	£-2,909,507	£-19,366,471	£-2,011,894	£-18,548,694	£-18,273,000
10%	80%	£210,898,831	£212,339,841	£210,954,518	£212,397,527	£211,110,379	£211,168,066
15%	80%	£189,786,042	£191,950,557	£189,872,572	£192,037,086	£190,106,365	£190,192,894
20%	80%	£168,674,093	£170,818,618	£168,760,623	£170,876,646	£168,847,100	£168,932,629
25%	80%	£147,562,144	£149,717,173	£147,648,674	£149,776,202	£147,729,654	£147,787,183
30%	80%	£126,450,195	£128,592,204	£126,536,724	£128,646,732	£126,589,106	£126,646,635
35%	80%	£105,338,246	£107,470,255	£105,424,775	£107,470,255	£105,477,130	£105,534,659
40%	80%	£84,226,297	£86,358,266	£84,312,826	£86,358,266	£84,365,680	£84,423,199
45%	80%	£63,114,348	£65,246,237	£63,200,877	£65,246,237	£63,248,101	£63,295,620
50%	80%	£-18,002,866	£-2,909,507	£-17,707,421	£-2,011,894	£-17,412,976	£-17,118,531

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,764,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£305,142,948	£305,142,948	£305,142,948	£305,142,948	£305,142,948	£305,142,948
10%	71%	£262,777,082	£263,807,803	£262,845,756	£263,876,478	£262,929,616	£262,968,290
15%	71%	£241,594,149	£243,140,231	£241,697,160	£243,243,243	£241,822,980	£241,925,962
20%	71%	£220,365,808	£222,468,659	£220,524,257	£222,695,207	£220,693,894	£220,812,712
25%	71%	£199,153,412	£201,754,600	£199,326,723	£201,927,911	£199,538,357	£199,711,667
30%	71%	£177,921,217	£181,042,842	£178,129,190	£181,250,615	£178,383,149	£178,591,129
35%	71%	£156,690,022	£160,330,934	£156,901,876	£160,573,319	£157,201,276	£157,449,459
40%	71%	£135,458,984	£139,562,599	£135,637,194	£139,842,808	£135,979,365	£136,259,575
45%	71%	£114,227,839	£118,782,069	£114,415,075	£119,100,940	£114,704,455	£115,023,236
50%	71%	£93,006,643	£97,298,063	£93,211,214	£98,282,964	£93,443,294	£93,708,027
100%	71%	£-14,644,962	£-10,940,933	£-14,168,946	£-10,688,266	£-14,007,168	£-10,896,043
10%	75%	£262,731,992	£263,833,872	£262,804,100	£263,705,981	£262,865,450	£262,937,568
15%	75%	£241,526,514	£242,879,335	£241,634,676	£242,987,497	£241,726,715	£241,834,877
20%	75%	£220,314,814	£222,115,408	£220,440,155	£222,260,987	£220,564,080	£220,709,116
25%	75%	£199,039,620	£201,315,659	£199,221,596	£201,497,536	£199,376,447	£199,558,422
30%	75%	£177,784,665	£180,515,913	£178,003,037	£180,734,284	£178,188,857	£178,407,228
35%	75%	£156,495,710	£159,715,634	£156,753,153	£159,970,933	£156,972,220	£157,229,683
40%	75%	£135,113,004	£138,852,916	£135,467,224	£139,147,157	£135,717,586	£136,011,908
45%	75%	£113,796,840	£117,974,471	£114,121,654	£118,309,286	£114,406,569	£114,741,574
50%	75%	£92,578,598	£97,028,192	£92,993,608	£97,402,749	£93,014,139	£93,390,915
10%	80%	£262,921,372	£264,384,380	£262,979,059	£264,422,068	£263,154,919	£263,192,009
15%	80%	£241,810,583	£243,975,097	£241,897,112	£244,061,627	£242,130,905	£242,217,434
20%	80%	£220,676,918	£223,585,814	£220,793,382	£223,701,167	£221,108,055	£221,224,520
25%	80%	£199,517,549	£203,159,212	£199,663,130	£203,304,793	£200,056,471	£200,202,052
30%	80%	£178,358,160	£182,726,176	£178,532,877	£182,900,873	£179,004,686	£179,179,584
35%	80%	£157,171,839	£162,297,140	£157,377,793	£162,500,953	£157,934,255	£158,140,209
40%	80%	£136,045,722	£141,833,582	£136,181,098	£142,068,959	£136,817,055	£137,052,431
45%	80%	£114,866,711	£121,343,448	£114,934,022	£121,609,247	£115,687,722	£115,926,572
50%	80%	£93,706,212	£100,799,212	£93,807,566	£101,091,153	£94,461,748	£94,723,693

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£200,455,620	£200,455,620	£200,455,620	£200,455,620	£200,455,620	£200,455,620
10%	71%	£158,089,754	£159,120,478	£158,158,428	£159,189,150	£158,242,289	£158,310,963
15%	71%	£136,360,821	£138,432,903	£137,029,833	£138,555,915	£137,133,623	£137,428,834
20%	71%	£115,698,281	£117,719,231	£115,636,929	£117,917,880	£116,006,236	£116,144,885
25%	71%	£94,466,054	£97,087,273	£94,639,395	£97,240,584	£94,851,029	£95,024,340
30%	71%	£73,233,889	£73,354,314	£73,441,862	£76,883,287	£74,695,692	£75,963,795
35%	71%	£51,969,385	£50,643,356	£52,214,549	£55,885,991	£52,513,948	£52,759,132
40%	71%	£30,669,656	£34,875,271	£30,949,867	£35,155,481	£31,292,038	£31,572,247
45%	71%	£9,318,877	£14,026,742	£11,627,747	£14,413,013	£10,917,727	£10,545,958
50%	71%	£-13,156,266	£-17,589,264	£-11,776,115	£-14,404,963	£-11,339,444	£-10,579,300
100%	71%	£247,331,389	£234,107,660	£246,450,323	£233,226,596	£245,374,436	£244,483,370
10%	75%	£158,044,664	£158,946,545	£158,116,772	£159,018,653	£158,176,132	£158,250,240
15%	75%	£136,339,186	£138,192,307	£136,347,348	£138,300,189	£137,039,387	£137,147,549
20%	75%	£115,607,246	£117,428,079	£115,752,827	£117,573,660	£115,876,708	£116,022,288
25%	75%	£94,352,292	£96,628,332	£94,534,269	£96,810,309	£94,689,119	£94,871,095
30%	75%	£73,097,338	£75,828,585	£73,215,709	£76,046,956	£73,501,529	£73,719,900
35%	75%	£51,800,382	£50,009,308	£52,055,826	£55,283,605	£52,284,892	£52,642,336
40%	75%	£30,485,676	£34,185,589	£30,770,897	£34,459,810	£31,030,259	£31,324,480
45%	75%	£9,099,513	£13,287,144	£9,434,326	£13,621,958	£9,719,232	£10,054,046
50%	75%	£-12,870,600	£-17,659,158	£-11,963,720	£-17,284,579	£-11,673,189	£-11,296,510
10%	80%	£137,123,255	£138,287,770	£137,209,784	£138,374,299	£137,443,678	£137,530,107
15%	80%	£115,989,590	£118,888,486	£116,106,054	£119,013,859	£116,420,727	£116,537,193
20%	80%	£94,830,225	£98,411,825	£94,817,466	£98,817,466	£95,365,144	£95,514,725
25%	80%	£73,670,852	£76,040,848	£73,845,500	£78,215,546	£74,317,559	£74,492,256
30%	80%	£52,484,511	£57,609,813	£52,690,465	£57,813,626	£53,246,927	£53,532,881
35%	80%	£31,288,394	£37,146,255	£31,493,771	£37,381,632	£32,129,727	£32,385,103
40%	80%	£9,378,843	£16,626,844	£10,246,944	£16,120,916	£10,970,384	£11,238,425
45%	80%	£-11,381,115	£-13,887,807	£-11,079,772	£-13,590,194	£-10,265,579	£-9,964,235

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£229,677,303	£229,677,303	£229,677,303	£229,677,303	£229,677,303	£229,677,303
10%	71%	£229,677,303	£230,708,024	£229,745,977	£230,776,699	£229,829,838	£229,898,572
15%	71%	£208,494,370	£210,040,452	£208,597,382	£210,143,464	£208,723,171	£208,826,183
20%	71%	£187,285,829	£189,266,780	£187,424,478	£189,595,429	£187,593,785	£187,732,433
25%	71%	£166,063,633	£168,654,821	£166,298,944	£168,826,132	£166,448,678	£166,611,899
30%	71%	£144,821,438	£147,942,863	£145,029,411	£148,150,836	£145,283,371	£145,481,544
35%	71%	£123,596,914	£127,230,905	£123,802,097	£127,473,540	£124,101,497	£124,346,891
40%	71%	£102,372,225	£108,482,820	£102,537,415	£108,743,059	£103,279,586	£103,599,788
45%	71%	£80,896,425	£86,682,290	£81,215,296	£86,001,161	£81,604,676	£81,923,547
50%	71%	£59,452,692	£64,828,284	£59,811,438	£65,182,585	£60,249,505	£60,608,248
100%	71%	£176,749,540	£169,520,112	£174,902,275	£167,839,047	£173,799,847	£172,905,922
10%	75%	£229,677,303	£230,634,053	£229,745,977	£230,696,262	£229,829,838	£229,837,109
15%	75%	£208,426,735	£209,779,556	£208,534,807	£209,887,718	£208,636,936	£208,735,058
20%	75%	£187,194,705	£189,015,627	£187,340,376	£189,161,208	£187,464,257	£187,609,838
25%	75%	£166,039,841	£168,215,861	£166,121,817	£168,276,689	£166,276,689	£166,458,443
30%	75%	£144,584,887	£147,416,134	£144,603,258	£147,634,505	£145,890,078	£146,107,449
35%	75%	£123,395,931	£126,615,855	£123,653,374	£126,871,154	£123,872,441	£124,129,884
40%	75%	£102,073,225	£105,193,137	£102,367,445	£106,047,358	£102,617,608	£102,912,029
45%	75%	£80,691,061	£84,874,693	£81,021,875	£85,209,507	£81,306,780	£81,641,895
50%	75%	£59,217,149	£63,028,414	£59,593,829	£64,302,970	£59,914,380	£60,291,030
10%	80%	£229,821,593	£231,264,602	£229,879,279	£231,322,289	£230,035,141	£230,092,827
15%	80%	£208,710,804	£210,875,319	£208,797,333	£210,981,848	£208,031,126	£209,117,655
20%	80%	£187,571,139	£190,486,035	£187,693,055	£190,801,408	£188,009,276	£188,129,741
25%	80%	£166,417,770	£170,059,434	£166,563,351	£170,205,014	£166,966,692	£167,102,273
30%	80%	£145,258,401	£149,629,397	£145,433,098	£149,803,094	£145,905,107	£146,079,895
35%	80%	£124,032,060	£129,197,361	£124,278,014	£129,401,174	£124,834,476	£125,040,430
40%	80%	£102,845,943	£108,133,804	£103,081,319	£108,369,180	£103,717,276	£103,952,852
45%	80%	£81,566,392	£88,243,670	£81,834,243	£88,508,468	£82,557,943	£82,825,794
50%	80%	£60,206,433	£67,699,742	£60,507,777	£67,997,354	£61,321,970	£61,623,314

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£305,142,948	£305,142,948	£305,142,948	£305,142,948	£305,142,948	£305,142,948
10%	71%	£282,777,082	£283,607,803	£282,845,756	£283,876,478	£282,929,616	£282,998,290
15%	71%	£241,594,149	£243,140,231	£241,697,160	£243,242,243	£241,822,850	£241,855,962
20%	71%	£220,385,608	£222,466,559	£220,524,257	£222,605,207	£220,693,564	£220,832,212
25%	71%	£199,153,412	£201,754,600	£199,326,723	£201,927,911	£199,538,357	£199,711,667
30%	71%	£177,921,217	£181,042,642	£178,129,190	£181,250,615	£178,383,149	£178,591,122
35%	71%	£156,689,692	£160,530,984	£156,911,876	£161,573,319	£157,201,276	£157,446,458
40%	71%	£135,356,064	£139,562,599	£135,637,194	£139,842,808	£135,979,365	£136,259,575
45%	71%	£113,996,204	£118,782,069	£114,315,075	£119,100,940	£114,704,455	£115,023,328
50%	71%	£92,552,471	£97,928,093	£92,911,214	£98,293,364	£93,343,294	£93,708,027
10%	75%	£282,731,992	£283,633,872	£282,804,100	£283,705,981	£282,865,459	£282,937,568
15%	75%	£241,526,514	£242,879,335	£241,634,676	£242,987,497	£241,726,715	£241,834,877
20%	75%	£220,294,574	£222,115,409	£220,449,155	£222,260,987	£220,564,036	£220,709,416
25%	75%	£199,039,620	£201,315,859	£199,221,506	£201,497,636	£199,376,447	£199,558,422
30%	75%	£177,784,605	£180,515,913	£178,003,037	£180,734,284	£178,188,857	£178,407,228
35%	75%	£156,495,710	£159,115,334	£156,753,153	£159,970,653	£156,972,220	£157,229,623
40%	75%	£135,173,004	£138,652,916	£135,467,224	£139,147,137	£135,175,686	£136,011,908
45%	75%	£113,786,840	£117,974,471	£114,121,854	£118,309,286	£114,408,559	£114,741,374
50%	75%	£92,316,928	£97,028,192	£92,693,608	£97,402,749	£93,014,139	£93,390,818
10%	80%	£282,921,372	£283,884,381	£282,978,055	£284,422,068	£283,134,919	£283,192,006
15%	80%	£241,810,583	£243,975,097	£241,897,112	£244,061,627	£242,130,905	£242,217,434
20%	80%	£220,678,918	£223,585,814	£220,793,382	£223,701,187	£221,108,055	£221,224,520
25%	80%	£199,517,849	£203,159,212	£199,663,130	£203,304,793	£200,056,471	£200,202,952
30%	80%	£178,359,180	£182,729,176	£178,535,877	£182,905,813	£179,004,686	£179,175,584
35%	80%	£157,171,839	£162,297,140	£157,377,793	£162,500,963	£157,943,255	£158,140,209
40%	80%	£135,945,722	£141,833,582	£136,181,098	£142,068,959	£136,817,055	£137,052,431
45%	80%	£114,668,111	£121,343,468	£114,934,022	£121,858,247	£115,697,722	£115,925,373
50%	80%	£93,306,212	£100,799,521	£93,607,556	£101,097,133	£94,421,748	£94,723,093

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 8	CL Zone	1
	Value Area	Med
No Units	650	
Site Area	4.95 Ha	
Sales value inflation		0%
Build cost inflation		0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£170,617,979	£170,617,979	£170,617,979	£170,617,979	£170,617,979	£170,617,979
10%	71%	£144,618,795	£145,709,146	£144,737,071	£145,825,843	£144,773,554	£144,891,829
15%	71%	£131,559,347	£133,196,389	£131,736,659	£133,373,902	£131,771,354	£131,968,796
20%	71%	£118,437,549	£120,852,147	£118,677,628	£120,892,266	£118,751,631	£118,991,630
25%	71%	£105,233,438	£108,044,297	£105,538,044	£108,348,903	£105,632,001	£105,936,608
30%	71%	£91,911,812	£95,340,009	£92,283,317	£95,711,514	£92,397,910	£92,789,415
35%	71%	£78,564,851	£82,550,451	£78,987,127	£83,013,874	£79,123,221	£79,553,132
40%	71%	£65,097,935	£69,744,741	£65,802,495	£70,248,183	£65,757,785	£66,261,226
45%	71%	£51,518,746	£56,830,623	£52,094,380	£57,406,258	£52,271,939	£52,847,573
50%	71%	£37,781,628	£43,799,979	£38,442,314	£44,446,935	£38,646,107	£39,298,987
100%	71%	£103,631,181	£98,407,432	£109,188,138	£98,974,410	£107,756,114	£106,323,091
10%	75%	£144,588,772	£145,523,772	£144,692,961	£145,647,714	£144,704,185	£144,828,374
15%	75%	£131,484,210	£132,916,710	£131,670,495	£133,102,994	£131,687,330	£131,873,614
20%	75%	£118,336,150	£120,273,836	£118,588,129	£120,525,815	£118,610,993	£118,862,851
25%	75%	£105,140,607	£107,564,109	£105,424,443	£107,883,944	£105,453,350	£105,773,186
30%	75%	£91,754,686	£94,754,358	£92,144,766	£95,144,439	£92,180,022	£92,570,102
35%	75%	£78,360,519	£81,897,192	£78,823,057	£82,352,286	£78,864,960	£79,327,397
40%	75%	£64,961,625	£68,951,103	£65,414,740	£69,470,716	£65,460,616	£65,991,130
45%	75%	£51,275,284	£55,923,177	£51,879,701	£56,527,593	£51,934,328	£52,538,745
50%	75%	£37,502,193	£42,772,115	£38,195,915	£43,454,673	£38,258,613	£38,950,132
10%	80%	£144,778,872	£146,297,333	£144,978,223	£146,395,655	£144,995,533	£145,094,858
15%	80%	£131,799,361	£134,091,360	£131,948,388	£134,240,387	£132,124,353	£132,273,380
20%	80%	£118,762,442	£121,862,739	£118,964,024	£122,064,322	£119,202,046	£119,403,628
25%	80%	£105,645,698	£109,580,901	£105,907,567	£109,832,990	£106,203,686	£106,459,556
30%	80%	£92,414,115	£97,214,000	£92,726,879	£97,528,155	£93,056,192	£93,407,216
35%	80%	£79,143,028	£84,766,880	£79,513,058	£85,130,956	£79,949,974	£80,320,003
40%	80%	£65,780,422	£72,284,385	£66,203,313	£72,707,275	£66,702,645	£67,125,337
45%	80%	£52,297,822	£59,744,450	£52,781,356	£60,210,526	£53,323,292	£53,835,825
50%	80%	£38,675,814	£47,068,117	£39,224,108	£47,605,376	£39,868,857	£40,414,904

Residual Land values compared to benchmark land values

Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£274,670,526	£274,670,526	£274,670,526	£274,670,526	£274,670,526	£274,670,526
10%	71%	£230,689,010	£230,689,010	£230,689,010	£230,689,010	£230,689,010	£230,689,010
15%	71%	£193,729,258	£193,729,258	£193,729,258	£193,729,258	£193,729,258	£193,729,258
20%	71%	£162,850,856	£162,850,856	£162,850,856	£162,850,856	£162,850,856	£162,850,856
25%	71%	£134,055,067	£134,055,067	£134,055,067	£134,055,067	£134,055,067	£134,055,067
30%	71%	£107,564,109	£107,564,109	£107,564,109	£107,564,109	£107,564,109	£107,564,109
35%	71%	£81,275,284	£81,275,284	£81,275,284	£81,275,284	£81,275,284	£81,275,284
40%	71%	£55,021,193	£55,021,193	£55,021,193	£55,021,193	£55,021,193	£55,021,193
45%	71%	£38,772,115	£38,772,115	£38,772,115	£38,772,115	£38,772,115	£38,772,115
100%	71%	£103,631,181	£103,631,181	£103,631,181	£103,631,181	£103,631,181	£103,631,181
10%	75%	£144,588,772	£144,588,772	£144,588,772	£144,588,772	£144,588,772	£144,588,772
15%	75%	£131,484,210	£131,484,210	£131,484,210	£131,484,210	£131,484,210	£131,484,210
20%	75%	£118,336,150	£118,336,150	£118,336,150	£118,336,150	£118,336,150	£118,336,150
25%	75%	£105,140,607	£105,140,607	£105,140,607	£105,140,607	£105,140,607	£105,140,607
30%	75%	£91,754,686	£91,754,686	£91,754,686	£91,754,686	£91,754,686	£91,754,686
35%	75%	£78,360,519	£78,360,519	£78,360,519	£78,360,519	£78,360,519	£78,360,519
40%	75%	£64,961,625	£64,961,625	£64,961,625	£64,961,625	£64,961,625	£64,961,625
45%	75%	£51,275,284	£51,275,284	£51,275,284	£51,275,284	£51,275,284	£51,275,284
50%	75%	£37,502,193	£37,502,193	£37,502,193	£37,502,193	£37,502,193	£37,502,193
10%	80%	£144,778,872	£144,778,872	£144,778,872	£144,778,872	£144,778,872	£144,778,872
15%	80%	£131,799,361	£131,799,361	£131,799,361	£131,799,361	£131,799,361	£131,799,361
20%	80%	£118,762,442	£118,762,442	£118,762,442	£118,762,442	£118,762,442	£118,762,442
25%	80%	£105,645,698	£105,645,698	£105,645,698	£105,645,698	£105,645,698	£105,645,698
30%	80%	£92,414,115	£92,414,115	£92,414,115	£92,414,115	£92,414,115	£92,414,115
35%	80%	£79,143,028	£79,143,028	£79,143,028	£79,143,028	£79,143,028	£79,143,028
40%	80%	£65,780,422	£65,780,422	£65,780,422	£65,780,422	£65,780,422	£65,780,422
45%	80%	£52,297,822	£52,297,822	£52,297,822	£52,297,822	£52,297,822	£52,297,822
50%	80%	£38,675,814	£38,675,814	£38,675,814	£38,675,814	£38,675,814	£38,675,814

£90,000,000

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£274,670,526	£274,670,526	£274,670,526	£274,670,526	£274,670,526	£274,670,526
10%	71%	£230,689,010	£230,689,010	£230,689,010	£230,689,010	£230,689,010	£230,689,010
15%	71%	£193,729,258	£193,729,258	£193,729,258	£193,729,258	£193,729,258	£193,729,258
20%	71%	£162,850,856	£162,850,856	£162,850,856	£162,850,856	£162,850,856	£162,850,856
25%	71%	£134,055,067	£134,055,067	£134,055,067	£134,055,067	£134,055,067	£134,055,067
30%	71%	£107,564,109	£107,564,109	£107,564,109	£107,564,109	£107,564,109	£107,564,109
35%	71%	£81,275,284	£81,275,284	£81,275,284	£81,275,284	£81,275,284	£81,275,284
40%	71%	£55,021,193	£55,021,193	£55,021,193	£55,021,193	£55,021,193	£55,021,193
45%	71%	£38,772,115	£38,772,115	£38,772,115	£38,772,115	£38,772,115	£38,772,115
100%	71%	£103,631,181	£103,631,181	£103,631,181	£103,631,181	£103,631,181	£103,631,181
10%	75%	£144,588,772	£144,588,772	£144,588,772	£144,588,772	£144,588,772	£144,588,772
15%	75%	£131,484,210	£131,484,210	£131,484,210	£131,484,210	£131,484,210	£131,484,210
20%	75%	£118,336,150	£118,336,150	£118,336,150	£118,336,150	£118,336,150	£118,336,150
25%	75%	£105,140,607	£105,140,607	£105,140,607	£105,140,607	£105,140,607	£105,140,607
30%	75%	£91,754,686	£91,754,686	£91,754,686	£91,754,686	£91,754,686	£91,754,686
35%	75%	£78,360,519	£78,360,519	£78,360,519	£78,360,519	£78,360,519	£78,360,519
40%	75%	£64,961,625	£64,961,625	£64,961,625	£64,961,625	£64,961,625	£64,961,625
45%	75%	£51,275,284	£51,275,284	£51,275,284	£51,275,284	£51,275,284	£51,275,284
50%	75%	£37,502,193	£37,502,193	£37,502,193	£37,502,193	£37,502,193	£37,502,193
10%	80%	£144,778,872	£144,778,872	£144,778,872	£144,778,872	£144,778,872	£144,778,872
15%	80%	£131,799,361	£131,799,361	£131,799,361	£131,799,361	£131,799,361	£131,799,361
20%	80%	£118,762,442	£118,762,442	£118,762,442	£118,762,442	£118,762,442	£118,762,442
25%	80%	£105,645,698	£105,645,698	£105,645,698	£105,645,698	£105,645,698	£105,645,698
30%	80%	£92,414,115	£92,414,115	£92,414,115	£92,414,115	£92,414,115	£92,414,115
35%	80%	£79,143,028	£79,143,028	£79,143,028	£79,143,028	£79,143,028	£79,143,028
40%	80%	£65,780,422	£65,780,422	£65,780,422	£65,780,422	£65,780,422	£65,780,422
45%	80%	£52,297,822	£52,297,822	£52,297,822	£52,297,822	£52,297,822	£52,297,822
50%	80%	£38,675,814	£38,675,814	£38,675,814	£38,675,814	£38,675,814	£38,675,814

£72,325,000

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£34,966,776	£34,966,776	£34,966,776	£34,966,776	£34,966,776	£34,966,776
10%	71%	£30,965,960	£30,965,960	£30,965,960	£30,965,960	£30,965,960	£30,965,960
15%	71%	£27,025,508	£27,025,508	£27,025,508	£27,025,508	£27,025,508	£27,025,508
20%	71%	£23,147,107	£23,147,107	£23,147,107	£23,147,107	£23,147,107	£23,147,107
25%	71%	£19,329,317	£19,329,317	£19,329,317	£19,329,317	£19,329,317	£19,329,317
30%	71%	£15,562,943	£15,562,943	£15,562,943	£15,562,943	£15,562,943	£15,562,943
35%	71%	£11,853,925	£11,853,925	£11,853,925	£11,853,925	£11,853,925	£11,853,925
40%	71%	£8,200,830	£8,200,830	£8,200,830	£8,200,830	£8,200,830	£8,200,830
45%	71%	£4,610,009	£4,610,009	£4,610,009	£4,610,009	£4,610,009	£4,610,009
50%	71%	£1,073,128	£1,073,128	£1,073,128	£1,073,128	£1,073,128	£1,073,128
100%	71%	£103,631,181	£103,6				

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

E27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	E33,944,094	E33,944,094	E33,944,094	E33,944,094	E33,944,094	E33,944,094
10%	71%	E7,944,910	E3,035,281	E3,035,186	E9,151,967	E8,099,669	E3,217,844
15%	71%	-E5,114,638	-E3,477,496	-E4,937,226	-E3,900,083	-E4,882,501	-E4,705,089
20%	71%	-E18,236,237	-E16,021,738	-E17,996,258	-E18,781,769	-E17,922,235	-E17,682,255
25%	71%	-E31,440,447	-E28,629,588	-E31,155,841	-E28,324,982	-E31,041,884	-E30,737,278
30%	71%	-E44,762,073	-E41,333,878	-E44,309,569	-E40,962,372	-E44,275,978	-E43,989,470
35%	71%	-E58,127,065	-E54,093,434	-E57,686,543	-E53,660,011	-E57,550,665	-E57,110,153
40%	71%	-E71,575,950	-E66,929,144	-E71,071,390	-E66,425,702	-E70,916,100	-E70,412,859
45%	71%	-E85,155,139	-E79,843,662	-E84,576,665	-E79,267,627	-E84,401,946	-E83,826,312
50%	71%	-E98,892,628	-E92,817,008	-E96,231,371	-E90,226,951	-E95,027,718	-E94,374,988
100%	71%	-E246,305,046	-E233,081,318	-E244,872,023	-E231,648,295	-E244,430,000	-E242,996,978
10%	75%	E7,994,987	E8,849,886	E9,019,076	E9,873,829	E9,030,300	E8,154,489
15%	75%	-E3,189,675	-E3,777,175	-E3,003,291	-E3,370,891	-E3,088,565	-E4,800,271
20%	75%	-E18,337,735	-E16,400,049	-E18,085,757	-E16,148,070	-E18,062,982	-E17,811,014
25%	75%	-E31,589,278	-E29,109,777	-E31,249,442	-E28,789,941	-E31,220,535	-E30,900,899
30%	75%	-E44,919,200	-E41,919,527	-E44,529,119	-E41,529,446	-E44,493,864	-E44,103,783
35%	75%	-E58,313,366	-E54,776,893	-E57,859,828	-E54,321,599	-E57,809,025	-E57,346,488
40%	75%	-E71,792,360	-E67,722,782	-E71,259,145	-E67,194,169	-E71,211,370	-E70,682,755
45%	75%	-E85,398,601	-E80,750,709	-E84,794,184	-E80,146,292	-E84,739,557	-E84,135,140
50%	75%	-E99,111,692	-E93,811,770	-E98,179,978	-E93,219,272	-E98,115,272	-E97,223,753
10%	60%	E8,104,987	E9,623,944	E8,204,338	E9,721,970	E8,321,648	E8,420,999
15%	60%	-E4,874,524	-E2,582,525	-E4,725,498	-E2,433,498	-E4,549,532	-E4,400,505
20%	60%	-E17,911,444	-E14,811,148	-E17,709,861	-E14,609,563	-E17,471,840	-E17,270,257
25%	60%	-E31,028,197	-E27,602,985	-E30,702,318	-E26,846,695	-E30,470,199	-E30,214,329
30%	60%	-E44,259,270	-E39,450,795	-E43,947,208	-E38,147,730	-E43,578,733	-E43,266,669
35%	60%	-E57,530,857	-E51,907,005	-E57,160,827	-E51,542,030	-E56,723,911	-E56,353,882
40%	60%	-E70,893,483	-E64,389,500	-E70,470,572	-E63,988,610	-E69,071,240	-E68,544,248
45%	60%	-E84,376,063	-E76,839,438	-E83,862,529	-E76,463,359	-E83,321,504	-E82,838,060
50%	60%	-E97,898,071	-E89,605,768	-E97,449,777	-E89,088,509	-E96,888,028	-E96,255,931

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

E17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	E33,944,094	E33,944,094	E33,944,094	E33,944,094	E33,944,094	E33,944,094
10%	71%	E59,029,397	E80,119,748	E59,147,673	E90,256,444	E59,184,156	E59,302,430
15%	71%	E48,969,848	E47,606,981	E46,147,261	E47,784,403	E46,201,986	E46,379,398
20%	71%	E32,846,250	E35,062,748	E33,088,229	E35,302,727	E33,192,252	E33,402,232
25%	71%	E19,843,368	E22,454,898	E19,949,845	E22,750,504	E20,042,603	E20,247,209
30%	71%	E6,322,413	E9,750,610	E6,893,918	E10,122,115	E6,808,812	E7,180,017
35%	71%	-E7,042,588	-E3,008,947	-E6,802,056	-E2,675,524	-E6,466,178	-E6,025,666
40%	71%	-E20,451,484	-E15,844,957	-E19,986,903	-E15,341,216	-E19,631,613	-E19,328,172
45%	71%	-E34,070,652	-E28,758,175	-E33,495,018	-E28,163,140	-E33,317,468	-E32,741,625
50%	71%	-E47,807,771	-E41,792,619	-E47,147,084	-E41,142,464	-E46,943,292	-E46,290,611
100%	71%	-E195,220,590	-E181,996,981	-E193,787,539	-E180,563,809	-E193,245,513	-E189,942,469
10%	75%	E39,034,373	E39,327,312	E39,103,316	E39,314,767	E39,238,077	E39,238,077
15%	75%	E45,894,812	E47,327,312	E46,081,096	E47,513,596	E46,097,932	E46,284,216
20%	75%	E32,746,752	E34,684,438	E32,998,730	E34,936,417	E33,021,505	E33,273,483
25%	75%	E19,515,209	E21,974,710	E19,636,045	E22,294,546	E19,863,852	E20,183,788
30%	75%	E6,163,487	E9,164,960	E6,355,368	E9,356,043	E6,390,623	E6,642,209
35%	75%	-E7,228,879	-E3,692,206	-E6,766,342	-E3,237,112	-E6,724,539	-E6,262,001
40%	75%	-E20,707,873	-E16,838,296	-E20,174,858	-E16,109,682	-E20,126,883	-E19,598,269
45%	75%	-E34,114,114	-E29,666,223	-E33,709,697	-E29,061,895	-E33,655,070	-E33,050,514
50%	75%	-E48,087,205	-E42,817,283	-E47,393,453	-E42,134,726	-E47,330,785	-E46,630,266
10%	60%	E59,189,474	E60,708,431	E59,288,825	E60,806,457	E59,406,135	E59,505,486
15%	60%	E46,209,963	E48,261,962	E46,339,386	E48,590,989	E46,534,955	E46,683,962
20%	60%	E33,173,341	E35,173,941	E33,274,845	E35,474,924	E33,612,847	E33,814,230
25%	60%	E20,056,300	E23,961,502	E20,312,168	E24,243,592	E20,614,288	E20,870,158
30%	60%	E6,825,217	E11,824,692	E7,137,281	E11,936,757	E7,505,754	E7,817,818
35%	60%	-E9,446,370	-E2,822,518	-E9,076,340	-E4,559,445	-E9,639,424	-E9,290,395
40%	60%	-E29,809,976	-E13,305,014	-E29,386,056	-E12,882,123	-E29,886,718	-E29,463,861
45%	60%	-E43,291,576	-E25,854,949	-E42,808,043	-E25,378,872	-E43,292,107	-E42,753,673
50%	60%	-E56,913,584	-E38,521,281	-E56,365,290	-E37,984,022	-E56,720,541	-E56,174,494

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

E6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	E137,053,121	E137,053,121	E137,053,121	E137,053,121	E137,053,121	E137,053,121
10%	71%	E111,063,937	E112,144,289	E111,172,213	E112,260,985	E111,208,686	E111,326,871
15%	71%	E97,894,389	E99,631,531	E98,171,801	E99,808,944	E98,226,326	E98,403,938
20%	71%	E84,972,761	E87,687,289	E83,112,770	E85,327,268	E83,196,783	E83,498,772
25%	71%	E71,668,580	E74,479,439	E71,973,186	E74,784,045	E72,067,143	E72,371,750
30%	71%	E58,346,954	E61,775,151	E58,718,459	E62,146,656	E58,833,052	E59,204,557
35%	71%	E44,981,973	E39,015,393	E45,422,095	E48,445,018	E45,385,363	E45,989,874
40%	71%	E31,533,077	E36,179,883	E32,037,637	E36,883,325	E32,192,927	E32,696,988
45%	71%	E17,953,888	E23,265,785	E18,529,522	E23,841,400	E18,707,981	E19,282,715
50%	71%	E4,216,770	E10,232,021	E4,877,456	E10,882,077	E5,061,240	E5,734,029
100%	71%	-E48,186,010	-E59,972,260	-E44,746,666	-E56,539,266	-E44,509,972	-E56,897,843
10%	75%	E111,003,914	E111,968,914	E111,128,103	E112,082,856	E111,139,327	E111,263,516
15%	75%	E97,919,352	E99,351,652	E98,105,637	E99,538,136	E98,122,472	E98,308,756
20%	75%	E84,771,292	E86,739,978	E83,023,271	E86,960,957	E84,046,045	E85,289,023
25%	75%	E71,539,749	E73,999,251	E71,859,585	E74,319,086	E71,898,492	E72,208,328
30%	75%	E58,189,828	E61,189,500	E58,679,908	E61,579,581	E58,615,164	E59,005,244
35%	75%	E44,795,661	E48,332,334	E45,238,199	E48,787,428	E45,300,002	E45,762,539
40%	75%	E31,318,667	E35,386,245	E31,849,852	E35,914,858	E31,937,658	E32,426,772
45%	75%	E17,710,426	E22,358,310	E18,314,843	E22,962,735	E18,369,470	E18,973,897
50%	75%	E3,937,335	E9,207,257	E4,631,057	E9,889,815	E4,693,755	E5,385,274
10%	60%	E111,214,014	E112,732,972	E111,313,365	E112,830,997	E111,430,675	E111,530,027
15%	60%	E98,234,503	E100,526,506	E98,383,536	E100,675,529	E98,559,495	E98,708,523
20%	60%	E85,197,584	E88,297,881	E85,399,166	E88,499,464	E85,637,188	E85,838,770
25%	60%	E72,080,840	E76,016,043	E72,336,709	E76,269,132	E72,638,828	E72,894,698
30%	60%	E59,849,757	E63,649,333	E59,161,821	E63,961,297	E59,539,294	E59,842,358
35%	60%	E45,578,170	E51,202,022	E45,948,200	E51,566,038	E46,385,118	E46,755,145
40%	60%	E32,215,564	E38,719,527	E32,638,455	E39,142,418	E33,137,787	E33,560,679
45%	60%	E18,732,964	E26,169,962	E19,216,498	E26,645,668	E19,787,434	E20,270,967
50%	60%	E5,110,856	E13,033,259	E5,699,260	E14,040,518	E5,303,899	E5,850,446

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

E27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£32,365,794	£32,365,794	£32,365,794	£32,365,794	£32,365,794	£32,365,794
10%	71%	£3,365,794	£3,365,794	£3,365,794	£3,365,794	£3,365,794	£3,365,794
15%	71%	£3,692,939	£3,692,939	£3,692,939	£3,692,939	£3,692,939	£3,692,939
20%	71%	£19,814,537	£17,600,039	£19,574,558	£17,600,039	£19,500,535	£19,260,555
25%	71%	£33,018,747	£30,207,888	£32,714,142	£29,903,283	£32,220,184	£32,315,578
30%	71%	£46,340,374	£42,912,177	£45,369,899	£42,540,672	£45,854,275	£45,487,170
35%	71%	£59,705,355	£55,671,734	£59,264,843	£55,238,311	£59,129,965	£58,688,453
40%	71%	£73,154,251	£68,507,444	£72,649,690	£68,004,003	£72,494,401	£71,909,959
45%	71%	£86,733,439	£81,421,562	£86,157,895	£80,845,927	£86,980,247	£86,404,612
50%	71%	£100,470,538	£94,455,078	£99,979,871	£93,916,261	£99,980,670	£99,653,248
100%	71%	£247,883,347	£234,859,618	£246,450,323	£233,236,596	£246,008,300	£244,675,277
10%	75%	£6,316,586	£7,271,586	£6,440,775	£7,395,526	£6,451,999	£6,576,189
15%	75%	£3,787,975	£5,335,476	£3,581,891	£5,149,181	£3,568,695	£3,378,371
20%	75%	£19,916,035	£17,978,349	£19,664,057	£17,726,371	£19,641,283	£19,389,304
25%	75%	£33,147,578	£30,688,077	£32,827,742	£30,368,241	£32,788,836	£32,479,000
30%	75%	£46,497,500	£43,497,827	£46,107,420	£43,107,747	£46,072,164	£45,682,084
35%	75%	£59,891,666	£56,354,994	£59,429,129	£56,299,899	£59,387,526	£58,924,768
40%	75%	£73,370,661	£69,301,083	£72,837,446	£68,772,470	£72,789,670	£72,261,056
45%	75%	£86,976,901	£82,329,009	£86,372,484	£81,724,592	£86,317,868	£85,713,441
50%	75%	£100,680,069	£95,480,078	£100,069,270	£95,787,515	£99,993,578	£99,507,625
10%	60%	£5,526,557	£5,045,644	£6,628,038	£5,143,859	£5,743,348	£5,442,699
15%	60%	£6,452,824	£4,160,825	£6,303,798	£4,011,798	£6,127,832	£5,978,805
20%	60%	£19,489,744	£16,389,445	£19,285,161	£16,187,864	£19,050,140	£18,848,557
25%	60%	£32,626,467	£28,627,255	£32,329,819	£28,329,186	£32,048,499	£31,792,333
30%	60%	£45,837,571	£41,038,095	£45,525,507	£40,726,030	£45,157,033	£44,844,969
35%	60%	£59,109,157	£53,485,305	£58,739,128	£53,121,230	£58,302,212	£57,932,182
40%	60%	£72,471,784	£65,967,801	£72,049,873	£65,544,910	£71,549,540	£71,126,649
45%	60%	£85,944,434	£78,417,734	£85,428,434	£78,044,604	£84,900,244	£84,416,244
50%	60%	£99,576,371	£91,184,068	£99,028,077	£90,646,810	£98,383,328	£97,837,282

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£13,474,000	£13,474,000	£13,474,000	£13,474,000	£13,474,000	£13,474,000
10%	71%	£77,954,159	£79,044,510	£78,072,434	£79,161,206	£78,108,917	£78,227,192
15%	71%	£64,894,610	£66,531,752	£65,072,022	£66,709,165	£66,126,747	£66,304,159
20%	71%	£51,773,012	£53,887,510	£52,012,991	£54,227,489	£53,087,014	£53,226,394
25%	71%	£38,566,861	£41,379,661	£39,874,407	£41,894,286	£39,967,264	£39,771,971
30%	71%	£25,247,175	£26,675,372	£25,616,686	£29,046,877	£25,733,273	£26,104,778
35%	71%	£11,882,194	£16,915,615	£12,322,706	£16,349,238	£12,458,584	£12,889,095
40%	71%	£1,566,702	£3,988,034	£1,862,141	£3,363,545	£1,808,852	£2,402,410
45%	71%	£1,145,891	£9,834,014	£1,470,257	£9,258,379	£1,439,698	£1,817,064
50%	71%	£28,883,009	£22,867,757	£28,222,323	£22,217,702	£28,018,530	£27,365,750
100%	71%	£176,226,795	£169,022,069	£174,862,775	£161,639,047	£174,429,791	£172,987,228
10%	75%	£7,494,185	£7,889,155	£7,829,324	£7,983,077	£7,839,545	£7,816,645
15%	75%	£64,819,573	£66,252,073	£65,805,855	£66,438,357	£66,022,693	£66,208,978
20%	75%	£51,671,511	£53,609,200	£51,923,492	£53,861,178	£51,946,266	£52,198,245
25%	75%	£38,430,871	£39,887,172	£38,159,172	£40,213,208	£38,188,154	£38,549,549
30%	75%	£25,090,049	£26,089,721	£25,480,129	£26,479,802	£25,515,385	£25,905,465
35%	75%	£11,696,882	£15,232,555	£12,158,420	£15,687,649	£12,200,223	£12,662,760
40%	75%	£1,783,172	£2,726,456	£1,249,897	£2,815,076	£1,202,121	£2,733,507
45%	75%	£1,589,467	£10,741,460	£1,124,936	£10,137,043	£1,170,300	£1,125,892
50%	75%	£29,162,444	£23,892,521	£28,468,722	£23,209,064	£28,406,024	£27,714,505
10%	60%	£78,114,235	£79,633,193	£78,213,586	£79,731,218	£78,330,897	£78,430,248
15%	60%	£65,134,725	£67,426,723	£65,283,751	£67,575,751	£65,459,716	£65,608,744
20%	60%	£52,057,865	£55,188,102	£50,399,686	£53,309,686	£50,537,439	£51,188,961
25%	60%	£38,981,061	£42,916,264	£39,236,930	£43,168,353	£39,530,050	£39,794,919
30%	60%	£25,749,978	£30,549,453	£26,062,042	£30,861,518	£26,430,515	£26,742,979
35%	60%	£12,478,392	£18,102,243	£12,848,021	£18,469,319	£13,285,317	£13,655,367
40%	60%	£884,215	£5,819,748	£461,324	£5,042,939	£38,008	£460,900
45%	60%	£14,366,815	£6,930,187	£13,883,281	£6,454,111	£13,312,345	£12,828,812
50%	60%	£27,988,823	£19,696,620	£27,440,529	£19,059,261	£26,795,789	£26,249,733

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£137,053,121	£137,053,121	£137,053,121	£137,053,121	£137,053,121	£137,053,121
10%	71%	£111,053,937	£112,144,289	£111,172,213	£112,260,985	£111,208,696	£111,326,871
15%	71%	£97,994,399	£99,831,531	£98,171,801	£99,809,944	£98,228,526	£98,403,938
20%	71%	£84,872,791	£87,067,289	£85,112,770	£87,327,268	£85,196,793	£85,426,772
25%	71%	£71,868,580	£74,479,439	£71,973,186	£74,784,045	£72,067,143	£72,371,750
30%	71%	£58,346,954	£61,775,151	£58,718,459	£62,146,656	£58,833,052	£59,204,257
35%	71%	£44,981,973	£49,012,993	£45,422,486	£46,440,016	£45,585,393	£45,998,974
40%	71%	£31,533,077	£36,179,883	£32,037,637	£36,683,325	£32,192,927	£32,666,368
45%	71%	£17,953,888	£23,265,765	£18,529,522	£23,841,400	£18,707,081	£19,282,715
50%	71%	£4,216,770	£10,232,921	£4,877,456	£10,862,077	£5,081,249	£5,734,629
100%	71%	£443,196,019	£419,972,290	£441,762,956	£428,539,268	£441,320,972	£438,887,949
10%	75%	£111,003,914	£111,958,914	£111,128,103	£112,082,866	£111,139,327	£111,263,516
15%	75%	£97,919,352	£99,351,652	£98,165,637	£99,539,136	£98,122,472	£98,308,796
20%	75%	£84,771,292	£86,708,978	£83,023,271	£86,960,957	£84,045,045	£84,298,023
25%	75%	£71,536,749	£73,999,251	£71,859,585	£74,319,086	£71,898,492	£72,208,328
30%	75%	£58,189,828	£61,189,500	£58,579,908	£61,579,581	£58,615,164	£59,005,244
35%	75%	£44,786,861	£48,332,334	£45,258,195	£48,767,429	£45,300,902	£45,752,339
40%	75%	£31,316,967	£35,386,245	£31,849,882	£35,914,858	£31,897,658	£32,428,772
45%	75%	£17,710,426	£22,358,319	£18,314,843	£22,862,735	£18,369,470	£18,973,887
50%	75%	£3,937,335	£9,207,257	£4,831,957	£9,889,815	£4,693,755	£5,385,274
10%	60%	£111,214,014	£112,232,972	£111,315,365	£112,330,997	£111,400,675	£111,530,027
15%	60%	£98,197,584	£99,297,881	£98,399,166	£99,494,464	£98,637,188	£98,838,770
20%	60%	£73,080,940	£76,016,043	£72,339,705	£76,268,132	£72,838,828	£72,894,698
25%	60%	£58,849,235	£63,649,235	£59,161,921	£63,961,295	£59,530,294	£59,842,358
30%	60%	£45,578,170	£51,202,022	£45,948,200	£51,566,098	£46,385,116	£46,755,145
35%	60%	£32,215,564	£38,719,527	£32,638,455	£39,142,418	£33,137,787	£33,560,679
40%	60%	£18,732,964	£26,169,562	£19,216,495	£26,645,668	£19,787,434	£20,270,967
50%	60%	£5,110,956	£13,503,259	£5,659,250	£14,040,518	£6,303,999	£6,850,046

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 8

CIL Zone	1
Value Area	Low

No Units	650
Site Area	4.95 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£113,632,406	£113,632,406	£113,632,406	£113,632,406	£113,632,406	£113,632,406
10%	71%	£92,718,697	£93,861,428	£92,920,888	£94,063,621	£92,880,728	£93,028,921
15%	71%	£92,169,802	£93,311,536	£92,480,051	£93,640,184	£92,436,627	£92,745,076
20%	71%	£71,645,069	£73,967,912	£72,056,067	£74,578,911	£71,971,454	£72,385,433
25%	71%	£61,004,882	£63,956,925	£61,527,032	£64,478,075	£61,423,322	£61,945,473
30%	71%	£50,308,086	£53,901,691	£50,944,814	£54,528,271	£50,818,427	£51,455,255
35%	71%	£39,520,749	£43,750,841	£40,125,866	£44,493,908	£40,125,866	£40,881,002
40%	71%	£28,608,184	£33,518,000	£29,485,290	£34,380,992	£29,311,078	£30,188,185
45%	71%	£17,534,931	£23,168,474	£18,537,815	£24,155,219	£18,338,621	£19,341,053
50%	71%	£6,262,781	£12,665,530	£7,397,288	£13,781,527	£7,172,342	£8,304,881
100%	71%	£110,537,814	£31,214,185	£108,198,159	£34,874,410	£108,662,867	£32,734,865
10%	75%	£92,662,403	£93,662,293	£92,874,705	£93,874,596	£92,804,181	£93,016,484
15%	75%	£82,103,982	£83,628,348	£82,427,643	£83,952,009	£82,320,127	£82,643,790
20%	75%	£73,336,111	£73,563,130	£71,682,190	£73,394,878	£71,818,838	£72,283,085
25%	75%	£60,859,508	£63,441,671	£61,407,766	£63,989,928	£61,225,643	£61,773,901
30%	75%	£50,130,784	£53,280,057	£50,799,454	£53,942,495	£50,577,332	£51,246,002
35%	75%	£38,310,513	£43,019,210	£40,103,388	£43,799,325	£38,840,007	£40,632,881
40%	75%	£28,363,685	£33,668,059	£29,294,946	£33,574,200	£28,970,017	£29,899,879
45%	75%	£17,255,715	£22,196,652	£18,308,742	£23,232,734	£17,958,943	£19,011,971
50%	75%	£5,942,310	£11,550,118	£7,138,601	£12,739,283	£6,743,578	£7,932,744
60%	60%	£92,894,834	£94,498,686	£93,088,076	£94,868,501	£93,123,680	£93,235,522
15%	60%	£82,464,429	£84,903,415	£82,723,358	£85,162,344	£82,810,282	£83,069,192
20%	60%	£72,011,238	£75,263,219	£72,356,477	£75,608,458	£72,472,350	£72,718,589
25%	60%	£61,470,079	£65,601,539	£61,908,685	£66,040,145	£62,055,885	£62,494,501
30%	60%	£50,875,452	£55,875,428	£51,410,387	£56,402,765	£51,389,929	£52,124,865
35%	60%	£40,193,502	£46,092,481	£40,827,801	£46,716,573	£41,040,692	£41,671,487
40%	60%	£29,389,619	£36,237,811	£30,126,388	£36,962,725	£30,373,671	£31,102,612
45%	60%	£18,428,425	£26,278,037	£19,207,847	£27,107,172	£19,553,589	£20,386,011
50%	60%	£7,273,756	£16,179,094	£8,225,089	£17,115,118	£8,544,386	£9,495,719

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£331,656,099	£331,656,099	£331,656,099	£331,656,099	£331,656,099	£331,656,099
10%	71%	£288,989,809	£288,989,809	£288,989,809	£288,989,809	£288,989,809	£288,989,809
15%	71%	£263,098,703	£263,098,703	£263,098,703	£263,098,703	£263,098,703	£263,098,703
20%	71%	£237,643,436	£237,643,436	£237,643,436	£237,643,436	£237,643,436	£237,643,436
25%	71%	£212,188,169	£212,188,169	£212,188,169	£212,188,169	£212,188,169	£212,188,169
30%	71%	£186,732,902	£186,732,902	£186,732,902	£186,732,902	£186,732,902	£186,732,902
35%	71%	£161,277,635	£161,277,635	£161,277,635	£161,277,635	£161,277,635	£161,277,635
40%	71%	£135,822,368	£135,822,368	£135,822,368	£135,822,368	£135,822,368	£135,822,368
45%	71%	£110,367,101	£110,367,101	£110,367,101	£110,367,101	£110,367,101	£110,367,101
50%	71%	£84,911,834	£84,911,834	£84,911,834	£84,911,834	£84,911,834	£84,911,834
60%	60%	£331,656,099	£331,656,099	£331,656,099	£331,656,099	£331,656,099	£331,656,099
10%	60%	£288,989,809	£288,989,809	£288,989,809	£288,989,809	£288,989,809	£288,989,809
15%	60%	£263,098,703	£263,098,703	£263,098,703	£263,098,703	£263,098,703	£263,098,703
20%	60%	£237,643,436	£237,643,436	£237,643,436	£237,643,436	£237,643,436	£237,643,436
25%	60%	£212,188,169	£212,188,169	£212,188,169	£212,188,169	£212,188,169	£212,188,169
30%	60%	£186,732,902	£186,732,902	£186,732,902	£186,732,902	£186,732,902	£186,732,902
35%	60%	£161,277,635	£161,277,635	£161,277,635	£161,277,635	£161,277,635	£161,277,635
40%	60%	£135,822,368	£135,822,368	£135,822,368	£135,822,368	£135,822,368	£135,822,368
45%	60%	£110,367,101	£110,367,101	£110,367,101	£110,367,101	£110,367,101	£110,367,101
50%	60%	£84,911,834	£84,911,834	£84,911,834	£84,911,834	£84,911,834	£84,911,834

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£241,203,394	£241,203,394	£241,203,394	£241,203,394	£241,203,394	£241,203,394
10%	71%	£206,120,094	£206,120,094	£206,120,094	£206,120,094	£206,120,094	£206,120,094
15%	71%	£171,036,794	£171,036,794	£171,036,794	£171,036,794	£171,036,794	£171,036,794
20%	71%	£135,953,494	£135,953,494	£135,953,494	£135,953,494	£135,953,494	£135,953,494
25%	71%	£100,870,194	£100,870,194	£100,870,194	£100,870,194	£100,870,194	£100,870,194
30%	71%	£65,786,894	£65,786,894	£65,786,894	£65,786,894	£65,786,894	£65,786,894
35%	71%	£30,703,594	£30,703,594	£30,703,594	£30,703,594	£30,703,594	£30,703,594
40%	71%	£15,620,294	£15,620,294	£15,620,294	£15,620,294	£15,620,294	£15,620,294
45%	71%	£1,536,994	£1,536,994	£1,536,994	£1,536,994	£1,536,994	£1,536,994
50%	71%	£241,203,394	£241,203,394	£241,203,394	£241,203,394	£241,203,394	£241,203,394
60%	60%	£241,203,394	£241,203,394	£241,203,394	£241,203,394	£241,203,394	£241,203,394
10%	60%	£206,120,094	£206,120,094	£206,120,094	£206,120,094	£206,120,094	£206,120,094
15%	60%	£171,036,794	£171,036,794	£171,036,794	£171,036,794	£171,036,794	£171,036,794
20%	60%	£135,953,494	£135,953,494	£135,953,494	£135,953,494	£135,953,494	£135,953,494
25%	60%	£100,870,194	£100,870,194	£100,870,194	£100,870,194	£100,870,194	£100,870,194
30%	60%	£65,786,894	£65,786,894	£65,786,894	£65,786,894	£65,786,894	£65,786,894
35%	60%	£30,703,594	£30,703,594	£30,703,594	£30,703,594	£30,703,594	£30,703,594
40%	60%	£15,620,294	£15,620,294	£15,620,294	£15,620,294	£15,620,294	£15,620,294
45%	60%	£1,536,994	£1,536,994	£1,536,994	£1,536,994	£1,536,994	£1,536,994
50%	60%	£241,203,394	£241,203,394	£241,203,394	£241,203,394	£241,203,394	£241,203,394

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£91,952,349	£91,952,349	£91,952,349	£91,952,349	£91,952,349	£91,952,349
10%	71%	£76,786,894	£76,786,894	£76,786,894	£76,786,894	£76,786,894	£76,786,894
15%	71%	£61,621,439	£61,621,439	£61,621,439	£61,621,439	£61,621,439	£61,621,439
20%	71%	£46,455,984	£46,455,984	£46,455,984	£46,455,984	£46,455,984	£46,455,984
25%	71%	£31,290,529	£31,290,529	£31,290,529	£31,290,529	£31,290,529	£31,290,529
30%	71%	£16,125,074	£16,125,074	£16,125,074	£16,125,074	£16,125,074	£16,125,074
35%	71%	£1,060,000	£1,060,000	£1,060,000	£1,060,000	£1,060,000	£1,060,000
40%	71%	£1,060,000	£1,060,000	£1,060,000	£1,060,000	£1,060,000	£1,060,000
45%	71%	£1,060,000	£1,060,000	£1,060,000	£1,060,000	£1,060,000	£1,060,000
50%	71%	£91,952,349	£91,952,349	£91,952,349	£91,952,349	£91,952,349	£91,952,349
60%	60%	£91,952,349	£91,952,349	£91,952,349	£91,952,349	£91,952,349	£91,952,349
10%	60%	£76,786,894	£76,786,894	£76,786,894	£76,786,894	£76,786,894	£76,786,894
15%	60%	£61,621,439	£61,621,439	£61,621,439	£61,621,439	£61,621,439	£61,621,439
20%	60%	£46,455,984	£46,455,984	£46,455,984	£46,455,984	£46,455,984	£46,455,984
25%	60%	£31,290,529	£31,290,529	£31,290,529	£31,290,529	£31,290,529	£31,290,529
30%	60%	£16,125,074	£16,125,074	£16,125,074	£16,125,074	£16,125,074	£16,125,074
35%	60%	£1,060,000	£1,060,000	£1,060,000	£1,060,000	£1,060,000	£1,060,000
40%	60%	£1,060,000	£1,060,000	£1,060,000	£1,060,000	£1,060,000	£1,060,000
45%	60%	£1,060,000	£1,060,000	£1,060,000	£1,060,000	£1,060,000	£1,060,000
50%	60%	£91,952,349	£91,952,349	£91,952,349	£91,952,349	£91,952,349	£91,952,349

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£23,041,479	-£23,041,479	-£23,041,479	-£23,041,479	-£23,041,479	-£23,041,479
10%	71%	-£43,955,180	-£42,912,487	-£43,352,997	-£42,810,264	-£43,783,157	-£43,580,964
15%	71%	-£54,484,083	-£52,741,950	-£54,175,834	-£52,433,701	-£54,237,056	-£53,526,809
20%	71%	-£66,028,816	-£62,705,973	-£64,817,818	-£62,294,974	-£64,699,451	-£64,288,452
25%	71%	-£78,689,004	-£72,717,961	-£75,746,863	-£72,195,810	-£75,250,593	-£74,728,913
30%	71%	-£92,362,790	-£82,729,949	-£85,729,249	-£82,149,614	-£85,855,458	-£85,115,620
35%	71%	-£97,153,136	-£92,522,544	-£96,396,019	-£92,175,977	-£96,548,001	-£95,792,883
40%	71%	-£108,085,701	-£103,155,885	-£107,188,595	-£102,292,893	-£107,362,807	-£106,485,701
45%	71%	-£116,138,864	-£113,505,411	-£116,136,070	-£112,516,668	-£116,336,265	-£115,332,882
50%	71%	-£130,411,104	-£124,008,355	-£129,278,937	-£124,856,358	-£129,591,543	-£128,369,005
100%	71%	-£247,211,799	-£233,888,070	-£244,872,023	-£231,648,295	-£245,336,752	-£242,896,076
10%	75%	-£44,011,482	-£43,011,592	-£43,799,180	-£42,799,289	-£43,869,704	-£43,657,401
15%	75%	-£54,560,993	-£53,045,937	-£54,246,242	-£52,721,876	-£54,253,758	-£54,030,096
20%	75%	-£65,143,244	-£63,110,755	-£64,711,695	-£62,679,207	-£64,855,449	-£64,423,500
25%	75%	-£76,814,377	-£73,232,215	-£75,266,119	-£72,683,957	-£74,448,242	-£74,089,884
30%	75%	-£88,543,191	-£83,399,828	-£85,874,431	-£82,731,390	-£86,096,553	-£85,427,883
35%	75%	-£97,363,377	-£93,564,675	-£95,570,498	-£92,874,560	-£96,833,878	-£96,041,604
40%	75%	-£108,309,900	-£104,005,827	-£107,388,939	-£103,990,686	-£107,694,868	-£106,773,907
45%	75%	-£119,418,171	-£114,477,233	-£118,365,143	-£113,441,151	-£118,714,942	-£117,681,915
50%	75%	-£130,731,975	-£125,123,767	-£129,559,285	-£124,934,892	-£129,930,907	-£128,811,141
10%	60%	-£43,775,051	-£42,175,226	-£43,005,209	-£42,005,384	-£43,548,206	-£43,378,363
15%	60%	-£54,209,456	-£51,770,470	-£53,950,527	-£51,511,542	-£53,863,623	-£53,604,693
20%	60%	-£64,862,648	-£61,410,666	-£64,317,409	-£61,065,427	-£64,201,535	-£63,856,297
25%	60%	-£75,620,846	-£71,072,546	-£73,065,907	-£70,853,741	-£74,617,980	-£74,170,384
30%	60%	-£85,798,433	-£80,797,458	-£83,263,498	-£80,271,130	-£85,083,956	-£84,549,020
35%	60%	-£96,489,383	-£90,581,404	-£93,846,084	-£89,957,312	-£95,633,193	-£95,002,398
40%	60%	-£107,294,266	-£100,439,074	-£105,547,497	-£99,711,180	-£106,390,214	-£105,871,273
45%	60%	-£118,245,460	-£110,395,579	-£117,403,059	-£109,566,713	-£117,120,296	-£116,277,674
50%	60%	-£129,400,123	-£120,494,791	-£126,448,797	-£119,558,167	-£128,129,489	-£127,176,187

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,239,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£36,399,000	£36,399,000	£36,399,000	£36,399,000	£36,399,000	£36,399,000
10%	71%	£7,129,256	£5,272,030	£7,331,490	£5,474,222	£7,291,330	£7,493,523
15%	71%	-£3,369,596	-£1,657,463	-£3,091,347	-£1,349,215	-£3,152,572	-£2,844,322
20%	71%	-£13,944,330	-£11,621,496	-£13,533,331	-£11,210,487	-£13,614,964	-£13,203,965
25%	71%	-£24,584,517	-£20,683,474	-£24,082,366	-£21,111,323	-£24,169,675	-£23,643,963
30%	71%	-£35,281,313	-£31,687,707	-£34,644,484	-£31,061,127	-£34,770,971	-£34,134,143
35%	71%	-£46,039,649	-£41,838,457	-£45,313,532	-£41,099,490	-£44,463,514	-£44,708,396
40%	71%	-£56,981,215	-£52,071,989	-£56,104,108	-£51,208,406	-£56,278,320	-£55,491,214
45%	71%	-£68,054,467	-£62,420,824	-£67,051,683	-£61,434,179	-£67,250,748	-£66,447,895
50%	71%	-£78,326,617	-£72,923,868	-£78,192,110	-£71,807,871	-£78,417,057	-£77,284,518
100%	71%	-£195,172,312	-£189,298,593	-£193,787,526	-£186,563,859	-£194,742,295	-£194,212,490
10%	75%	£7,073,076	£5,072,826	£7,275,007	£5,368,198	£7,127,476	£7,427,086
15%	75%	-£3,485,416	-£1,961,050	-£3,161,755	-£1,637,989	-£3,269,271	-£2,945,609
20%	75%	-£14,058,757	-£12,026,269	-£13,627,208	-£11,594,720	-£13,770,562	-£13,339,013
25%	75%	-£24,729,890	-£22,147,728	-£24,181,633	-£21,599,470	-£24,363,755	-£23,815,497
30%	75%	-£35,456,615	-£32,450,341	-£34,780,945	-£30,012,087	-£34,943,966	-£34,343,399
35%	75%	-£46,278,885	-£42,570,188	-£45,486,011	-£41,790,073	-£44,749,392	-£44,956,518
40%	75%	-£57,225,413	-£52,921,340	-£56,304,452	-£52,015,199	-£56,610,381	-£55,589,420
45%	75%	-£68,333,684	-£63,392,746	-£67,280,656	-£62,356,664	-£67,630,465	-£66,571,478
50%	75%	-£78,647,099	-£74,039,281	-£78,450,768	-£72,850,115	-£78,846,830	-£77,556,654
10%	60%	£7,309,435	£8,909,261	£7,479,276	£9,079,103	£7,536,281	£7,706,124
15%	60%	-£3,124,969	-£6,695,984	-£2,866,540	-£4,627,055	-£2,776,136	-£4,520,296
20%	60%	-£13,876,161	-£10,326,179	-£13,232,922	-£9,880,940	-£13,711,049	-£12,771,810
25%	60%	-£24,119,320	-£19,987,860	-£23,680,714	-£19,549,254	-£23,533,503	-£23,094,897
30%	60%	-£34,713,947	-£29,712,071	-£34,179,011	-£29,186,643	-£33,999,469	-£33,464,533
35%	60%	-£45,395,996	-£39,496,919	-£44,361,997	-£38,872,825	-£44,548,736	-£43,911,911
40%	60%	-£56,199,780	-£49,351,587	-£55,483,010	-£48,626,673	-£55,216,727	-£54,496,786
45%	60%	-£67,160,974	-£59,311,092	-£66,316,552	-£58,482,228	-£66,035,809	-£65,193,387
50%	60%	-£78,135,642	-£69,410,304	-£77,264,310	-£68,474,280	-£77,045,072	-£76,093,680

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£80,367,548	£80,367,548	£80,367,548	£80,367,548	£80,367,548	£80,367,548
10%	71%	£59,153,839	£60,296,570	£59,356,030	£60,498,763	£59,316,870	£59,518,063
15%	71%	£48,624,944	£50,367,078	£48,933,193	£50,675,326	£48,971,969	£49,180,218
20%	71%	£38,980,211	£40,463,054	£38,491,099	£40,814,053	£38,406,576	£38,605,675
25%	71%	£27,440,024	£30,391,067	£27,962,174	£30,913,217	£27,858,464	£28,380,615
30%	71%	£16,743,228	£20,336,833	£17,380,056	£20,963,413	£17,253,569	£17,890,397
35%	71%	£5,395,991	£10,186,883	£5,711,099	£10,328,050	£5,891,026	£6,315,144
40%	71%	-£4,956,674	-£4,858	-£4,079,568	-£916,134	-£4,253,780	-£3,376,673
45%	71%	-£16,029,927	-£10,396,384	-£15,027,043	-£9,409,639	-£15,226,237	-£14,223,355
50%	71%	-£27,302,077	-£20,899,328	-£26,167,570	-£19,783,331	-£26,392,516	-£25,259,977
100%	71%	-£144,102,772	-£100,879,043	-£144,166,366	-£100,859,268	-£143,207,265	-£100,867,049
10%	75%	£59,007,545	£60,007,435	£59,309,847	£60,309,738	£59,239,323	£59,451,626
15%	75%	£48,539,124	£50,063,490	£48,862,785	£50,387,151	£48,756,269	£49,078,932
20%	75%	£37,965,783	£39,998,272	£38,397,332	£40,429,821	£38,253,979	£38,685,527
25%	75%	£27,294,650	£29,876,813	£27,842,908	£30,425,070	£27,860,785	£28,299,043
30%	75%	£16,565,926	£18,715,199	£17,234,596	£20,377,637	£17,012,474	£17,681,144
35%	75%	£5,745,656	£9,454,352	£6,536,526	£10,234,467	£5,275,149	£7,068,023
40%	75%	-£5,202,673	-£6,996,789	-£4,279,012	-£3,342	-£4,939,541	-£3,664,679
45%	75%	-£16,309,143	-£11,368,206	-£15,256,116	-£10,332,124	-£15,605,915	-£14,552,887
50%	75%	-£27,622,548	-£22,014,740	-£26,426,267	-£20,625,575	-£26,821,280	-£25,632,114
10%	60%	£58,333,976	£60,933,802	£59,863,818	£61,103,643	£59,569,262	£59,730,684
15%	60%	£48,899,571	£51,335,257	£49,136,500	£51,597,486	£49,245,404	£49,504,334
20%	60%	£38,446,380	£41,698,361	£38,791,619	£42,043,600	£38,907,492	£39,262,731
25%	60%	£27,905,221	£32,036,681	£28,343,827	£32,475,287	£28,491,037	£28,929,643
30%	60%	£17,310,594	£22,311,570	£17,645,529	£22,837,891	£18,025,071	£18,560,007
35%	60%	£6,628,844	£12,527,522	£7,262,943	£15,151,715	£7,475,834	£8,106,629
40%	60%	-£4,175,239	£2,672,953	-£3,438,470	£3,367,867	-£3,191,167	-£2,462,246
45%	60%	-£15,136,433	-£7,266,551	-£14,294,011	£0,457,686	-£14,011,269	-£13,168,847
50%	60%	-£26,281,102	-£11,365,764	-£25,339,768	-£16,449,740	-£25,020,472	-£24,068,139

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£24,619,779	-£24,619,779	-£24,619,779	-£24,619,779	-£24,619,779	-£24,619,779
10%	71%	-£45,533,489	-£44,390,757	-£45,331,297	-£44,188,565	-£45,371,457	-£45,169,265
15%	71%	-£56,052,383	-£54,320,250	-£55,754,134	-£54,074,032	-£55,813,359	-£55,507,110
20%	71%	-£66,607,117	-£64,284,273	-£66,196,118	-£63,873,275	-£66,277,571	-£65,866,753
25%	71%	-£77,247,304	-£74,296,261	-£76,726,183	-£73,774,111	-£76,828,893	-£76,306,713
30%	71%	-£87,944,100	-£84,350,494	-£87,307,271	-£83,729,914	-£87,433,769	-£86,796,630
35%	71%	-£98,731,437	-£94,501,244	-£97,976,319	-£93,758,278	-£98,126,302	-£97,371,183
40%	71%	-£109,644,002	-£104,734,186	-£108,766,898	-£103,871,194	-£108,941,107	-£108,064,001
45%	71%	-£120,717,254	-£115,083,711	-£119,714,371	-£114,096,967	-£119,913,585	-£118,910,682
50%	71%	-£131,969,404	-£125,589,635	-£130,844,937	-£124,470,668	-£130,999,844	-£129,947,365
100%	71%	-£248,790,099	-£235,566,371	-£246,450,323	-£233,226,596	-£246,915,053	-£244,575,277
10%	75%	-£45,589,782	-£44,589,892	-£45,377,481	-£44,377,589	-£45,448,004	-£45,235,702
15%	75%	-£56,148,204	-£54,623,833	-£55,824,542	-£54,309,178	-£55,932,038	-£55,698,399
20%	75%	-£66,721,544	-£64,689,056	-£66,289,995	-£64,257,507	-£66,433,349	-£66,001,800
25%	75%	-£77,392,676	-£74,810,515	-£76,844,420	-£74,262,257	-£77,026,542	-£76,478,285
30%	75%	-£88,121,492	-£84,972,129	-£87,452,732	-£84,309,690	-£87,674,954	-£87,006,184
35%	75%	-£98,941,622	-£95,237,975	-£98,146,796	-£94,452,660	-£98,412,170	-£97,611,305
40%	75%	-£109,858,201	-£105,584,127	-£108,967,239	-£104,677,986	-£108,273,168	-£108,352,207
45%	75%	-£120,996,471	-£116,055,533	-£119,943,444	-£115,019,452	-£120,293,242	-£119,240,215
50%	75%	-£132,369,896	-£126,702,668	-£131,113,585	-£126,512,692	-£131,596,608	-£130,419,441
10%	60%	-£45,353,352	-£43,753,526	-£45,183,500	-£43,583,684	-£45,126,506	-£44,956,663
15%	60%	-£55,787,757	-£53,348,771	-£55,528,822	-£53,089,842	-£55,441,923	-£55,182,993
20%	60%	-£66,240,948	-£62,988,967	-£65,895,709	-£62,643,728	-£65,779,836	-£65,434,597
25%	60%	-£76,794,786	-£72,650,647	-£75,509,856	-£72,212,041	-£75,186,280	-£74,767,684
30%	60%	-£87,376,734	-£82,375,758	-£86,841,798	-£84,445,431	-£86,662,256	-£86,127,321
35%	60%	-£98,058,684	-£92,150,705	-£97,424,384	-£94,539,612	-£97,211,494	-£96,580,698
40%	60%	-£108,862,267	-£102,014,091	-£108,125,796	-£104,280,460	-£107,838,515	-£107,149,573
45%	60%	-£119,823,761	-£111,973,878	-£118,981,339	-£114,145,013	-£118,698,506	-£117,858,174
50%	60%	-£130,978,429	-£122,073,091	-£130,027,097	-£121,137,067	-£129,707,799	-£128,756,467

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£26,954,060	-£26,954,060	-£26,954,060	-£26,954,060	-£26,954,060	-£26,954,060
10%	71%	-£16,525,165	-£17,267,299	-£16,833,415	-£17,575,547	-£16,772,190	-£16,080,439
15%	71%	-£4,880,432	-£3,353,276	-£5,161,430	-£3,714,274	-£4,520,797	-£3,720,795
20%	71%	-£5,659,755	-£2,708,712	-£5,137,605	-£2,166,562	-£5,241,315	-£4,719,164
30%	71%	-£16,356,551	-£12,762,946	-£15,719,723	-£12,136,366	-£15,846,210	-£15,209,382
35%	71%	-£27,143,898	-£22,913,695	-£26,388,771	-£22,170,729	-£26,538,753	-£25,783,634
40%	71%	-£38,058,453	-£33,146,637	-£37,179,347	-£32,283,645	-£37,353,599	-£36,476,452
45%	71%	-£48,129,706	-£43,496,163	-£48,126,822	-£42,509,418	-£48,326,016	-£47,323,134
50%	71%	-£60,401,855	-£53,999,107	-£59,267,348	-£52,883,110	-£59,492,295	-£58,379,756
100%	71%	-£177,202,251	-£159,978,922	-£174,962,725	-£161,639,047	-£175,525,494	-£172,597,728
10%	75%	-£26,391,786	-£26,967,656	-£26,210,059	-£27,130,954	-£26,130,544	-£26,361,647
15%	75%	-£15,439,345	-£16,963,711	-£15,783,006	-£17,287,372	-£15,655,400	-£15,979,153
20%	75%	-£4,868,054	-£9,859,493	-£5,797,653	-£7,330,042	-£5,154,190	-£5,585,748
25%	75%	-£5,805,129	-£2,222,826	-£5,559,871	-£2,874,709	-£5,474,874	-£4,880,736
30%	75%	-£16,533,853	-£13,384,580	-£15,885,183	-£12,724,142	-£16,087,305	-£15,418,635
35%	75%	-£27,354,123	-£23,645,427	-£26,561,249	-£22,865,311	-£26,824,620	-£26,031,756
40%	75%	-£38,300,652	-£33,296,578	-£37,379,891	-£33,090,437	-£37,695,620	-£36,764,658
45%	75%	-£48,408,922	-£44,467,985	-£48,355,895	-£43,451,003	-£48,705,694	-£47,652,666
50%	75%	-£60,722,327	-£55,114,519	-£59,526,036	-£53,925,354	-£59,921,059	-£58,731,893
10%	60%	-£26,234,197	-£27,834,023	-£26,404,039	-£28,003,864	-£26,461,043	-£26,630,885
15%	60%	-£16,796,782	-£18,238,778	-£16,058,721	-£18,497,707	-£16,145,625	-£16,404,655
20%	60%	-£5,346,901	-£6,593,640	-£5,691,640	-£6,943,821	-£5,807,126	-£6,155,262
25%	60%	-£5,194,558	-£1,063,098	-£4,755,952	-£624,492	-£4,608,741	-£4,170,136
30%	60%	-£15,789,185	-£10,788,209	-£15,254,249	-£10,261,882	-£15,074,708	-£14,539,772
35%	60%	-£26,471,135	-£20,572,156	-£25,836,835	-£19,949,064	-£25,623,945	-£24,993,150
40%	60%	-£37,275,018	-£30,426,826	-£36,538,249	-£29,701,912	-£36,290,996	-£35,552,025
45%	60%	-£48,236,212	-£40,386,330	-£47,393,790	-£39,557,465	-£47,111,048	-£46,268,626
50%	60%	-£59,390,881	-£50,485,642	-£58,439,648	-£49,549,519	-£58,120,251	-£57,168,818

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£80,067,548	-£80,067,548	-£80,067,548	-£80,067,548	-£80,067,548	-£80,067,548
10%	71%	-£99,153,839	-£90,296,570	-£99,356,030	-£90,498,763	-£99,315,870	-£99,518,063
15%	71%	-£48,024,944	-£30,367,676	-£48,853,193	-£30,753,326	-£48,671,969	-£48,180,216
20%	71%	-£38,980,211	-£40,403,054	-£38,491,209	-£40,814,953	-£38,409,576	-£38,820,575
25%	71%	-£27,440,024	-£30,391,067	-£27,962,174	-£30,913,217	-£27,858,464	-£28,380,615
30%	71%	-£16,743,228	-£20,336,833	-£17,280,056	-£20,963,413	-£17,253,589	-£17,890,297
35%	71%	-£5,356,991	-£10,186,083	-£5,711,098	-£10,929,950	-£5,691,026	-£6,316,144
40%	71%	-£4,956,674	-£46,858	-£4,079,568	-£816,134	-£4,253,780	-£3,376,673
45%	71%	-£16,029,927	-£10,396,384	-£15,027,043	-£9,409,639	-£15,226,237	-£14,223,355
50%	71%	-£27,302,077	-£20,899,328	-£26,167,570	-£19,783,331	-£26,392,516	-£25,259,977
100%	71%	-£144,102,772	-£180,879,043	-£141,762,996	-£128,539,268	-£142,227,725	-£139,887,949
10%	75%	-£90,097,545	-£60,097,435	-£89,309,847	-£60,309,738	-£89,239,323	-£59,451,626
15%	75%	-£48,539,124	-£50,083,490	-£48,862,785	-£50,387,151	-£48,755,269	-£49,078,932
20%	75%	-£37,963,783	-£30,969,272	-£38,307,332	-£40,429,921	-£38,253,979	-£38,665,279
25%	75%	-£27,204,650	-£29,876,813	-£27,842,908	-£30,425,070	-£27,660,785	-£28,209,043
30%	75%	-£16,565,926	-£19,715,199	-£17,234,998	-£20,377,637	-£17,012,474	-£17,681,144
35%	75%	-£6,745,695	-£9,454,352	-£6,639,830	-£10,234,467	-£6,275,143	-£7,089,023
40%	75%	-£5,200,873	-£9,996,799	-£4,279,912	-£9,342	-£4,585,841	-£3,664,879
45%	75%	-£18,309,143	-£11,368,206	-£15,256,116	-£10,332,124	-£15,605,915	-£14,552,887
50%	75%	-£27,622,548	-£22,014,740	-£26,426,257	-£20,825,575	-£26,821,280	-£25,639,114
10%	60%	-£90,333,076	-£60,933,802	-£89,803,816	-£61,109,845	-£89,590,832	-£59,780,664
15%	60%	-£48,899,571	-£51,338,557	-£49,158,500	-£51,597,496	-£49,245,404	-£49,504,334
20%	60%	-£38,446,380	-£41,698,361	-£38,781,619	-£42,043,600	-£38,907,492	-£39,252,731
25%	60%	-£27,905,221	-£33,036,891	-£28,243,827	-£32,475,267	-£28,491,037	-£28,929,643
30%	60%	-£17,310,599	-£23,911,570	-£17,846,529	-£22,837,895	-£17,025,071	-£18,005,007
35%	60%	-£6,628,644	-£12,527,623	-£7,262,943	-£13,151,715	-£7,475,834	-£8,106,629
40%	60%	-£4,175,239	-£7,672,953	-£3,438,470	-£3,397,867	-£3,191,187	-£2,462,246
45%	60%	-£15,130,433	-£1,286,651	-£16,294,011	-£9,457,886	-£14,011,269	-£13,108,847
50%	60%	-£26,291,102	-£17,385,764	-£25,339,769	-£16,449,740	-£25,020,472	-£24,069,139

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 8

CIL Zone  
Value Area 2

No Units 650  
Site Area 4.95 Ha

Sales value inflation 0%  
Build cost inflation 0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£126,069,273	£126,069,273	£126,069,273	£126,069,273	£126,069,273	£126,069,273
10%	71%	£104,103,101	£105,267,833	£104,297,457	£105,462,016	£103,937,746	£104,132,103
15%	71%	£93,016,132	£94,765,231	£93,309,667	£95,056,166	£92,710,100	£93,061,635
20%	71%	£81,910,046	£84,262,629	£82,305,116	£84,651,542	£81,573,927	£81,965,998
25%	71%	£70,728,728	£73,688,184	£71,222,567	£74,182,022	£70,308,581	£70,802,419
30%	71%	£59,477,223	£63,086,652	£60,079,522	£63,688,951	£58,964,801	£59,567,100
35%	71%	£48,144,249	£52,389,364	£46,838,422	£53,110,046	£47,536,945	£48,250,819
40%	71%	£36,894,637	£41,624,735	£37,524,185	£42,440,934	£35,988,676	£36,818,423
45%	71%	£25,092,442	£30,742,999	£26,040,947	£31,676,240	£24,285,475	£25,233,980
50%	71%	£13,300,920	£19,717,511	£14,372,950	£20,711,406	£12,878,895	£13,460,756
100%	71%	£110,447,239	£86,366,921	£108,198,138	£84,719,921	£112,360,724	£110,111,624
10%	75%	£104,047,199	£105,066,341	£104,251,274	£105,270,415	£103,902,514	£104,106,588
15%	75%	£92,934,279	£94,462,991	£93,240,392	£94,769,103	£92,717,252	£93,023,364
20%	75%	£81,736,414	£83,859,642	£82,211,238	£84,267,192	£81,502,100	£81,917,135
25%	75%	£70,586,689	£73,176,212	£71,105,220	£73,694,743	£70,219,061	£70,737,591
30%	75%	£59,303,989	£62,462,239	£58,936,402	£63,094,652	£58,855,619	£59,488,032
35%	75%	£47,938,836	£51,669,882	£46,883,716	£52,407,998	£47,407,183	£48,157,065
40%	75%	£36,456,040	£40,773,665	£37,327,065	£41,635,976	£36,938,499	£37,709,525
45%	75%	£24,819,631	£29,775,491	£25,815,560	£30,765,394	£24,113,534	£25,109,464
50%	75%	£12,991,974	£18,600,487	£14,117,525	£19,731,510	£12,881,549	£13,320,143
60%	60%	£104,281,965	£105,303,389	£104,445,245	£105,365,922	£104,050,488	£104,213,749
15%	60%	£93,286,459	£95,732,398	£93,531,348	£95,977,286	£92,939,214	£93,184,104
20%	60%	£82,273,665	£85,552,184	£82,605,524	£85,878,703	£81,803,100	£82,134,961
25%	60%	£71,183,254	£75,326,491	£71,589,078	£75,741,316	£70,595,047	£71,009,872
30%	60%	£60,031,573	£65,064,727	£60,537,605	£65,502,516	£59,314,193	£59,820,113
35%	60%	£48,801,569	£54,729,508	£49,401,475	£55,319,760	£47,950,924	£48,550,830
40%	60%	£37,458,146	£44,332,472	£38,154,966	£45,018,078	£36,470,801	£37,166,901
45%	60%	£25,965,493	£33,839,023	£27,821,982	£34,622,945	£24,836,693	£25,632,429
50%	60%	£14,296,781	£23,213,800	£15,186,530	£24,099,072	£13,010,399	£13,910,718

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£319,219,232	£319,219,232	£319,219,232	£319,219,232	£319,219,232	£319,219,232
10%	71%	£240,891,498	£240,891,498	£240,891,498	£240,891,498	£240,891,498	£240,891,498
15%	71%	£205,270,374	£205,270,374	£205,270,374	£205,270,374	£205,270,374	£205,270,374
20%	71%	£183,378,460	£183,378,460	£183,378,460	£183,378,460	£183,378,460	£183,378,460
25%	71%	£174,599,777	£174,599,777	£174,599,777	£174,599,777	£174,599,777	£174,599,777
30%	71%	£165,811,265	£165,811,265	£165,811,265	£165,811,265	£165,811,265	£165,811,265
35%	71%	£157,022,753	£157,022,753	£157,022,753	£157,022,753	£157,022,753	£157,022,753
40%	71%	£148,234,241	£148,234,241	£148,234,241	£148,234,241	£148,234,241	£148,234,241
45%	71%	£139,445,729	£139,445,729	£139,445,729	£139,445,729	£139,445,729	£139,445,729
50%	71%	£130,657,217	£130,657,217	£130,657,217	£130,657,217	£130,657,217	£130,657,217
60%	60%	£319,219,232	£319,219,232	£319,219,232	£319,219,232	£319,219,232	£319,219,232
10%	60%	£240,891,498	£240,891,498	£240,891,498	£240,891,498	£240,891,498	£240,891,498
15%	60%	£205,270,374	£205,270,374	£205,270,374	£205,270,374	£205,270,374	£205,270,374
20%	60%	£183,378,460	£183,378,460	£183,378,460	£183,378,460	£183,378,460	£183,378,460
25%	60%	£174,599,777	£174,599,777	£174,599,777	£174,599,777	£174,599,777	£174,599,777
30%	60%	£165,811,265	£165,811,265	£165,811,265	£165,811,265	£165,811,265	£165,811,265
35%	60%	£157,022,753	£157,022,753	£157,022,753	£157,022,753	£157,022,753	£157,022,753
40%	60%	£148,234,241	£148,234,241	£148,234,241	£148,234,241	£148,234,241	£148,234,241
45%	60%	£139,445,729	£139,445,729	£139,445,729	£139,445,729	£139,445,729	£139,445,729
50%	60%	£130,657,217	£130,657,217	£130,657,217	£130,657,217	£130,657,217	£130,657,217
60%	60%	£319,219,232	£319,219,232	£319,219,232	£319,219,232	£319,219,232	£319,219,232
10%	60%	£240,891,498	£240,891,498	£240,891,498	£240,891,498	£240,891,498	£240,891,498
15%	60%	£205,270,374	£205,270,374	£205,270,374	£205,270,374	£205,270,374	£205,270,374
20%	60%	£183,378,460	£183,378,460	£183,378,460	£183,378,460	£183,378,460	£183,378,460
25%	60%	£174,599,777	£174,599,777	£174,599,777	£174,599,777	£174,599,777	£174,599,777
30%	60%	£165,811,265	£165,811,265	£165,811,265	£165,811,265	£165,811,265	£165,811,265
35%	60%	£157,022,753	£157,022,753	£157,022,753	£157,022,753	£157,022,753	£157,022,753
40%	60%	£148,234,241	£148,234,241	£148,234,241	£148,234,241	£148,234,241	£148,234,241
45%	60%	£139,445,729	£139,445,729	£139,445,729	£139,445,729	£139,445,729	£139,445,729
50%	60%	£130,657,217	£130,657,217	£130,657,217	£130,657,217	£130,657,217	£130,657,217
60%	60%	£319,219,232	£319,219,232	£319,219,232	£319,219,232	£319,219,232	£319,219,232

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£231,159,517	£231,159,517	£231,159,517	£231,159,517	£231,159,517	£231,159,517
10%	71%	£223,735,690	£223,735,690	£223,735,690	£223,735,690	£223,735,690	£223,735,690
15%	71%	£204,820,658	£204,820,658	£204,820,658	£204,820,658	£204,820,658	£204,820,658
20%	71%	£192,328,748	£192,328,748	£192,328,748	£192,328,748	£192,328,748	£192,328,748
25%	71%	£187,110,062	£187,110,062	£187,110,062	£187,110,062	£187,110,062	£187,110,062
30%	71%	£179,361,567	£179,361,567	£179,361,567	£179,361,567	£179,361,567	£179,361,567
35%	71%	£169,694,542	£169,694,542	£169,694,542	£169,694,542	£169,694,542	£169,694,542
40%	71%	£161,149,585	£161,149,585	£161,149,585	£161,149,585	£161,149,585	£161,149,585
45%	71%	£153,746,348	£153,746,348	£153,746,348	£153,746,348	£153,746,348	£153,746,348
50%	71%	£144,537,870	£144,537,870	£144,537,870	£144,537,870	£144,537,870	£144,537,870
100%	71%	£231,159,517	£231,159,517	£231,159,517	£231,159,517	£231,159,517	£231,159,517
10%	75%	£253,791,502	£253,791,502	£253,791,502	£253,791,502	£253,791,502	£253,791,502
15%	75%	£264,904,511	£264,904,511	£264,904,511	£264,904,511	£264,904,511	£264,904,511
20%	75%	£276,042,377	£276,042,377	£276,042,377	£276,042,377	£276,042,377	£276,042,377
25%	75%	£287,202,100	£287,202,100	£287,202,100	£287,202,100	£287,202,100	£287,202,100
30%	75%	£298,334,801	£298,334,801	£298,334,801	£298,334,801	£298,334,801	£298,334,801
35%	75%	£309,489,954	£309,489,954	£309,489,954	£309,489,954	£309,489,954	£309,489,954
40%	75%	£320,669,071	£320,669,071	£320,669,071	£320,669,071	£320,669,071	£320,669,071
45%	75%	£331,873,351	£331,873,351	£331,873,351	£331,873,351	£331,873,351	£331,873,351
50%	75%	£343,100,010	£343,100,010	£343,100,010	£343,100,010	£343,100,010	£343,100,010
60%	60%	£231,159,517	£231,159,517	£231,159,517	£231,159,517	£231,159,517	£231,159,517
10%	60%	£223,735,690	£223,735,690	£223,735,690	£223,735,690	£223,735,690	£223,735,690
15%	60%	£204,820,658	£204,820,658	£204,820,658	£204,820,658	£204,820,658	£204,820,658
20%	60%	£192,328,748	£192,328,748	£192,328,748	£192,328,748	£192,328,748	£192,328,748
25%	60%	£187,110,062	£187,110,062	£187,110,062	£187,110,062	£187,110,062	£187,110,062
30%	60%	£179,361,567	£179,361,567	£179,361,567	£179,361,567	£179,361,567	£179,361,567
35%	60%	£169,694,542	£169,694,542	£169,694,542	£169,694,542	£169,694,542	£169,694,542
40%	60%	£161,149,585	£161,149,585	£161,149,585	£161,149,585	£161,149,585	£161,149,585
45%	60%	£153,746,348	£153,746,348	£153,746,348	£153,746,348	£153,746,348	£153,746,348
50%	60%	£144,537,870	£144,537,870	£144,537,870	£144,537,870	£144,537,870	£144,537,870
60%	60%	£231,159,517	£231,159,517	£231,159,517	£231,159,517	£231,159,517	£231,159,517
10%	60%	£223,735,690	£223,735,690	£223,735,690	£223,735,690	£223,735,690	£223,735,690
15%	60%	£204,820,658	£204,820,658	£204,820,658	£204,820,658	£204,820,658	£204,820,658
20%	60%	£192,328,748	£192,328,748	£192,328,748	£192,328,748	£192,328,748	£192,328,748
25%	60%	£187,110,062	£187,110,062	£187,110,062	£187,110,062	£187,110,062	£187,110,062
30%	60%	£179,361,567	£179,36				

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

E27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-10,804,612	-10,804,612	-10,804,612	-10,804,612	-10,804,612	-10,804,612
10%	71%	-32,570,784	-31,406,052	-33,376,428	-31,211,969	-32,736,139	-33,541,782
15%	71%	-543,855,754	-543,855,754	-543,855,754	-541,617,119	-543,903,785	-543,672,250
20%	71%	-554,763,840	-552,411,256	-554,368,769	-552,022,543	-555,099,058	-554,704,887
25%	71%	-565,945,157	-562,985,701	-565,451,318	-562,491,863	-566,965,304	-565,871,466
30%	71%	-577,126,852	-573,927,253	-579,584,834	-577,084,634	-579,706,884	-577,101,085
35%	71%	-588,529,636	-584,279,521	-587,815,463	-583,572,839	-586,137,241	-588,423,067
40%	71%	-599,979,248	-595,049,150	-599,149,700	-594,232,951	-599,685,010	-599,855,462
45%	71%	-611,581,443	-605,930,896	-610,632,938	-604,967,645	-612,389,410	-611,439,866
50%	71%	-623,327,865	-618,696,374	-623,301,835	-616,802,469	-624,294,950	-623,313,169
100%	71%	-247,121,124	-233,642,906	-244,872,023	-231,393,708	-249,034,609	-248,785,509
10%	75%	-32,626,686	-31,807,544	-32,422,611	-31,403,470	-32,771,371	-32,567,297
15%	75%	-443,739,608	-442,210,894	-443,433,494	-441,904,782	-443,956,633	-443,650,591
20%	75%	-454,877,472	-452,814,243	-454,462,647	-452,406,094	-455,171,575	-454,758,750
25%	75%	-466,027,196	-463,497,673	-465,568,665	-462,879,143	-466,454,825	-465,936,295
30%	75%	-477,189,896	-474,211,646	-478,737,483	-475,579,233	-477,818,266	-477,185,853
35%	75%	-488,376,949	-485,024,963	-487,983,167	-484,266,187	-489,266,702	-488,510,620
40%	75%	-499,579,248	-495,885,317	-499,346,820	-495,038,309	-500,838,386	-499,964,361
45%	75%	-511,854,254	-506,898,394	-510,858,325	-505,918,491	-512,560,351	-511,584,421
50%	75%	-523,287,911	-513,084,386	-522,586,369	-518,943,375	-524,492,338	-523,353,743
10%	60%	-32,991,900	-30,768,696	-32,228,640	-30,608,063	-32,623,307	-32,460,137
15%	60%	-443,387,428	-440,941,488	-443,142,538	-440,696,599	-443,734,671	-443,489,871
20%	60%	-454,400,220	-451,121,701	-454,068,261	-450,795,182	-454,870,785	-454,538,924
25%	60%	-465,430,632	-461,341,594	-465,075,807	-461,637,959	-466,178,838	-465,664,013
30%	60%	-476,442,311	-471,609,159	-476,136,381	-471,111,369	-477,350,702	-476,853,772
35%	60%	-487,472,318	-481,944,377	-487,272,410	-481,354,125	-488,722,967	-488,123,055
40%	60%	-498,519,739	-492,941,414	-498,319,910	-491,665,807	-499,203,634	-498,506,984
45%	60%	-509,584,446	-502,834,862	-509,611,793	-502,050,940	-511,838,201	-511,041,456
50%	60%	-520,671,105	-513,460,035	-521,487,355	-512,674,813	-523,663,468	-522,163,167

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

E17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	18,513,702	19,678,435	18,708,059	19,872,618	18,348,347	18,542,705
10%	71%	18,513,702	19,678,435	18,708,059	19,872,618	18,348,347	18,542,705
15%	71%	17,428,733	19,175,833	17,220,269	19,467,368	17,180,702	17,472,237
20%	71%	16,379,393	18,526,769	16,284,282	19,058,096	16,015,471	16,620,400
25%	71%	15,369,215	17,801,215	15,288,607	18,649,376	15,260,816	15,786,979
30%	71%	14,392,175	17,002,746	14,309,876	18,240,447	14,452,597	14,362,022,298
35%	71%	13,445,149	16,131,034	13,409,977	17,831,352	13,642,504	13,338,590
40%	71%	12,524,761	15,194,083	12,505,214	17,422,466	12,833,523	12,487,915
45%	71%	11,634,959	14,194,399	11,615,451	17,013,158	12,024,923	11,635,419
50%	71%	10,784,478	13,141,887	10,765,348	16,603,993	11,217,502	10,784,478
100%	71%	1,960,637	2,482,319	1,929,236	2,960,215	1,907,922	2,482,319
10%	75%	18,513,702	19,678,435	18,708,059	19,872,618	18,348,347	18,542,705
15%	75%	17,344,881	18,973,593	17,139,705	19,467,368	17,127,854	17,433,965
20%	75%	16,228,409	18,172,756	16,037,160	19,058,096	16,015,471	16,620,400
25%	75%	15,145,602	17,301,186	14,964,178	18,649,376	15,370,338	15,651,808
30%	75%	14,106,145	16,351,516	13,919,680	18,240,447	14,452,597	14,362,022,298
35%	75%	13,113,358	15,341,830	12,922,333	17,831,352	13,533,334	13,338,590
40%	75%	12,159,767	14,281,907	11,973,638	17,422,466	12,614,874	12,487,915
45%	75%	11,247,525	13,181,911	11,024,873	17,013,158	11,702,256	11,635,419
50%	75%	10,372,587	12,031,791	10,426,423	16,603,993	10,784,478	10,784,478
10%	60%	18,513,702	19,678,435	18,708,059	19,872,618	18,348,347	18,542,705
15%	60%	17,428,733	19,175,833	17,220,269	19,467,368	17,180,702	17,472,237
20%	60%	16,379,393	18,526,769	16,284,282	19,058,096	16,015,471	16,620,400
25%	60%	15,369,215	17,801,215	15,288,607	18,649,376	15,260,816	15,786,979
30%	60%	14,392,175	17,002,746	14,309,876	18,240,447	14,452,597	14,362,022,298
35%	60%	13,445,149	16,131,034	13,409,977	17,831,352	13,642,504	13,338,590
40%	60%	12,524,761	15,194,083	12,505,214	17,422,466	12,833,523	12,487,915
45%	60%	11,634,959	14,194,399	11,615,451	17,013,158	12,024,923	11,635,419
50%	60%	10,784,478	13,141,887	10,765,348	16,603,993	11,217,502	10,784,478
100%	60%	1,960,637	2,482,319	1,929,236	2,960,215	1,907,922	2,482,319
10%	60%	18,513,702	19,678,435	18,708,059	19,872,618	18,348,347	18,542,705
15%	60%	17,344,881	18,973,593	17,139,705	19,467,368	17,127,854	17,433,965
20%	60%	16,228,409	18,172,756	16,037,160	19,058,096	16,015,471	16,620,400
25%	60%	15,145,602	17,301,186	14,964,178	18,649,376	15,370,338	15,651,808
30%	60%	14,106,145	16,351,516	13,919,680	18,240,447	14,452,597	14,362,022,298
35%	60%	13,113,358	15,341,830	12,922,333	17,831,352	13,533,334	13,338,590
40%	60%	12,159,767	14,281,907	11,973,638	17,422,466	12,614,874	12,487,915
45%	60%	11,247,525	13,181,911	11,024,873	17,013,158	11,702,256	11,635,419
50%	60%	10,372,587	12,031,791	10,426,423	16,603,993	10,784,478	10,784,478
10%	60%	18,513,702	19,678,435	18,708,059	19,872,618	18,348,347	18,542,705
15%	60%	17,428,733	19,175,833	17,220,269	19,467,368	17,180,702	17,472,237
20%	60%	16,379,393	18,526,769	16,284,282	19,058,096	16,015,471	16,620,400
25%	60%	15,369,215	17,801,215	15,288,607	18,649,376	15,260,816	15,786,979
30%	60%	14,392,175	17,002,746	14,309,876	18,240,447	14,452,597	14,362,022,298
35%	60%	13,445,149	16,131,034	13,409,977	17,831,352	13,642,504	13,338,590
40%	60%	12,524,761	15,194,083	12,505,214	17,422,466	12,833,523	12,487,915
45%	60%	11,634,959	14,194,399	11,615,451	17,013,158	12,024,923	11,635,419
50%	60%	10,784,478	13,141,887	10,765,348	16,603,993	11,217,502	10,784,478
100%	60%	1,960,637	2,482,319	1,929,236	2,960,215	1,907,922	2,482,319

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

E6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	592,504,415	592,504,415	592,504,415	592,504,415	592,504,415	592,504,415
10%	71%	570,538,243	571,702,975	570,732,599	571,897,158	570,732,888	570,567,245
15%	71%	559,453,274	561,200,373	559,744,899	561,491,368	559,205,242	559,496,777
20%	71%	548,345,198	550,897,771	548,740,258	551,086,494	548,000,069	548,404,140
25%	71%	537,163,870	540,123,326	537,657,799	540,617,164	536,743,723	537,237,562
30%	71%	525,912,365	529,521,795	526,514,664	530,124,093	525,399,943	526,002,242
35%	71%	514,579,397	518,833,509	515,263,584	519,536,186	513,711,787	514,885,961
40%	71%	503,129,779	508,059,877	503,959,327	508,976,076	502,424,018	503,253,565
45%	71%	491,574,416	497,282,859	490,708,061	498,427,966	491,070,383	491,635,487
50%	71%	480,000,000	486,511,444	479,456,795	487,889,856	480,000,000	480,000,000
100%	71%	144,010,666	140,633,779	141,789,898	140,294,876	144,010,666	144,010,666
10%	75%	570,482,347	571,501,483	570,686,416	571,705,557	570,371,656	570,541,730
15%	75%	559,369,422	560,898,133	559,675,534	561,204,245	559,152,394	559,458,506
20%	75%	548,231,556	550,294,785	548,546,380	550,702,934	547,037,452	548,352,277
25%	75%	537,021,831	539,611,355	537,540,362	540,129,885	535,664,203	537,172,733
30%	75%	525,739,131	528,897,381	526,371,544	529,529,794	525,280,761	525,923,174
35%	75%	514,373,978	518,105,024	515,123,850	518,842,240	513,842,325	514,502,207
40%	75%	502,891,192	507,213,710	503,762,916	508,270,716	502,713,641	503,144,997
45%	75%	491,324,227	496,287,367	490,298,298	497,702,196	491,144,324	491,635,487
50%	75%	479,652,884	485,321,371	478,147,333	487,133,343	478,383,309	478,244,715
10%	60%	570,417,121	572,340,333	570,680,367	571,897,158	570,485,635	570,648,888
15%	60%	559,271,801	562,167,540	559,565,490	562,112,426	559,374,356	559,675,246
20%	60%	548,108,807	551,087,326	548,040,666	552,313,845	548,238,242	548,570,103
25%	60%	537,018,996	541,761,633	536,035,220	542,176,458	537,030,189	537,446,014
30%	60%	525,868,117	531,489,869	525,972,647	531,967,658	525,749,325	526,255,255
35%	60%	514,736,711	521,164,650	514,836,617	521,754,902	514,386,066	514,985

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

E27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-12,182,913	-12,182,913	-12,182,913	-12,182,913	-12,182,913	-12,182,913
10%	71%	-324,149,085	-322,984,353	-323,954,729	-322,190,169	-324,314,440	-324,120,083
15%	71%	-545,234,024	-543,485,944	-544,942,518	-543,186,419	-545,482,055	-545,180,551
20%	71%	-556,342,140	-553,989,557	-555,947,069	-553,600,843	-556,678,258	-556,283,188
25%	71%	-567,523,457	-564,564,002	-567,029,618	-564,070,163	-567,943,605	-567,449,766
30%	71%	-578,744,865	-575,165,533	-578,172,663	-574,865,234	-578,927,354	-578,085,086
35%	71%	-590,107,937	-585,853,821	-589,383,764	-585,151,139	-590,715,541	-590,001,367
40%	71%	-1,011,557,548	-996,827,450	-1,000,728,001	-995,811,252	-1,002,263,310	-1,001,433,762
45%	71%	-1,113,159,743	-1,077,599,198	-1,102,211,239	-1,096,975,946	-1,103,895,711	-1,103,016,208
50%	71%	-1,244,953,265	-1,193,534,674	-1,223,890,135	-1,177,469,769	-1,225,873,291	-1,204,751,430
100%	71%	-2,248,699,424	-2,235,221,106	-2,246,450,323	-2,232,972,008	-2,250,612,910	-2,248,363,810
10%	75%	-154,204,987	-153,185,845	-154,000,912	-152,981,771	-154,349,671	-154,145,597
15%	75%	-145,317,898	-143,789,194	-145,011,794	-143,483,982	-145,534,933	-145,229,821
20%	75%	-156,455,772	-154,392,543	-156,040,948	-153,984,394	-156,749,875	-156,335,051
25%	75%	-167,665,497	-165,075,973	-167,146,966	-164,557,443	-168,033,125	-167,514,595
30%	75%	-178,948,198	-175,789,946	-178,315,793	-175,157,533	-179,395,589	-178,764,153
35%	75%	-190,313,349	-186,592,303	-190,553,467	-186,944,469	-192,845,033	-190,095,121
40%	75%	-1,011,798,146	-997,473,618	-1,000,925,120	-996,616,609	-1,002,413,686	-1,001,542,661
45%	75%	-1,113,432,554	-1,098,476,695	-1,102,436,625	-1,097,496,791	-1,104,138,651	-1,103,142,721
50%	75%	-1,226,953,232	-1,189,622,666	-1,204,154,969	-1,189,620,678	-1,206,970,638	-1,184,352,943
10%	60%	-333,970,201	-332,346,996	-333,806,340	-332,186,364	-334,201,697	-334,038,437
15%	60%	-344,965,727	-342,519,788	-344,720,838	-342,274,899	-345,312,972	-345,068,082
20%	60%	-355,978,520	-352,700,002	-355,646,561	-352,373,482	-356,449,085	-356,117,225
25%	60%	-367,009,932	-363,023,094	-366,654,108	-362,650,970	-367,557,138	-367,242,314
30%	60%	-378,220,611	-373,187,459	-377,714,681	-372,689,669	-378,938,002	-378,432,072
35%	60%	-389,450,618	-383,522,678	-388,850,710	-382,932,426	-390,301,262	-389,701,358
40%	60%	-1,000,798,039	-993,910,714	-1,000,807,618	-993,234,107	-1,001,765,104	-1,000,085,294
45%	60%	-1,112,286,747	-1,094,418,163	-1,101,490,003	-1,093,863,260	-1,103,416,501	-1,102,619,764
50%	60%	-1,223,965,405	-1,185,038,385	-1,203,655,655	-1,184,153,114	-1,205,241,786	-1,184,341,468

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

E13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	13,474,000	13,474,000	13,474,000	13,474,000	13,474,000	13,474,000
10%	71%	137,436,464	138,603,196	137,632,820	138,797,379	137,273,105	137,467,466
15%	71%	126,353,495	128,100,595	126,645,030	128,392,129	126,105,463	126,396,998
20%	71%	115,245,409	117,597,992	115,640,479	117,896,705	114,909,290	115,304,361
25%	71%	104,084,099	107,023,947	104,557,926	107,517,985	103,643,944	104,137,793
30%	71%	92,871,413	93,577,984	93,585,115	92,975,688	91,899,636	92,097,537
35%	71%	81,620,388	81,266,272	81,806,215	81,563,590	80,127,992	80,413,818
40%	71%	70,349,030	70,035,992	70,440,452	70,223,703	68,375,761	68,545,214
45%	71%	59,072,195	58,921,638	59,623,690	59,488,397	57,379,162	57,643,657
50%	71%	47,803,717	48,947,126	47,292,587	48,893,231	45,285,742	45,203,881
100%	71%	1,177,117,976	1,165,653,557	1,174,899,775	1,161,384,452	1,179,029,351	1,176,076,291
10%	75%	137,436,464	138,603,196	137,436,464	138,603,196	137,436,464	138,603,196
15%	75%	126,353,495	127,798,354	126,575,755	128,104,466	126,052,615	126,358,727
20%	75%	115,131,777	117,195,006	115,546,601	117,603,155	114,837,674	115,252,468
25%	75%	103,918,070	105,511,575	104,440,619	106,048,619	103,654,124	104,070,985
30%	75%	92,790,645	94,202,356	93,728,235	95,589,995	91,809,015	92,176,605
35%	75%	81,620,388	81,994,755	81,975,919	81,256,939	80,257,454	80,507,572
40%	75%	70,349,030	70,886,069	70,337,572	70,029,061	69,026,138	69,295,112
45%	75%	59,072,195	59,899,146	59,649,077	59,509,243	57,351,103	57,556,172
50%	75%	47,803,717	48,055,150	47,547,111	48,633,127	45,483,088	45,344,494
10%	60%	137,617,348	139,240,553	137,608,608	139,401,185	137,385,851	137,549,112
15%	60%	126,521,822	128,987,781	126,865,711	129,312,650	126,274,577	126,519,467
20%	60%	115,390,988	117,987,544	115,800,888	118,414,086	115,136,463	115,470,324
25%	60%	104,218,617	106,861,854	104,933,441	107,076,679	103,930,410	104,245,235
30%	60%	93,053,062	91,599,910	93,127,132	91,102,121	87,350,453	86,844,523
35%	60%	81,873,068	81,035,129	81,263,162	81,344,877	80,118,713	80,110,807
40%	60%	70,692,490	70,232,165	70,509,670	70,246,559	69,194,559	69,497,736
45%	60%	59,509,198	59,825,614	59,902,455	59,041,691	57,328,952	57,632,028
50%	60%	48,327,856	48,450,836	48,478,107	48,665,665	46,654,238	46,793,919

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

E6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	6,784,000	6,784,000	6,784,000	6,784,000	6,784,000	6,784,000
10%	71%	170,536,243	171,702,975	170,732,599	171,897,158	170,372,896	170,567,245
15%	71%	159,453,274	161,209,373	159,744,899	161,149,998	159,205,242	159,496,777
20%	71%	148,345,185	150,697,771	148,740,258	151,086,494	148,099,065	148,404,140
25%	71%	137,163,870	140,123,326	137,657,709	140,617,184	136,743,723	137,237,562
30%	71%	125,912,365	129,521,795	126,514,664	130,124,083	125,399,943	126,002,242
35%	71%	114,574,931	118,933,596	113,293,664	119,536,198	113,371,797	114,085,961
40%	71%	103,129,770	108,059,877	103,959,327	108,076,076	102,424,018	103,253,565
45%	71%	91,672,416	92,821,859	97,523,911	101,888,618	99,279,383	99,330,878
50%	71%	80,223,938	81,847,347	81,192,808	82,193,452	82,185,963	82,104,102
100%	71%	1,144,012,097	1,130,533,776	1,141,762,996	1,128,284,679	1,145,928,582	1,143,676,462
10%	75%	170,482,341	171,501,483	170,686,416	171,705,557	170,337,656	170,541,730
15%	75%	159,389,422	160,898,133	159,675,534	161,204,245	159,152,394	159,456,506
20%	75%	148,231,556	150,296,785	148,546,380	150,702,934	147,337,453	148,255,277
25%	75%	137,021,631	139,611,355	137,540,382	140,129,885	136,654,203	137,172,733
30%	75%	125,739,131	128,897,381	126,371,544	129,529,794	125,290,761	125,923,174
35%	75%	114,373,976	116,105,024	113,123,860	118,842,840	113,342,325	114,592,207
40%	75%	102,891,182	103,713,710	103,752,207	108,070,718	102,273,641	103,144,961
45%	75%	91,345,227	92,789,367	97,749,298	102,809,464	99,451,324	99,455,394
50%	75%	80,272,884	81,955,371	89,447,333	93,833,348	92,383,309	92,244,715
10%	60%	170,117,127	172,340,351	170,380,387	172,600,864	170,485,836	170,845,894
15%	60%	158,708,807	161,087,326	158,040,666	162,313,845	158,238,242	158,570,103
20%	60%	147,618,396	149,761,633	146,033,220	152,176,458	147,930,185	148,445,014
25%	60%	136,466,717	141,499,869	135,973,647	141,987,636	135,749,325	136,255,265
30%	60%	125,236,711	127,164,650	124,836,617	127,754,902	124,386,066	124,985,972
35%	60%	114,063,286	116,767,814	114,590,108	118,453,220	112,905,223	113,602,043
40%	60%	102,899,416	104,165,165	103,602,676	108,088,687	102,729,173	103,432,429
45%	60%	91,728,077	93,351,058	98,378,328	103,485,766	102,554,459	102,854,140

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 8

CIL Zone 2  
Value Area Med

No Units	650	Sales value inflation	0%
Site Area	4.95 Ha	Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£49,750,585	£49,750,585	£49,750,585	£49,750,585	£49,750,585	£49,750,585
10%	71%	£34,383,459	£35,321,098	£34,837,285	£35,774,925	£34,103,696	£34,557,523
15%	71%	£26,580,215	£28,019,715	£27,282,125	£28,111,587	£26,163,744	£26,855,617
20%	71%	£18,727,037	£20,664,160	£19,664,622	£20,601,745	£18,149,061	£19,086,646
25%	71%	£10,767,896	£13,228,902	£11,959,047	£14,415,929	£10,033,610	£11,224,760
30%	71%	£2,686,333	£5,687,840	£4,139,091	£7,139,099	£1,790,777	£3,243,536
35%	71%	£-5,544,741	£-1,985,711	£-3,822,137	£-263,106	£-6,006,944	£-4,884,039
40%	71%	£-13,819,751	£-7,522,288	£-11,851,059	£-7,783,597	£-15,033,354	£-13,064,663
45%	71%	£-22,094,760	£-17,518,865	£-19,879,983	£-15,304,088	£-23,460,064	£-21,245,287
50%	71%	£-30,369,770	£-26,295,441	£-27,908,906	£-22,828,577	£-31,898,773	£-29,425,910
100%	71%	£-113,119,865	£-100,181,208	£-108,198,198	£-98,029,481	£-116,159,873	£-111,232,146
10%	75%	£34,311,487	£35,131,923	£34,788,005	£35,608,440	£34,066,695	£34,543,214
15%	75%	£26,480,528	£27,731,309	£27,206,995	£28,457,776	£26,107,335	£26,833,802
20%	75%	£18,748,347	£20,000,330	£19,562,812	£21,257,795	£18,172,818	£19,051,063
25%	75%	£10,678,995	£12,732,375	£11,829,703	£15,983,083	£9,936,495	£11,187,202
30%	75%	£2,455,944	£5,082,262	£3,981,340	£6,607,658	£1,672,333	£3,197,729
35%	75%	£-5,817,824	£-2,703,773	£-4,000,190	£-895,039	£-6,747,089	£-4,938,355
40%	75%	£-14,131,960	£-8,170,930	£-12,064,835	£-8,605,805	£-16,128,737	£-14,128,737
45%	75%	£-22,445,996	£-18,442,087	£-20,120,480	£-16,116,871	£-23,640,637	£-21,315,121
50%	75%	£-30,760,032	£-26,311,244	£-28,176,125	£-23,727,338	£-32,087,410	£-29,503,503
60%	60%	£34,313,766	£35,928,462	£34,994,987	£36,307,877	£34,222,099	£34,803,314
15%	60%	£26,941,362	£28,942,610	£27,522,536	£29,523,784	£26,344,253	£26,925,427
20%	60%	£19,202,842	£21,914,814	£19,990,415	£22,701,640	£18,393,675	£19,181,248
25%	60%	£11,372,381	£14,807,266	£12,372,947	£15,791,731	£10,344,380	£11,344,946
30%	60%	£3,423,603	£7,609,374	£4,943,895	£8,810,892	£2,189,800	£3,390,117
35%	60%	£-4,670,555	£-307,065	£-3,223,567	£1,730,768	£-6,157,218	£-4,710,230
40%	60%	£-12,820,681	£-7,126,232	£-11,169,980	£-5,472,833	£-14,519,725	£-12,866,024
45%	60%	£-20,970,806	£-14,564,552	£-19,110,400	£-12,704,140	£-22,862,231	£-21,021,818
50%	60%	£-29,120,932	£-22,002,872	£-27,053,806	£-19,935,747	£-31,244,737	£-29,177,611

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£-395,537,920	£-395,537,920	£-395,537,920	£-395,537,920	£-395,537,920	£-395,537,920
10%	71%	£-410,809,407	£-409,957,407	£-410,809,407	£-410,809,407	£-411,194,809	£-410,730,869
15%	71%	£-418,686,254	£-417,258,392	£-418,006,380	£-416,576,918	£-419,124,761	£-418,432,888
20%	71%	£-426,561,468	£-424,624,345	£-425,623,883	£-423,686,760	£-427,139,444	£-426,201,859
25%	71%	£-434,520,609	£-432,659,893	£-433,329,453	£-430,872,678	£-435,254,895	£-434,083,745
30%	71%	£-442,602,173	£-440,800,995	£-441,149,414	£-438,156,414	£-443,497,729	£-442,046,969
35%	71%	£-450,833,246	£-447,274,217	£-449,110,642	£-445,551,611	£-451,895,149	£-450,172,545
40%	71%	£-459,108,256	£-455,040,793	£-457,139,565	£-453,072,102	£-460,321,859	£-458,353,188
45%	71%	£-467,383,265	£-462,807,370	£-465,169,488	£-462,592,593	£-469,745,598	£-466,533,792
50%	71%	£-475,658,275	£-470,573,946	£-473,197,411	£-469,113,056	£-477,175,219	£-474,144,415
100%	71%	£-558,408,370	£-548,239,713	£-553,486,643	£-543,317,986	£-561,442,378	£-558,520,651
10%	75%	£-410,977,018	£-410,156,583	£-410,500,500	£-409,680,085	£-411,221,810	£-410,745,292
15%	75%	£-418,049,537	£-417,251,196	£-418,961,729	£-418,159,129	£-421,375,915	£-420,349,068
20%	75%	£-426,170,158	£-425,015,175	£-425,725,693	£-424,030,710	£-427,215,887	£-426,231,422
25%	75%	£-434,709,510	£-432,556,130	£-433,458,802	£-431,305,422	£-435,352,010	£-434,101,303
30%	75%	£-442,832,381	£-440,680,243	£-441,397,165	£-438,680,847	£-443,616,172	£-442,080,716
35%	75%	£-451,106,429	£-447,967,678	£-449,297,665	£-446,193,544	£-452,035,594	£-450,226,860
40%	75%	£-459,420,465	£-455,861,435	£-457,353,340	£-454,794,310	£-460,482,368	£-458,415,242
45%	75%	£-467,734,501	£-463,730,592	£-465,498,985	£-461,405,076	£-469,929,142	£-466,603,626
50%	75%	£-476,049,537	£-471,690,740	£-473,664,895	£-469,015,825	£-477,375,915	£-474,702,068
10%	60%	£-410,674,739	£-409,362,043	£-410,293,525	£-408,908,828	£-411,066,406	£-410,685,191
15%	60%	£-418,347,143	£-418,345,895	£-417,765,969	£-415,764,721	£-419,944,252	£-418,363,078
20%	60%	£-426,095,683	£-423,373,691	£-425,298,090	£-422,586,865	£-426,894,830	£-426,107,257
25%	60%	£-433,916,129	£-430,423,958	£-432,915,528	£-429,498,174	£-434,944,125	£-433,943,569
30%	60%	£-441,884,927	£-437,679,132	£-440,644,810	£-436,478,453	£-443,119,705	£-441,868,368
35%	60%	£-449,859,090	£-444,981,440	£-448,512,072	£-443,557,737	£-451,445,723	£-449,998,736
40%	60%	£-458,109,188	£-452,414,737	£-456,455,895	£-450,781,038	£-459,898,239	£-458,184,599
45%	60%	£-466,250,311	£-459,853,057	£-464,398,698	£-457,992,645	£-468,170,736	£-466,310,323
50%	60%	£-474,409,437	£-467,291,577	£-472,342,312	£-465,224,252	£-476,533,242	£-474,468,116

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£-323,455,332	£-323,455,332	£-323,455,332	£-323,455,332	£-323,455,332	£-323,455,332
10%	71%	£-331,248,539	£-329,819,077	£-330,556,666	£-329,127,203	£-331,675,047	£-330,983,173
15%	71%	£-339,113,753	£-337,614,630	£-338,174,188	£-336,237,045	£-339,389,748	£-338,732,144
20%	71%	£-347,070,894	£-344,609,898	£-345,379,743	£-343,422,861	£-347,805,180	£-346,614,030
25%	71%	£-355,152,458	£-352,150,951	£-353,699,899	£-350,706,701	£-359,048,013	£-354,595,255
30%	71%	£-363,383,531	£-359,824,502	£-361,980,927	£-358,101,897	£-364,445,434	£-363,722,830
35%	71%	£-371,658,541	£-367,250,179	£-369,689,859	£-365,622,487	£-372,872,144	£-371,953,643
40%	71%	£-379,933,551	£-375,357,655	£-377,178,773	£-373,142,878	£-381,298,584	£-379,084,077
45%	71%	£-388,208,560	£-383,124,231	£-385,747,697	£-380,663,368	£-389,725,554	£-387,294,700
50%	71%	£-396,659,655	£-390,789,995	£-394,798,925	£-392,989,621	£-398,159,663	£-396,010,386
10%	75%	£-323,627,303	£-322,706,868	£-323,050,785	£-322,230,350	£-323,772,096	£-323,295,577
15%	75%	£-331,358,262	£-329,107,482	£-330,631,795	£-329,381,014	£-331,731,455	£-331,004,988
20%	75%	£-339,280,443	£-337,565,451	£-338,275,978	£-336,580,995	£-339,705,172	£-338,781,707
25%	75%	£-347,259,745	£-345,109,415	£-346,109,897	£-343,905,077	£-347,802,296	£-346,651,062
30%	75%	£-355,382,846	£-352,756,528	£-353,857,450	£-351,231,132	£-356,168,458	£-354,641,062
35%	75%	£-363,656,715	£-360,542,694	£-361,847,980	£-358,733,829	£-364,585,879	£-362,777,145
40%	75%	£-371,931,787	£-368,117,825	£-369,903,248	£-366,344,958	£-373,009,663	£-371,033,969
45%	75%	£-380,284,786	£-376,280,576	£-377,959,270	£-373,952,362	£-381,478,427	£-379,153,911
50%	75%	£-388,598,822	£-384,150,034	£-386,014,915	£-381,568,128	£-389,926,201	£-387,342,294
10%	60%	£-323,225,024	£-321,912,328	£-322,843,910	£-321,531,114	£-323,616,891	£-323,236,477
15%	60%	£-331,897,426	£-329,616,924	£-332,816,234	£-328,315,006	£-334,454,533	£-333,082,742
20%	60%	£-339,635,948	£-335,923,976	£-337,348,376	£-335,147,150	£-339,445,116	£-338,657,543
25%	60%	£-347,466,410	£-343,031,524	£-345,485,843	£-342,047,059	£-347,494,411	£-346,493,845
30%	60%	£-355,128,811	£-350,229,616	£-353,194,986	£-349,028,738	£-355,695,990	£-354,448,673
35%	60%	£-362,609,345	£-357,537,525	£-361,062,357	£-356,108,022	£-363,969,009	£-362,549,061
40%	60%	£-370,659,471	£-364,965,023	£-369,005,771	£-363,311,323	£-372,358,515	£-370,704,814
45%	60%	£-378,809,596	£-372,434,342	£-376,949,183	£-370,542,630	£-380,721,021	£-378,890,098
50%	60%	£-386,959,722	£-379,841,662	£-384,692,597	£-377,774,938	£-389,083,527	£-387,048,402

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£-155,834,170	£-155,834,170	£-155,834,170	£-155,834,170	£-155,834,170	£-155,834,170
10%	71%	£-171,203,298	£-170,263,667	£-170,747,070	£-169,809,835	£-171,681,360	£-171,027,292
15%	71%	£-178,994,504	£-177,565,042	£-178,302,630	£-176,873,168	£-179,421,012	£-178,729,138
20%	71%	£-186,877,718	£-184,920,595	£-185,920,133	£-183,983,010	£-187,	

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£86,923,300	-£86,923,300	-£86,923,300	-£86,923,300	-£86,923,300	-£86,923,300
10%	71%	-£102,299,426	-£101,353,787	-£101,353,787	-£100,969,860	-£102,570,180	-£102,118,367
15%	71%	-£110,683,634	-£108,624,172	-£109,391,760	-£107,962,258	-£110,510,142	-£109,818,266
20%	71%	-£117,846,848	-£116,009,725	-£117,009,263	-£115,072,140	-£118,524,825	-£117,587,239
25%	71%	-£125,905,989	-£123,444,983	-£124,716,838	-£122,257,956	-£126,640,275	-£125,449,126
30%	71%	-£133,965,253	-£130,956,046	-£132,534,394	-£129,541,706	-£134,853,108	-£133,403,360
35%	71%	-£142,216,626	-£138,659,597	-£140,496,022	-£136,936,962	-£143,280,529	-£141,557,295
40%	71%	-£150,493,836	-£146,426,173	-£148,524,845	-£144,457,482	-£151,707,239	-£149,738,548
45%	71%	-£158,768,645	-£154,192,750	-£156,553,868	-£151,977,873	-£160,133,948	-£157,819,172
50%	71%	-£167,043,655	-£162,055,326	-£164,582,792	-£159,498,465	-£168,560,658	-£165,095,795
100%	71%	-£249,793,750	-£239,625,093	-£244,872,023	-£234,703,366	-£252,827,758	-£247,906,031
10%	75%	-£102,382,398	-£101,541,963	-£101,885,880	-£101,065,445	-£102,607,190	-£102,130,872
15%	75%	-£110,193,357	-£109,492,576	-£109,466,890	-£108,216,109	-£110,969,550	-£109,840,963
20%	75%	-£126,094,890	-£123,941,510	-£124,844,182	-£122,890,802	-£126,737,390	-£125,486,683
30%	75%	-£134,217,941	-£131,591,623	-£132,692,245	-£130,966,227	-£135,001,552	-£133,478,156
35%	75%	-£142,491,800	-£139,377,658	-£140,683,075	-£137,968,924	-£143,420,974	-£141,612,240
40%	75%	-£150,805,846	-£147,246,815	-£148,738,720	-£145,179,680	-£151,887,748	-£149,800,622
45%	75%	-£159,119,881	-£155,115,072	-£156,794,365	-£152,790,457	-£160,314,522	-£157,999,006
50%	75%	-£167,259,917	-£163,265,126	-£164,853,010	-£160,401,223	-£168,781,298	-£165,177,386
10%	80%	-£102,060,119	-£100,747,423	-£101,678,005	-£100,366,208	-£102,451,796	-£102,070,571
15%	80%	-£109,732,523	-£107,731,275	-£109,151,349	-£107,150,101	-£110,329,832	-£109,748,458
20%	80%	-£117,471,043	-£114,759,071	-£116,883,971	-£113,922,245	-£118,260,210	-£117,492,638
25%	80%	-£125,806,509	-£122,856,476	-£124,200,098	-£120,892,154	-£126,329,690	-£125,326,609
30%	80%	-£133,250,307	-£129,064,512	-£132,029,990	-£127,863,833	-£134,504,085	-£133,283,768
35%	80%	-£141,344,440	-£136,396,820	-£139,897,452	-£134,943,117	-£142,831,104	-£141,394,116
40%	80%	-£149,494,568	-£143,803,117	-£147,840,866	-£142,148,418	-£151,133,610	-£149,399,960
45%	80%	-£157,644,691	-£151,236,437	-£155,764,278	-£149,376,025	-£159,556,116	-£157,695,703
50%	80%	-£165,794,817	-£158,678,757	-£163,727,692	-£156,609,632	-£167,918,622	-£165,851,497

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£51,358,814	-£51,358,814	-£51,358,814	-£51,358,814	-£51,358,814	-£51,358,814
10%	71%	-£51,205,940	-£50,268,300	-£50,752,113	-£49,814,473	-£51,485,703	-£51,031,875
15%	71%	-£58,999,147	-£57,569,685	-£58,307,274	-£56,877,811	-£59,425,655	-£58,733,781
20%	71%	-£66,862,361	-£64,925,238	-£65,924,776	-£63,987,653	-£67,440,338	-£66,502,752
25%	71%	-£74,869,575	-£72,369,496	-£73,637,351	-£71,172,469	-£75,258,788	-£74,264,360
30%	71%	-£82,903,066	-£79,901,559	-£81,450,307	-£78,457,399	-£83,798,621	-£82,345,863
35%	71%	-£91,134,139	-£87,578,110	-£89,411,335	-£85,852,505	-£92,198,042	-£90,473,438
40%	71%	-£99,409,149	-£95,341,087	-£97,440,688	-£93,372,968	-£100,622,759	-£98,654,081
45%	71%	-£107,684,159	-£103,108,283	-£105,469,881	-£100,893,465	-£109,049,452	-£106,834,585
50%	71%	-£115,959,168	-£110,874,839	-£113,498,305	-£108,413,978	-£117,476,172	-£115,015,308
100%	71%	-£198,709,263	-£188,549,096	-£193,787,209	-£183,618,979	-£201,743,271	-£196,821,544
10%	75%	-£51,277,911	-£50,451,476	-£50,801,393	-£49,980,958	-£51,522,703	-£51,046,185
15%	75%	-£59,108,670	-£57,858,090	-£58,382,403	-£57,131,622	-£59,482,063	-£58,755,596
20%	75%	-£67,011,051	-£65,316,069	-£66,026,586	-£64,331,603	-£67,516,780	-£66,532,315
25%	75%	-£75,010,493	-£72,857,023	-£73,759,695	-£71,606,315	-£75,692,904	-£74,402,198
30%	75%	-£83,123,454	-£80,397,156	-£81,688,740	-£79,167,056	-£83,917,066	-£82,301,610
35%	75%	-£91,407,323	-£88,203,172	-£89,598,588	-£86,484,437	-£92,336,487	-£90,527,753
40%	75%	-£99,721,359	-£96,162,328	-£97,654,233	-£94,095,203	-£100,783,261	-£98,716,136
45%	75%	-£108,035,394	-£104,031,486	-£105,709,878	-£101,705,970	-£109,239,035	-£106,904,519
50%	75%	-£116,349,430	-£111,900,542	-£113,765,523	-£109,316,758	-£117,676,809	-£115,052,592
10%	80%	-£50,975,632	-£49,662,936	-£50,594,418	-£49,281,722	-£51,367,299	-£50,988,085
15%	80%	-£58,648,036	-£56,646,788	-£58,066,862	-£56,065,614	-£59,245,145	-£58,663,971
20%	80%	-£66,386,556	-£64,374,584	-£65,598,894	-£62,887,758	-£67,195,723	-£66,408,181
25%	80%	-£74,217,018	-£72,078,132	-£73,216,451	-£69,797,667	-£75,245,019	-£74,244,453
30%	80%	-£82,165,820	-£79,890,026	-£80,945,204	-£76,779,346	-£83,419,598	-£82,199,281
35%	80%	-£90,299,953	-£87,893,333	-£89,812,965	-£83,669,630	-£91,748,617	-£90,299,629
40%	80%	-£98,410,079	-£95,715,631	-£96,756,379	-£91,061,931	-£100,109,123	-£98,455,422
45%	80%	-£106,560,204	-£103,153,950	-£104,699,791	-£98,293,538	-£108,471,629	-£106,611,216
50%	80%	-£114,716,330	-£107,592,270	-£112,643,295	-£105,526,146	-£116,834,135	-£114,767,010

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£16,185,727	£16,185,727	£16,185,727	£16,185,727	£16,185,727	£16,185,727
10%	71%	£18,801	£1,756,240	£1,272,427	£2,210,067	£538,838	£992,665
15%	71%	£6,974,607	£5,945,145	£6,282,733	£4,853,271	£7,401,114	£6,709,241
20%	71%	£14,837,821	£12,900,688	£13,960,235	£11,963,113	£15,415,797	£14,476,212
25%	71%	£22,796,962	£20,338,956	£21,605,811	£19,148,929	£23,531,248	£22,340,098
30%	71%	£30,878,525	£27,877,018	£29,425,767	£26,432,769	£31,774,081	£30,321,322
35%	71%	£39,109,599	£35,550,569	£37,389,995	£33,627,964	£40,171,502	£38,448,897
40%	71%	£47,384,609	£43,317,146	£45,415,917	£41,348,455	£48,598,212	£46,629,521
45%	71%	£55,659,618	£51,083,723	£53,444,841	£48,888,946	£57,024,922	£54,810,145
50%	71%	£63,934,628	£58,850,299	£61,473,764	£56,389,435	£65,451,631	£62,990,768
100%	71%	£146,884,725	£136,506,066	£141,692,998	£131,499,338	£144,719,731	£144,707,004
10%	75%	£746,629	£1,567,065	£1,223,147	£2,043,582	£501,837	£978,396
15%	75%	£7,084,330	£5,833,549	£6,357,863	£5,107,082	£7,457,523	£6,731,056
20%	75%	£14,968,511	£13,291,528	£14,002,046	£12,307,063	£15,492,240	£14,507,775
25%	75%	£22,985,863	£20,832,483	£21,735,155	£19,581,775	£23,628,363	£22,377,656
30%	75%	£31,108,914	£28,482,596	£29,583,518	£26,957,200	£31,892,526	£30,367,129
35%	75%	£39,382,782	£35,269,831	£37,574,048	£34,459,897	£40,311,947	£38,503,213
40%	75%	£47,696,816	£44,137,769	£45,650,693	£42,070,953	£48,758,721	£46,691,585
45%	75%	£56,010,854	£52,006,945	£53,685,338	£49,681,429	£57,205,495	£54,979,979
50%	75%	£64,324,890	£59,876,102	£61,740,983	£57,292,196	£65,652,268	£63,068,361
10%	80%	£1,848,908	£1,361,804	£1,152,819	£2,742,819	£857,341	£1,108,458
15%	80%	£6,923,496	£4,822,248	£5,042,322	£4,041,074	£7,220,605	£6,639,431
20%	80%	£14,362,016	£11,650,044	£13,574,443	£10,863,218	£15,171,183	£14,383,610
25%	80%	£22,192,477	£18,757,592	£21,191,910	£17,773,127	£23,220,478	£22,219,912
30%	80%	£30,141,280	£25,955,485	£28,920,663	£24,754,905	£31,395,058	£30,174,741
35%	80%	£38,235,413	£33,257,793	£36,788,425	£31,834,090	£39,722,076	£38,275,088
40%	80%	£46,385,539	£40,691,090	£44,731,838	£39,037,391	£48,084,583	£46,430,882
45%	80%	£54,535,664	£48,129,410	£52,675,251	£46,268,998	£56,447,089	£54,589,676
50%	80%	£62,685,790	£55,567,720	£60,618,664	£53,500,005	£64,808,595	£62,742,469

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£88,501,601	-£88,501,601	-£88,501,601	-£88,501,601	-£88,501,601	-£88,501,601
10%	71%	-£103,885,727	-£103,931,087	-£103,474,900	-£102,477,261	-£104,148,490	-£103,664,662
15%	71%	-£111,061,336	-£110,224,722	-£110,700,061	-£109,240,698	-£112,066,442	-£111,396,568
20%	71%	-£119,525,148	-£117,588,026	-£118,587,563	-£116,650,440	-£120,103,125	-£119,165,539
25%	71%	-£127,484,289	-£125,023,293	-£126,293,138	-£123,936,256	-£128,219,576	-£127,027,425
30%	71%	-£135,955,853	-£132,994,346	-£134,113,095	-£131,020,097	-£136,461,408	-£135,008,656
35%	71%	-£143,796,927	-£140,237,597	-£142,074,323	-£138,515,262	-£144,858,829	-£143,136,225
40%	71%	-£152,071,938	-£148,004,474	-£150,103,245	-£146,035,783	-£153,285,539	-£151,316,848
45%	71%	-£160,346,946	-£155,771,051	-£158,139,168	-£153,856,273	-£161,712,250	-£159,497,472
50%	71%	-£168,621,955	-£163,537,626	-£166,169,092	-£161,076,765	-£170,138,959	-£167,073,965
100%	71%	-£251,372,050	-£241,203,393	-£246,450,323	-£236,281,688	-£254,406,058	-£249,484,331
10%	75%	-£103,840,698	-£103,120,293	-£103,484,181	-£102,943,745	-£104,185,490	-£103,708,972
15%	75%	-£111,773,658	-£110,530,877	-£111,945,199	-£109,794,409	-£112,144,851	-£111,418,383
20%	75%	-£119,673,838	-£117,978,856	-£118,689,373	-£116,994,391	-£120,179,597	-£119,195,102
25%	75%	-£127,673,199	-£125,519,811	-£126,422,882	-£124,269,102	-£128,315,691	-£127,084,984
30%	75%	-£135,795,242	-£133,159,923	-£134,270,848	-£131,944,627	-£136,579,853	-£135,054,457
35%	75%	-£144,070,110	-£140,955,969	-£142,261,375	-£139,147,224	-£144,909,275	-£143,190,540
40%	75%	-£152,344,146	-£148,825,115	-£150,317,020	-£146,757,991	-£153,446,404	-£151,378,923
45%	75%	-£160,699,181	-£156,694,273	-£158,372,665	-£154,368,757	-£161,892,822	-£159,567,306
50%	75%	-£169,054,217	-£164,563,429	-£166,428,310	-£161,978,923	-£170,339,598	-£167,758,689
10%	60%	-£103,638,419	-£102,325,725	-£103,257,205	-£101,944,509	-£104,030,086	-£103,648,872
15%	60%	-£111,310,823	-£109,309,575	-£110,729,649	-£108,728,401	-£111,907,933	-£111,326,759
20%	60%	-£119,049,343	-£116,337,371	-£118,261,771	-£115,950,545	-£119,859,510	-£119,070,938
25%	60%	-£126,873,856	-£123,416,982	-£125,619,238	-£123,460,458	-£127,807,896	-£126,907,240
30%	60%	-£134,628,608	-£130,642,513	-£133,508,291	-£129,442,133	-£136,082,385	-£134,862,069
35%	60%	-£142,922,740	-£137,945,121	-£141,475,752	-£136,521,417	-£144,409,404	-£142,962,416
40%	60%	-£151,072,886	-£145,378,418	-£149,419,068	-£143,724,718	-£152,771,910	-£151,118,210
45%	60%	-£159,222,962	-£152,816,738	-£157,362,576	-£150,958,928	-£161,134,416	-£159,214,003
50%	60%	-£167,373,118	-£160,255,057	-£165,305,992	-£158,187,933	-£169,496,923	-£167,429,797

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£32,814,863	-£32,814,863	-£32,814,863	-£32,814,863	-£32,814,863	-£32,814,863
10%	71%	-£32,281,178	-£31,343,539	-£31,827,352	-£30,889,712	-£32,660,941	-£32,107,114
15%	71%	-£40,074,386	-£38,644,923	-£39,382,512	-£37,953,050	-£40,500,893	-£39,809,019
20%	71%	-£47,937,600	-£46,000,477	-£47,000,014	-£45,062,892	-£48,515,676	-£47,571,991
25%	71%	-£55,898,741	-£53,435,735	-£54,705,989	-£52,248,107	-£56,831,027	-£55,438,677
30%	71%	-£63,978,304	-£60,978,797	-£62,525,546	-£59,532,548	-£64,873,860	-£63,421,101
35%	71%	-£72,209,378	-£68,650,348	-£70,486,774	-£66,927,743	-£73,271,280	-£71,548,676
40%	71%	-£80,499,388	-£76,415,895	-£78,515,896	-£74,445,234	-£81,897,991	-£79,729,888
45%	71%	-£88,759,397	-£84,183,502	-£86,544,620	-£81,968,725	-£90,124,701	-£87,909,924
50%	71%	-£97,034,407	-£91,950,078	-£94,573,543	-£89,489,214	-£98,551,410	-£96,090,547
100%	71%	-£179,784,502	-£169,615,945	-£174,892,775	-£164,694,119	-£182,819,510	-£177,886,789
10%	75%	-£42,349,149	-£41,530,714	-£41,676,032	-£41,058,197	-£42,507,942	-£42,121,423
15%	75%	-£40,184,109	-£39,933,328	-£39,457,641	-£38,206,861	-£40,557,302	-£39,830,835
20%	75%	-£48,088,290	-£46,391,307	-£47,101,825	-£45,406,842	-£48,592,019	-£47,607,554
25%	75%	-£56,042,458	-£53,826,263	-£54,831,688	-£52,728,142	-£56,728,142	-£55,471,435
30%	75%	-£64,208,693	-£61,585,374	-£62,683,297	-£60,056,978	-£64,904,304	-£63,465,908
35%	75%	-£72,482,561	-£69,368,410	-£70,673,827	-£67,559,676	-£73,411,726	-£71,602,992
40%	75%	-£80,795,597	-£77,237,587	-£78,729,472	-£75,170,442	-£81,855,500	-£79,791,474
45%	75%	-£89,149,632	-£85,108,724	-£86,785,117	-£82,781,208	-£90,305,273	-£87,978,788
50%	75%	-£97,424,669	-£92,975,881	-£94,840,762	-£90,391,974	-£98,752,047	-£96,168,140
10%	60%	-£32,050,871	-£30,738,175	-£31,669,656	-£30,356,960	-£32,442,538	-£32,061,323
15%	60%	-£39,723,275	-£37,723,027	-£38,142,100	-£37,140,652	-£40,320,384	-£39,739,210
20%	60%	-£47,461,795	-£44,749,623	-£46,074,722	-£44,362,997	-£48,270,952	-£47,463,389
25%	60%	-£55,252,256	-£51,857,371	-£54,291,689	-£50,872,906	-£56,320,257	-£55,319,691
30%	60%	-£63,241,059	-£59,055,264	-£62,020,742	-£57,854,884	-£64,494,837	-£63,274,520
35%	60%	-£71,335,192	-£66,351,572	-£69,889,204	-£64,933,869	-£72,821,855	-£71,374,867
40%	60%	-£79,485,318	-£73,790,869	-£77,831,617	-£72,137,170	-£81,184,361	-£79,530,661
45%	60%	-£87,635,443	-£81,229,189	-£85,775,030	-£79,368,777	-£89,546,868	-£87,688,455
50%	60%	-£95,785,568	-£88,667,509	-£93,718,443	-£86,600,284	-£97,899,374	-£95,842,248

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£16,185,727	£16,185,727	£16,185,727	£16,185,727	£16,185,727	£16,185,727
10%	71%	£18,601	£1,756,246	£1,272,427	£2,10,067	£308,838	£992,666
15%	71%	£8,974,007	£5,545,145	£5,292,733	£4,853,271	£7,401,114	£8,709,241
20%	71%	£14,837,821	£12,900,698	£13,900,235	£11,963,113	£15,415,797	£14,478,212
25%	71%	£22,796,962	£20,335,956	£21,606,811	£19,148,929	£23,531,248	£22,340,098
30%	71%	£30,878,625	£27,877,018	£29,425,767	£26,432,789	£31,774,081	£30,321,322
35%	71%	£39,109,599	£35,550,569	£37,366,895	£33,607,884	£40,171,502	£38,448,897
40%	71%	£47,384,609	£43,317,146	£45,415,917	£41,348,455	£48,598,212	£46,629,521
45%	71%	£55,659,618	£51,083,723	£53,444,841	£48,868,946	£57,024,922	£54,810,145
50%	71%	£63,934,628	£58,850,299	£61,473,764	£56,389,435	£65,451,631	£62,990,768
100%	71%	£146,684,723	£138,516,956	£141,762,996	£131,594,339	£149,718,731	£144,797,004
10%	75%	£76,629	£1,967,065	£1,223,147	£2,043,582	£501,837	£978,356
15%	75%	£7,084,330	£5,833,549	£6,357,893	£5,107,082	£7,457,623	£6,731,056
20%	75%	£14,996,511	£13,291,599	£14,002,046	£12,307,963	£15,492,240	£14,507,775
25%	75%	£22,985,863	£20,832,483	£21,735,155	£19,581,775	£23,628,363	£22,377,656
30%	75%	£31,108,614	£28,482,596	£29,583,518	£26,967,200	£31,892,525	£30,367,129
35%	75%	£39,382,782	£36,268,631	£37,574,048	£34,459,687	£40,311,947	£38,503,213
40%	75%	£47,696,816	£44,137,788	£45,629,693	£42,070,663	£48,758,721	£46,891,595
45%	75%	£56,010,854	£52,006,945	£53,685,338	£49,681,429	£57,205,495	£54,879,979
50%	75%	£64,324,890	£59,876,102	£61,740,993	£57,292,196	£65,652,268	£63,068,361
10%	60%	£3,689,898	£2,381,894	£1,436,192	£2,742,819	£657,841	£1,038,456
15%	60%	£6,623,496	£4,622,248	£6,042,322	£4,041,074	£7,220,605	£6,639,431
20%	60%	£14,362,016	£11,650,044	£13,574,443	£10,863,218	£15,171,183	£14,383,610
25%	60%	£22,192,477	£18,751,982	£21,191,910	£17,773,127	£23,220,478	£22,219,912
30%	60%	£30,141,260	£26,955,485	£28,920,863	£24,754,805	£31,386,058	£30,174,741
35%	60%	£38,235,413	£33,257,793	£36,788,425	£31,834,090	£39,722,078	£38,275,088
40%	60%	£46,385,539	£40,691,090	£44,731,838	£39,037,391	£48,084,583	£46,430,882
45%	60%	£54,535,664	£48,129,410	£52,675,261	£46,288,908	£56,447,089	£54,586,678
50%	60%	£62,685,790	£55,567,730	£60,618,664	£53,500,605	£64,809,595	£62,742,469

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 8		CIL Zone	2
		Value Area	Low
No Units	650	Sales value inflation	0%
Site Area	4.95 Ha	Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£15,247,731	£15,247,731	£15,247,731	£15,247,731	£15,247,731	£15,247,731
10%	71%	£2,429,517	£3,224,616	£3,185,574	£3,980,673	£1,955,459	£2,711,516
15%	71%	£4,105,983	£2,893,663	£2,963,204	£1,741,051	£4,626,554	£3,675,921
20%	71%	£10,980,927	£9,084,721	£8,144,082	£7,527,878	£11,844,549	£10,107,705
25%	71%	£17,256,016	£15,235,760	£15,334,961	£13,314,705	£18,460,543	£16,539,489
30%	71%	£23,831,105	£21,406,798	£21,525,839	£19,101,632	£25,276,538	£22,971,272
35%	71%	£30,406,194	£27,577,836	£27,716,718	£24,889,599	£32,092,534	£29,403,057
40%	71%	£36,981,284	£33,748,874	£33,907,596	£30,675,186	£38,908,528	£35,834,841
45%	71%	£43,556,373	£39,919,912	£40,098,475	£36,462,013	£45,724,523	£42,266,625
50%	71%	£50,131,463	£46,090,951	£46,289,353	£42,246,841	£52,540,518	£48,696,409
100%	71%	£115,980,357	£107,861,533	£108,198,138	£100,117,115	£120,700,468	£113,016,249
10%	75%	£2,339,131	£3,034,842	£3,132,990	£3,828,702	£1,924,330	£2,718,189
15%	75%	£4,243,635	£3,183,000	£3,033,370	£1,972,736	£4,876,012	£3,665,747
20%	75%	£10,864,656	£9,450,477	£9,250,971	£7,636,791	£11,707,828	£10,094,140
25%	75%	£17,485,678	£15,717,954	£15,468,571	£13,700,846	£18,539,639	£16,522,532
30%	75%	£24,106,700	£21,985,431	£21,686,171	£19,564,902	£25,371,454	£22,950,925
35%	75%	£30,727,721	£28,252,908	£27,903,772	£25,428,867	£32,203,268	£29,379,318
40%	75%	£37,348,743	£34,520,385	£34,121,372	£31,293,013	£39,035,082	£35,807,716
45%	75%	£43,969,766	£40,787,862	£40,338,972	£37,157,068	£45,866,896	£42,236,103
50%	75%	£50,590,787	£47,055,339	£46,556,573	£43,021,124	£52,698,711	£48,664,496
60%	75%	£2,175,754	£3,351,892	£3,353,842	£4,466,880	£2,059,073	£2,950,161
15%	60%	£3,664,866	£1,967,870	£2,696,674	£999,660	£4,676,880	£3,708,477
20%	60%	£10,092,991	£7,830,304	£8,802,043	£6,539,356	£11,442,062	£10,151,114
25%	60%	£16,521,097	£13,692,739	£14,907,411	£12,079,053	£18,207,436	£16,593,750
30%	60%	£22,949,203	£19,555,173	£21,072,790	£17,618,149	£24,972,810	£22,036,387
35%	60%	£29,377,308	£25,417,607	£27,118,149	£23,158,446	£31,738,183	£29,479,023
40%	60%	£35,805,415	£31,280,040	£33,223,517	£28,696,143	£38,503,557	£35,921,658
45%	60%	£42,233,520	£37,142,474	£39,328,986	£34,237,639	£45,268,930	£42,364,295
50%	60%	£48,661,626	£43,004,909	£45,434,253	£39,777,536	£52,034,304	£48,806,931

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£430,040,774	£430,040,774	£430,040,774	£430,040,774	£430,040,774	£430,040,774
10%	71%	£442,650,868	£442,650,868	£442,650,868	£442,650,868	£442,650,868	£442,650,868
15%	71%	£448,398,342	£448,182,188	£448,241,709	£447,954,556	£450,117,059	£448,954,426
20%	71%	£455,969,432	£454,353,226	£454,432,588	£452,816,383	£456,033,054	£455,396,210
25%	71%	£462,544,521	£460,524,265	£460,523,460	£458,603,210	£463,749,048	£461,827,994
30%	71%	£469,119,611	£466,935,305	£466,814,345	£464,390,037	£469,464,042	£467,450,716
35%	71%	£475,694,700	£472,866,341	£473,005,223	£470,178,664	£477,181,039	£474,691,562
40%	71%	£482,269,790	£479,037,379	£479,196,101	£475,963,691	£484,197,033	£481,123,346
45%	71%	£488,844,878	£485,208,417	£485,395,980	£481,750,518	£491,013,029	£487,555,190
50%	71%	£495,419,966	£491,379,456	£491,517,668	£487,547,347	£497,829,024	£494,066,963
100%	71%	£561,170,862	£553,089,838	£553,486,643	£545,405,618	£565,988,073	£558,304,754
10%	75%	£442,949,374	£442,253,663	£442,155,515	£441,459,804	£443,364,175	£442,570,316
15%	75%	£449,524,463	£448,417,975	£448,321,241	£447,621,241	£449,534,151	£448,363,651
20%	75%	£456,103,181	£454,758,582	£454,539,476	£453,125,206	£456,996,331	£455,382,445
25%	75%	£462,774,183	£461,106,459	£460,757,076	£458,980,351	£463,828,144	£461,181,037
30%	75%	£469,359,205	£467,273,566	£467,074,576	£464,953,407	£470,659,958	£468,239,430
35%	75%	£476,024,213	£474,541,413	£474,192,277	£470,177,462	£477,491,717	£474,647,623
40%	75%	£482,637,248	£479,808,890	£479,409,877	£476,981,518	£484,323,588	£481,096,215
45%	75%	£489,252,271	£486,076,367	£485,827,477	£482,445,573	£491,195,401	£487,534,608
50%	75%	£495,877,293	£492,343,844	£491,845,078	£488,209,629	£497,997,216	£494,393,901
10%	60%	£442,569,751	£441,456,613	£441,934,664	£440,821,626	£443,233,432	£442,598,345
15%	60%	£448,953,391	£447,256,375	£447,385,179	£446,288,165	£449,965,194	£448,996,982
20%	60%	£455,391,496	£453,118,809	£453,050,548	£451,927,861	£456,739,567	£455,439,619
25%	60%	£461,809,602	£459,961,244	£460,195,917	£457,806,558	£463,498,941	£461,927,205
30%	60%	£468,237,708	£464,843,678	£466,301,285	£462,907,255	£470,261,315	£468,334,992
35%	60%	£474,665,814	£470,706,112	£472,406,654	£468,448,951	£477,026,688	£474,787,528
40%	60%	£481,099,920	£476,568,545	£478,912,023	£473,998,648	£483,793,062	£481,210,963
45%	60%	£487,522,025	£482,430,979	£484,817,931	£479,526,345	£490,557,435	£487,652,800
50%	60%	£493,950,131	£488,293,414	£490,722,758	£485,060,041	£497,322,809	£494,095,438

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£352,581,058	£352,581,058	£352,581,058	£352,581,058	£352,581,058	£352,581,058
10%	71%	£355,409,273	£354,614,174	£354,653,217	£353,858,118	£355,883,331	£355,127,274
15%	71%	£361,894,827	£359,732,474	£360,791,994	£359,579,841	£362,697,344	£361,514,711
20%	71%	£368,379,381	£364,850,673	£365,962,688	£364,285,668	£369,511,357	£368,348,465
25%	71%	£374,864,935	£370,074,550	£373,173,751	£371,153,495	£376,299,334	£374,378,279
30%	71%	£381,350,489	£375,298,589	£379,384,830	£376,940,322	£383,115,329	£380,810,063
35%	71%	£387,836,043	£380,522,628	£385,595,908	£382,727,150	£389,931,374	£387,241,848
40%	71%	£394,321,597	£385,746,667	£391,746,987	£388,513,977	£396,745,418	£394,066,633
45%	71%	£400,807,151	£390,970,706	£397,937,265	£394,300,804	£403,553,314	£400,105,415
50%	71%	£407,292,705	£396,194,745	£404,128,144	£400,087,632	£410,379,309	£406,537,199
100%	71%	£473,773,147	£465,640,323	£466,038,028	£463,055,908	£478,539,258	£473,859,099
10%	75%	£355,490,659	£354,803,948	£354,705,800	£354,010,089	£355,914,460	£355,120,601
15%	75%	£362,065,713	£361,021,790	£360,872,160	£359,811,526	£362,714,802	£361,504,337
20%	75%	£368,640,767	£367,289,287	£367,089,761	£365,975,581	£369,549,616	£368,332,330
25%	75%	£375,215,821	£373,546,276	£373,246,387	£371,409,437	£376,378,431	£374,912,299
30%	75%	£381,790,875	£379,824,221	£379,524,961	£377,403,692	£383,210,244	£380,789,175
35%	75%	£388,365,929	£386,092,166	£385,742,562	£383,367,747	£390,042,058	£387,218,108
40%	75%	£394,940,983	£392,360,105	£392,060,225	£389,139,175	£396,873,071	£394,046,033
45%	75%	£401,516,037	£398,628,044	£398,177,792	£394,994,658	£403,705,668	£400,074,803
50%	75%	£408,091,091	£404,894,129	£404,395,363	£400,859,914	£410,537,501	£406,503,286
10%	60%	£355,120,036	£354,006,898	£354,484,949	£353,371,811	£355,793,717	£355,148,530
15%	60%	£361,605,090	£359,963,465	£360,442,645	£359,638,450	£362,606,726	£361,417,600
20%	60%	£368,090,144	£365,922,031	£366,800,833	£364,378,147	£369,420,853	£368,230,540
25%	60%	£374,575,198	£371,879,579	£372,746,202	£369,917,843	£376,236,228	£374,432,540
30%	60%	£381,060,252	£377,831,120	£378,681,070	£375,467,540	£383,041,600	£380,975,177
35%	60%	£387,545,306	£383,782,661	£384,690,339	£380,997,236	£389,846,074	£387,317,613
40%	60%	£394,030,360	£389,734,202	£390,662,308	£386,538,933	£396,642,347	£393,760,449
45%	60%	£400,515,414	£395,685,743	£397,167,876	£392,076,630	£403,437,720	£400,203,086
50%	60%	£407,000,468	£401,637,284	£403,275,944	£397,616,326	£410,232,094	£406,646,721

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£190,337,024	£190,337,024	£190,337,024	£190,337,024	£190,337,024	£190,337,024
10%	71%	£203,159,238	£202,393,989	£202,393,989	£201,904,983	£203,579,236	£202,873,293
15%	71%	£209,690,592	£208,478,439	£208,537,959	£207,325,806	£210,413,309	£209,260,676
20%	71%	£216,221,946	£214,648,476	£214,728,838	£213,112,633	£217,229,304	£215,692,460
25%	71%	£222,753,300	£220,820,515	£220,919,716	£218,899,480	£224,045,298	£222,124,244
30%	71%	£229,284,654	£226,992,554	£227,110,995	£224,689,297	£230,863,294	£228,569,108
35%	71%	£235,816,008	£233,164,593	£233,301,47			

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£121,426,154	-£121,426,154	-£121,426,154	-£121,426,154	-£121,426,154	-£121,426,154
10%	71%	-£134,244,368	-£133,449,260	-£133,449,260	-£133,449,260	-£134,710,428	-£133,982,369
15%	71%	-£140,779,722	-£139,587,569	-£139,587,569	-£138,414,936	-£141,502,439	-£140,349,806
20%	71%	-£147,354,812	-£145,738,606	-£145,817,968	-£144,201,763	-£148,318,434	-£146,781,590
25%	71%	-£153,929,901	-£151,909,645	-£152,008,948	-£149,988,590	-£155,134,428	-£153,213,374
30%	71%	-£160,504,991	-£158,080,683	-£158,189,725	-£145,775,417	-£161,959,424	-£159,645,168
35%	71%	-£167,080,080	-£164,251,721	-£164,380,603	-£141,562,244	-£168,786,419	-£166,076,942
40%	71%	-£173,655,170	-£170,422,760	-£170,581,482	-£137,349,071	-£175,622,413	-£172,508,728
45%	71%	-£180,230,259	-£176,593,797	-£176,772,360	-£133,136,899	-£182,458,408	-£179,940,510
50%	71%	-£186,805,349	-£182,764,836	-£182,961,239	-£128,924,727	-£189,294,404	-£187,372,294
100%	71%	-£252,556,242	-£244,475,218	-£244,872,023	-£28,790,999	-£257,374,353	-£249,690,134
10%	75%	-£134,334,754	-£133,639,043	-£133,540,895	-£132,845,184	-£134,749,555	-£133,955,696
15%	75%	-£140,911,520	-£139,889,895	-£139,707,355	-£128,648,021	-£141,549,897	-£140,339,602
20%	75%	-£147,486,543	-£146,124,362	-£146,024,856	-£124,450,676	-£148,381,711	-£146,768,025
25%	75%	-£154,061,566	-£152,361,839	-£152,242,456	-£120,247,331	-£155,213,524	-£153,196,417
30%	75%	-£160,636,589	-£158,602,316	-£158,483,058	-£116,044,987	-£162,045,338	-£159,624,810
35%	75%	-£167,211,612	-£164,842,793	-£164,723,601	-£111,842,642	-£168,877,153	-£166,053,203
40%	75%	-£173,786,635	-£171,083,270	-£170,964,257	-£107,640,297	-£175,708,968	-£172,481,595
45%	75%	-£180,361,658	-£177,323,747	-£177,204,857	-£103,437,953	-£182,540,781	-£179,909,989
50%	75%	-£186,936,681	-£183,564,224	-£183,445,458	-£99,235,608	-£189,372,596	-£187,338,381
10%	60%	-£133,955,131	-£132,841,993	-£132,804,044	-£132,206,006	-£134,618,812	-£133,983,725
15%	60%	-£140,529,771	-£138,641,755	-£138,503,560	-£128,003,545	-£141,350,574	-£140,382,362
20%	60%	-£147,104,411	-£144,441,517	-£144,293,322	-£123,801,090	-£148,082,336	-£146,809,999
25%	60%	-£153,679,051	-£150,241,279	-£150,093,127	-£119,598,635	-£154,814,121	-£153,237,635
30%	60%	-£160,253,691	-£156,041,041	-£155,891,076	-£115,396,180	-£161,545,912	-£159,710,272
35%	60%	-£166,828,331	-£161,840,803	-£161,633,027	-£111,193,725	-£168,277,703	-£166,182,908
40%	60%	-£173,402,971	-£167,640,565	-£167,433,570	-£107,001,270	-£175,009,494	-£172,655,544
45%	60%	-£179,977,611	-£173,440,327	-£173,233,814	-£102,808,815	-£181,741,285	-£179,038,180
50%	60%	-£186,552,251	-£179,240,089	-£179,033,307	-£98,616,360	-£188,473,076	-£185,480,816

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£81,187,189	-£81,187,189	-£81,187,189	-£81,187,189	-£81,187,189	-£81,187,189
10%	71%	-£83,159,881	-£82,364,782	-£82,403,825	-£81,608,726	-£83,633,939	-£82,877,882
15%	71%	-£85,132,573	-£84,337,474	-£84,376,868	-£80,030,267	-£85,580,632	-£84,833,319
20%	71%	-£87,105,265	-£86,310,166	-£86,349,312	-£78,451,808	-£87,527,325	-£86,788,762
25%	71%	-£89,077,957	-£88,282,858	-£88,321,856	-£76,873,349	-£89,474,020	-£88,744,205
30%	71%	-£91,050,649	-£90,255,550	-£90,294,400	-£75,294,890	-£91,420,714	-£90,699,648
35%	71%	-£93,023,341	-£92,228,242	-£92,267,444	-£73,716,431	-£93,367,408	-£92,655,091
40%	71%	-£94,996,033	-£94,200,934	-£94,239,988	-£72,137,972	-£95,314,102	-£94,610,534
45%	71%	-£96,968,725	-£96,173,626	-£96,213,532	-£70,559,513	-£97,260,796	-£96,565,977
50%	71%	-£98,941,417	-£98,146,318	-£98,185,876	-£68,981,054	-£99,207,490	-£98,521,420
100%	71%	-£164,516,242	-£156,041,041	-£156,041,041	-£156,041,041	-£164,516,242	-£156,041,041
10%	75%	-£83,159,881	-£82,364,782	-£82,403,825	-£81,608,726	-£83,633,939	-£82,877,882
15%	75%	-£85,132,573	-£84,337,474	-£84,376,868	-£80,030,267	-£85,580,632	-£84,833,319
20%	75%	-£87,105,265	-£86,310,166	-£86,349,312	-£78,451,808	-£87,527,325	-£86,788,762
25%	75%	-£89,077,957	-£88,282,858	-£88,321,856	-£76,873,349	-£89,474,020	-£88,744,205
30%	75%	-£91,050,649	-£90,255,550	-£90,294,400	-£75,294,890	-£91,420,714	-£90,699,648
35%	75%	-£93,023,341	-£92,228,242	-£92,267,444	-£73,716,431	-£93,367,408	-£92,655,091
40%	75%	-£94,996,033	-£94,200,934	-£94,239,988	-£72,137,972	-£95,314,102	-£94,610,534
45%	75%	-£96,968,725	-£96,173,626	-£96,213,532	-£70,559,513	-£97,260,796	-£96,565,977
50%	75%	-£98,941,417	-£98,146,318	-£98,185,876	-£68,981,054	-£99,207,490	-£98,521,420
10%	60%	-£108,539,602	-£108,144,571	-£108,602,719	-£103,308,148	-£110,502,208	-£108,625,785
15%	60%	-£114,114,242	-£113,955,131	-£114,363,280	-£101,729,689	-£116,076,812	-£114,199,456
20%	60%	-£119,688,883	-£119,529,720	-£119,938,328	-£100,151,230	-£121,651,416	-£119,237,000
25%	60%	-£125,263,523	-£125,104,610	-£125,513,218	-£98,572,771	-£127,225,920	-£125,289,544
30%	60%	-£130,838,164	-£130,689,241	-£131,098,349	-£97,004,312	-£132,800,424	-£130,744,087
35%	60%	-£136,412,805	-£136,263,922	-£136,673,470	-£95,435,853	-£138,374,928	-£136,198,630
40%	60%	-£141,987,446	-£141,838,563	-£142,248,018	-£93,867,394	-£143,949,432	-£141,653,173
45%	60%	-£147,562,087	-£147,413,680	-£147,823,566	-£92,298,935	-£149,523,936	-£147,207,716
50%	60%	-£153,136,728	-£152,989,221	-£153,399,114	-£90,730,476	-£155,098,440	-£152,762,259
10%	60%	-£168,711,369	-£168,562,446	-£168,972,540	-£89,162,017	-£160,672,944	-£168,217,802
15%	60%	-£174,286,010	-£174,137,127	-£174,547,221	-£87,593,558	-£166,247,448	-£173,792,306
20%	60%	-£179,860,651	-£179,711,240	-£180,117,769	-£86,025,099	-£171,821,952	-£179,346,809
25%	60%	-£185,435,292	-£185,285,881	-£185,696,318	-£84,456,640	-£177,401,456	-£184,901,313
30%	60%	-£191,009,933	-£190,860,522	-£191,266,867	-£82,888,181	-£182,980,960	-£190,455,817
35%	60%	-£196,584,574	-£196,435,111	-£196,845,616	-£81,319,722	-£188,560,464	-£196,010,321
40%	60%	-£202,159,215	-£202,010,650	-£202,420,744	-£79,751,263	-£194,139,968	-£201,564,825
45%	60%	-£207,733,856	-£207,584,385	-£207,994,839	-£78,182,804	-£199,719,472	-£207,119,329
50%	60%	-£213,308,497	-£213,159,026	-£213,569,388	-£76,614,345	-£205,298,976	-£212,673,833

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£18,317,127	-£18,317,127	-£18,317,127	-£18,317,127	-£18,317,127	-£18,317,127
10%	71%	-£31,135,341	-£30,340,242	-£30,379,284	-£29,584,185	-£31,609,398	-£30,853,342
15%	71%	-£37,709,981	-£36,458,541	-£36,518,062	-£28,800,908	-£37,904,719	-£37,107,779
20%	71%	-£44,284,621	-£42,577,840	-£42,637,302	-£28,017,631	-£44,200,040	-£43,462,563
25%	71%	-£50,859,261	-£48,697,139	-£48,756,544	-£27,234,354	-£50,495,361	-£49,717,407
30%	71%	-£57,433,901	-£54,816,438	-£54,875,786	-£26,451,077	-£56,790,682	-£55,972,251
35%	71%	-£64,008,541	-£60,935,737	-£61,005,028	-£25,667,800	-£63,085,993	-£62,227,095
40%	71%	-£70,583,181	-£67,055,036	-£67,124,270	-£24,884,523	-£69,381,304	-£68,481,939
45%	71%	-£77,157,821	-£73,174,335	-£73,243,514	-£24,101,246	-£75,676,615	-£74,736,783
50%	71%	-£83,732,461	-£79,293,634	-£79,362,753	-£23,317,969	-£81,971,926	-£80,991,627
100%	71%	-£149,442,215	-£144,368,101	-£144,767,096	-£133,681,971	-£149,442,215	-£144,368,101
10%	75%	-£31,225,727	-£30,530,016	-£30,569,258	-£29,766,156	-£31,640,528	-£30,846,669
15%	75%	-£37,800,367	-£36,747,858	-£36,787,100	-£28,982,879	-£37,941,849	-£37,132,510
20%	75%	-£44,375,007	-£42,965,157	-£43,004,400	-£28,200,602	-£44,227,170	-£43,413,271
25%	75%	-£50,949,647	-£49,184,456	-£49,223,698	-£27,418,325	-£50,512,491	-£49,703,012
30%	75%	-£57,524,287	-£55,403,755	-£55,443,000	-£26,636,048	-£56,807,812	-£55,987,393
35%	75%	-£64,098,927	-£61,623,054	-£61,662,296	-£25,853,771	-£63,103,133	-£62,272,714
40%	75%	-£70,673,567	-£67,842,353	-£67,881,595	-£25,071,494	-£69,398,444	-£68,527,555
45%	75%	-£77,248,207	-£74,061,652	-£74,100,894	-£24,289,217	-£75,693,755	-£74,782,396
50%	75%	-£83,822,847	-£80,280,951	-£80,320,193	-£23,506,940	-£81,989,066	-£80,997,137
10%	60%	-£30,946,104	-£30,732,986	-£30,771,228	-£29,897,978	-£31,509,785	-£30,874,697
15%	60%	-£37,520,744	-£36,952,285	-£37,001,427	-£29,115,701	-£37,805,106	-£37,273,335
20%	60%	-£44,095,384	-£43,171,584	-£43,210,626	-£28,333,424	-£44,100,427	-£43,568,978
25%	60%	-£50,670,024	-£49,390,883	-£49,430,025	-£27,551,147	-£50,395,748	-£49,863,719
30%	60%	-£57,244,664	-£55,610,182	-£55,650,267	-£26,768,870	-£56,691,069	-£56,158,460
35%	60%	-£63,819,304	-£61,829,481	-£61,869,566	-£25,986,593	-£62,986,390	-£62,453,201
40%	60%	-£70,393,944	-£68,048,780	-£68,088,865	-£25,204,316	-£69,281,711	-£68,748,442
45%	60%	-£76,968,584	-£74,268,079	-£74,308,107	-£24,422,039	-£75,577,032	-£74,993,183
50%	60%	-£83,543,224	-£80,487,378	-£80,527,350	-£23,639,762	-£81,872,353	-£81,242,924

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£123,004,454	-£123,004,454	-£123,004,454	-£123,004,454	-£123,004,454	-£123,004,454
10%	71%	-£138,822,868	-£138,027,589	-£138,066,612	-£134,271,613	-£138,296,726	-£135,540,670
15%	71%	-£142,350,029	-£141,145,869	-£141,205,200	-£139,363,246	-£143,059,759	-£141,028,107
20%	71%	-£148,933,112	-£147,316,907	-£147,396,266	-£145,780,064	-£149,898,734	-£148,359,890
25%	71%	-£155,505,201	-£153,487,945	-£153,587,146	-£151,966,891	-£156,712,729	-£154,791,674
30%	71%	-£163,089,291	-£161,658,984	-£161,758,025	-£158,153,718	-£163,529,724	-£161,223,658
35%	71%	-£168,658,380	-£165,830,021	-£165,988,903	-£163,140,545	-£170,344,719	-£167,655,243
40%	71%	-£175,233,470	-£172,001,060	-£172,159,782	-£168,927,372	-£177,160,714	-£174,097,227
45%	71%	-£181,808,559	-£178,172,098	-£178,350,860	-£174,714,199	-£183,976,709	-£180,518,910
50%	71%	-£188,383,649	-£184,343,136	-£184,541,339	-£180,501,027	-£190,792,704	-£186,161,894
100%	71%	-£254,134,543	-£246,053,518	-£246,450,323	-£238,369,299	-£258,952,653	-£251,268,434
10%	75%	-£139,819,055	-£135,217,343	-£135,119,195	-£134,423,484	-£139,327,856	-£135,533,996
15%	75%	-£142,499,820	-£141,435,195	-£141,295,955	-£140,224,921	-£143,128,197	-£141,917,892
20%	75%	-£149,116,842	-£147,702,662	-£147,503,159	-£146,098,076	-£149,960,011	-£148,346,325
25%	75%	-£155,737,864	-£153,970,140	-£153,720,756	-£151,953,031	-£156,791,825	-£154,774,717
30%	75%	-£162,359,885	-£160,227,617	-£159,938,395	-£157,817,087	-£163,623,840	-£161,203,110
35%	75%	-£168,973,907	-£166,569,093	-£166,155,957	-£163,691,142	-£170,455,853	-£167,631,593
40%	75%	-£175,600,929	-£172,772,570	-£172,373,557	-£169,545,198	-£177,287,268	-£174,059,995
45%	75%	-£182,227,951	-£179,040,043	-£178,591,157	-£175,409,253	-£184,119,082	-£180,488,298
50%	75%	-£188,854,973	-£185,307,564	-£184,868,158	-£181,273,310	-£190,959,898	-£186,916,882
10%	60%	-£155,533,431	-£154,420,293	-£154,588,344	-£153,765,205	-£156,197,112	-£153,022,025
15%	60%	-£141,917,072	-£140,220,056	-£140,948,860	-£139,251,845	-£142,928,874	-£141,960,663
20%	60%	-£148,245,177	-£146,082,490	-£147,054,228	-£144,791,542	-£149,694,248	-£148,403,300
25%	60%	-£154,723,284	-£152,629,957	-£153,159,937	-£150,335,238	-£156,459,621	-£154,945,995
30%	60%	-£161,201,389	-£157,807,358	-£159,264,966	-£155,870,935	-£163,224,996	-£161,298,572
35%	60%	-£167,629,494	-£163,699,793	-£165,370,334	-£161,410,632	-£169,999,359	-£167,731,208
40%	60%	-£174,057,600	-£169,532,226	-£171,475,703	-£166,950,328	-£176,755,742	-£174,173,844
45%	60%	-£180,485,705	-£175,365,660	-£177,581,071	-£172,400,029	-£183,521,116	-£180,616,464
50%	60%	-£186,913,811	-£181,257,094	-£183,656,439	-£178,029,722	-£190,286,489	-£187,059,117

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£61,616,969	-£61,616,969	-£61,616,969	-£61,616,969	-£61,616,969	-£61,616,969
10%	71%	-£64,235,120	-£63,440,021	-£63,479,063	-£62,683,964	-£64,709,177	-£63,953,121
15%	71%	-£70,770,473	-£69,558,320	-£69,617,841	-£68,405,888	-£71,493,190	-£70,340,558
20%	71%	-£77,305,826	-£75,729,358	-£75,808,719	-£74,192,515	-£78,309,186	-£76,772,342
25%	71%	-£83,841,179	-£81,900,396	-£81,969,592	-£79,679,542	-£85,125,189	-£83,294,265
30%	71%	-£90,376,532	-£88,071,435	-£88,150,476	-£85,766,169	-£91,941,178	-£89,635,909
35%	71%	-£97,070,837	-£94,242,473	-£94,381,355	-£91,552,998	-£98,757,171	-£96,097,694
40%	71%	-£103,845,921	-£100,413,511	-£100,572,233	-£97,599,823	-£105,573,165	-£102,489,678
45%	71%	-£110,221,010	-£106,584,549	-£106,763,112	-£103,126,650	-£112,389,160	-£108,931,262
50%	71%	-£116,796,100	-£112,755,587	-£112,953,990	-£108,913,478	-£119,205,158	-£115,363,045
100%	71%	-£182,549,994	-£174,465,969	-£174,892,275	-£166,791,269	-£197,595,055	-£190,660,898
10%	75%	-£64,235,120	-£63,440,021	-£63,531,647	-£62,683,964	-£64,740,307	-£63,946,448
15%	75%	-£70,908,272	-£69,847,637	-£69,698,006	-£68,637,373	-£71,540,649	-£70,330,384
20%	75%	-£77,529,293	-£76,118,113	-£76,915,807	-£74,901,428	-£78,327,462	-£76,758,777
25%	75%	-£84,150,314	-£82,388,689	-£82,382,969	-£80,366,468	-£85,112,275	-£83,167,169
30%	75%	-£90,771,337	-£88,659,668	-£88,350,507	-£86,229,530	-£91,935,001	-£89,615,562
35%	75%	-£97,392,358	-£94,917,545	-£94,568,408	-£92,093,584	-£98,767,905	-£96,043,955
40%	75%	-£104,013,380	-£101,185,021	-£100,786,008	-£97,657,650	-£105,699,718	-£102,472,317
45%	75%	-£110,634,403	-£107,452,499	-£107,093,909	-£103,821,705	-£112,531,533	-£108,909,740
50%	75%	-£117,255,424	-£113,719,976	-£113,221,209	-£109,885,761	-£119,363,348	-£115,329,133
10%	60%	-£63,945,883	-£62,832,745	-£63,310,795	-£62,197,857	-£64,609,564	-£63,974,476
15%	60%	-£70,329,523	-£68,632,507	-£69,361,311	-£67,664,296	-£71,341,326	-£70,373,114
20%	60%	-£76,713,661	-£74,464,699	-£74,464,699	-£72,403,993	-£78,168,899	-£76,815,761
25%	60%	-£83,188,734	-£80,367,375	-£81,572,048	-£78,743,690	-£84,872,072	-£83,258,397
30%	60%	-£89,613,840	-£86,219,810	-£87,677,417	-£84,293,395	-£91,637,447	-£89,701,024
35%	60%	-£96,048,945	-£92,082,244	-£93,782,786	-£89,823,893	-£98,402,620	-£96,143,698
40%	60%	-£102,470,051	-£97,944,677	-£99,888,154	-£95,362,780	-£105,168,194	-£102,596,295
45%	60%	-£108,898,157	-£103,807,111	-£105,993,523	-£100,902,478	-£111,933,567	-£108,028,932
50%	60%	-£115,326,263	-£109,669,545	-£112,098,899	-£106,442,473	-£118,699,940	-£115,471,568

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£18,317,127	-£18,317,127	-£18,317,127	-£18,317,127	-£18,317,127	-£18,317,127
10%	71%	-£31,135,341	-£30,340,242	-£30,379,284	-£29,584,185	-£31,609,398	-£30,853,342
15%	71%	-£37,670,695	-£36,459,541	-£36,519,062	-£35,005,909	-£38,393,412	-£37,240,779
20%	71%	-£44,205,785	-£42,629,579	-£42,708,940	-£41,092,736	-£45,209,407	-£43,672,563
25%	71%	-£50,820,873	-£48,800,618	-£48,899,819	-£46,879,563	-£52,025,401	-£50,104,347
30%	71%	-£57,395,963	-£54,971,656	-£55,080,697	-£52,686,390	-£58,841,396	-£56,536,130
35%	71%	-£63,971,052	-£61,142,694	-£61,291,576	-£58,653,217	-£65,657,392	-£63,967,915
40%	71%	-£70,546,142	-£67,313,732	-£67,472,454	-£64,240,044	-£72,473,388	-£69,399,699
45%	71%	-£77,121,231	-£73,484,770	-£73,653,333	-£70,026,871	-£79,289,381	-£75,831,483
50%	71%	-£83,696,321	-£79,655,808	-£79,894,211	-£75,939,998	-£86,105,377	-£82,263,267
100%	71%	-£149,447,215	-£141,366,191	-£141,762,996	-£133,681,971	-£154,265,326	-£146,581,107
10%	75%	-£31,225,727	-£30,530,016	-£30,431,868	-£29,736,156	-£31,640,528	-£30,846,669
15%	75%	-£37,808,493	-£36,747,858	-£36,598,228	-£35,257,694	-£38,440,870	-£37,230,605
20%	75%	-£44,394,514	-£43,015,335	-£42,815,629	-£41,401,849	-£45,272,694	-£43,656,998
25%	75%	-£51,050,536	-£49,282,812	-£49,033,429	-£47,265,704	-£52,104,407	-£50,087,390
30%	75%	-£57,671,558	-£55,550,289	-£55,251,029	-£53,129,760	-£58,936,312	-£56,515,783
35%	75%	-£64,292,579	-£61,817,765	-£61,468,630	-£58,993,815	-£65,768,126	-£63,944,176
40%	75%	-£70,913,601	-£68,085,242	-£67,686,230	-£64,857,871	-£72,599,949	-£69,372,568
45%	75%	-£77,534,624	-£74,352,720	-£73,903,830	-£70,721,926	-£79,431,754	-£75,800,961
50%	75%	-£84,155,645	-£80,629,197	-£80,121,431	-£76,685,992	-£86,263,569	-£82,229,354
10%	60%	-£30,846,104	-£29,732,966	-£29,211,016	-£29,097,878	-£31,509,785	-£30,874,697
15%	60%	-£37,229,744	-£35,532,728	-£35,261,532	-£34,564,518	-£38,241,547	-£37,273,335
20%	60%	-£43,657,849	-£41,395,162	-£42,366,901	-£40,104,214	-£45,006,920	-£43,715,972
25%	60%	-£50,088,955	-£47,257,997	-£48,472,269	-£45,043,911	-£51,772,294	-£50,158,608
30%	60%	-£56,514,061	-£53,120,031	-£54,577,639	-£51,183,907	-£58,537,869	-£56,601,245
35%	60%	-£62,942,166	-£58,982,465	-£60,683,007	-£56,723,304	-£65,303,041	-£63,043,881
40%	60%	-£69,370,273	-£64,844,898	-£66,788,375	-£62,263,001	-£72,068,415	-£69,486,516
45%	60%	-£75,798,378	-£70,707,332	-£72,853,744	-£67,802,897	-£78,838,768	-£75,069,183
50%	60%	-£82,226,484	-£76,569,767	-£78,999,111	-£73,342,394	-£85,595,162	-£82,371,789

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 8		CIL Zone	3
Value Area		Value Area	High
No Units	650	Sales value inflation	0%
Site Area	4.95 Ha	Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£36,998.112	£36,998.112	£36,998.112	£36,998.112	£36,998.112	£36,998.112
10%	71%	£22,805.865	£23,497.535	£23,196.729	£24,077.906	£22,364.652	£22,954.515
15%	71%	£15,386.987	£16,940.617	£16,181.689	£17,525.411	£14,335.077	£15,819.872
20%	71%	£7,893.182	£9,714.109	£9,052.292	£10,913.130	£7,802.865	£8,801.985
25%	71%	£3,804.846	£2,694.232	£1,904.134	£4,217.521	£2,466.034	£1,281.214
30%	71%	£-7,284.794	£-4,443.327	£-5,406.951	£-2,585.484	£-8,024.524	£-6,166.681
35%	71%	£-14,816.652	£-11,824.951	£-12,749.178	£-10,437.488	£-15,903.013	£-13,635.531
40%	71%	£-22,568.530	£-18,808.574	£-20,091.406	£-16,329.451	£-23,581.503	£-21,104.379
45%	71%	£-30,220.397	£-25,988.197	£-27,433.634	£-23,201.435	£-31,359.993	£-28,573.229
50%	71%	£-37,872.265	£-33,169.821	£-34,775.861	£-30,073.417	£-39,138.483	£-36,042.078
100%	71%	£-114,380.846	£-104,989.057	£-108,198.138	£-98,793.048	£-116,923.380	£-110,730.271
10%	75%	£22,526.467	£23,308.256	£23,144.824	£23,917.646	£22,314.405	£22,933.781
15%	75%	£15,176.300	£16,352.055	£16,105.335	£17,281.089	£14,859.708	£15,788.742
20%	75%	£7,293.755	£8,393.067	£8,088.727	£10,582.039	£7,400.729	£8,559.705
25%	75%	£173.221	£2,197.435	£1,772.674	£3,796.888	£-377.915	£1,227.619
30%	75%	£-7,516.017	£-5,049.234	£-5,567.282	£-3,088.499	£-8,128.781	£-6,232.046
35%	75%	£-15,212.089	£-12,331.842	£-12,936.232	£-10,055.985	£-15,987.646	£-13,711.790
40%	75%	£-22,908.161	£-19,614.452	£-20,305.181	£-17,013.470	£-23,792.513	£-21,101.536
45%	75%	£-30,600.233	£-26,897.058	£-27,674.131	£-23,970.956	£-31,597.378	£-28,671.276
50%	75%	£-38,294.305	£-34,179.666	£-35,043.081	£-30,928.441	£-39,402.244	£-36,151.020
60%	75%	£-46,988.147	£-41,103.227	£-42,336.783	£-34,593.140	£-47,205.441	£-44,020.328
15%	60%	£15,892.809	£17,564.015	£16,426.036	£18,307.242	£15,176.260	£15,919.488
20%	60%	£8,416.145	£10,965.444	£9,423.322	£11,972.621	£7,729.701	£8,736.879
25%	60%	£1,045.242	£4,283.983	£2,324.804	£5,565.545	£173.153	£1,452.715
30%	60%	£-3,548.478	£2,504.426	£-34,893.891	£-34,833.838	£-7,518.101	£-5,997.514
35%	60%	£-13,971.294	£-9,382.899	£-12,150.609	£-10,542.214	£-15,212.187	£-13,391.502
40%	60%	£-21,488.110	£-16,221.372	£-19,407.327	£-14,140.589	£-22,906.273	£-20,825.490
45%	60%	£-29,004.928	£-23,070.846	£-26,664.445	£-20,738.965	£-30,800.359	£-28,250.478
50%	60%	£-36,521.742	£-29,938.319	£-33,920.763	£-27,337.340	£-38,294.445	£-35,693.466

Residual Land values compared to benchmark land values  
Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£408,290.393	£408,290.393	£408,290.393	£408,290.393	£408,290.393	£408,290.393
10%	71%	£429,693.978	£429,693.978	£429,693.978	£429,693.978	£429,693.978	£429,693.978
15%	71%	£429,991.608	£428,647.888	£429,106.612	£427,703.094	£430,353.428	£429,468.633
20%	71%	£437,395.323	£435,574.396	£436,196.303	£434,375.375	£437,885.640	£436,686.619
25%	71%	£444,907.658	£442,594.273	£443,393.371	£441,070.984	£445,534.538	£444,007.291
30%	71%	£452,530.292	£449,071.832	£450,655.455	£447,873.053	£453,471.989	£451,455.166
35%	71%	£460,152.926	£455,549.391	£457,918.538	£455,312.522	£461,276.115	£459,151.514
40%	71%	£467,775.560	£462,026.950	£465,183.625	£462,957.073	£469,081.018	£466,840.393
45%	71%	£475,398.194	£468,503.509	£472,458.712	£470,139.170	£476,886.008	£474,581.734
50%	71%	£483,020.828	£474,984.068	£479,933.800	£477,321.268	£484,690.998	£482,323.075
100%	71%	£559,679.451	£550,274.562	£553,486.643	£544,081.754	£562,211.885	£556,019.076
10%	75%	£422,763.038	£421,990.249	£422,143.892	£421,370.859	£422,974.100	£422,354.744
15%	75%	£430,119.295	£429,346.450	£429,713.170	£429,077.419	£430,428.797	£429,813.592
20%	75%	£437,565.750	£435,695.438	£436,290.776	£434,706.468	£437,987.776	£436,728.505
25%	75%	£445,115.284	£443,091.070	£443,515.831	£441,911.617	£445,668.420	£444,090.888
30%	75%	£452,665.818	£450,577.749	£450,995.787	£448,389.004	£453,471.286	£451,500.251
35%	75%	£460,216.352	£457,064.308	£458,479.297	£455,344.400	£461,276.115	£459,151.514
40%	75%	£467,766.886	£463,550.867	£465,963.856	£462,801.975	£469,081.018	£466,840.393
45%	75%	£475,317.420	£470,037.426	£472,458.712	£469,259.461	£476,886.008	£474,581.734
50%	75%	£482,867.954	£476,522.985	£479,964.251	£476,716.958	£484,690.998	£482,323.075
10%	60%	£422,425.366	£421,185.278	£421,931.722	£420,697.766	£422,763.064	£422,267.579
15%	60%	£429,605.686	£427,724.490	£428,862.469	£426,981.263	£430,112.245	£429,369.017
20%	60%	£436,785.006	£434,233.061	£435,885.183	£433,315.884	£437,558.804	£436,551.627
25%	60%	£443,964.326	£440,741.622	£441,883.702	£439,174.960	£445,049.326	£443,635.760
30%	60%	£451,143.646	£447,250.183	£449,162.397	£446,232.343	£452,806.606	£451,246.019
35%	60%	£458,322.966	£453,758.744	£456,441.092	£453,500.719	£460,560.692	£458,890.077
40%	60%	£465,502.286	£460,267.305	£463,719.787	£460,429.094	£468,314.778	£465,979.555
45%	60%	£472,681.606	£466,775.864	£471,008.482	£467,307.570	£476,068.856	£473,547.983
50%	60%	£479,860.926	£473,284.423	£478,297.068	£474,190.048	£483,822.934	£480,981.371

Residual Land values compared to benchmark land values  
Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£330,810.878	£330,810.878	£330,810.878	£330,810.878	£330,810.878	£330,810.878
10%	71%	£335,232.925	£334,341.255	£334,643.062	£333,760.884	£335,474.139	£334,884.275
15%	71%	£342,654.973	£341,198.173	£341,557.098	£340,313.379	£342,903.213	£342,018.919
20%	71%	£349,076.020	£347,645.691	£348,146.686	£346,595.865	£350,334.290	£349,450.265
25%	71%	£355,497.067	£354,093.204	£354,685.271	£353,212.952	£357,765.367	£356,557.577
30%	71%	£361,918.114	£360,540.717	£361,223.856	£359,030.044	£365,196.444	£364,005.471
35%	71%	£368,339.161	£366,988.230	£367,764.750	£364,847.136	£372,627.521	£371,474.321
40%	71%	£374,760.208	£373,435.743	£374,305.644	£370,664.228	£380,058.600	£378,922.215
45%	71%	£381,181.255	£379,883.256	£380,846.538	£376,481.320	£387,489.679	£386,370.309
50%	71%	£387,602.302	£386,330.769	£387,387.432	£382,298.412	£394,920.758	£393,818.404
100%	71%	£463,623.349	£453,825.810	£458,406.861	£448,607.913	£473,941.807	£464,029.456
10%	75%	£342,662.490	£341,486.735	£341,733.455	£340,557.701	£342,979.083	£342,050.048
15%	75%	£350,109.035	£348,515.723	£349,250.963	£347,256.751	£350,538.062	£349,279.990
20%	75%	£357,560.580	£354,547.210	£355,292.505	£353,041.902	£358,100.140	£356,611.111
25%	75%	£365,012.125	£360,578.703	£361,223.856	£358,847.227	£365,661.217	£364,121.019
30%	75%	£372,463.670	£366,610.196	£367,154.309	£364,652.558	£373,222.294	£371,630.921
35%	75%	£379,915.215	£372,641.689	£373,085.762	£370,457.850	£380,783.371	£379,140.824
40%	75%	£387,366.760	£378,673.182	£379,017.215	£376,263.181	£388,334.448	£386,650.927
45%	75%	£394,818.305	£384,704.675	£385,948.668	£382,068.472	£395,885.521	£394,162.020
50%	75%	£402,269.850	£390,736.168	£392,879.117	£387,873.761	£403,436.594	£401,673.117
10%	60%	£342,662.490	£341,486.735	£341,733.455	£340,557.701	£342,979.083	£342,050.048
15%	60%	£350,109.035	£348,515.723	£349,250.963	£347,256.751	£350,538.062	£349,279.990
20%	60%	£357,560.580	£354,547.210	£355,292.505	£353,041.902	£358,100.140	£356,611.111
25%	60%	£365,012.125	£360,578.703	£361,223.856	£358,847.227	£365,661.217	£364,121.019
30%	60%	£372,463.670	£366,610.196	£367,154.309	£364,652.558	£373,222.294	£371,630.921
35%	60%	£379,915.215	£372,641.689	£373,085.762	£370,457.850	£380,783.371	£379,140.824
40%	60%	£387,366.760	£378,673.182	£379,017.215	£376,263.181	£388,334.448	£386,650.927
45%	60%	£394,818.305	£384,704.675	£385,948.668	£382,068.472	£395,885.521	£394,162.020
50%	60%	£402,269.850	£390,736.168	£392,879.117	£387,873.761	£403,436.594	£401,673.117
10%	60%	£342,662.490	£341,486.735	£341,733.455	£340,557.701	£342,979.083	£342,050.048
15%	60%	£350,109.035	£348,515.723	£349,250.963	£347,256.751	£350,538.062	£349,279.990
20%	60%	£357,560.580	£354,547.210	£355,292.505	£353,041.902	£358,100.140	£356,611.111
25%	60%	£365,012.125	£360,578.703	£361,223.856	£358,847.227	£365,661.217	£364,121.019
30%	60%	£372,463.670	£366,610.196	£367,154.309	£364,652.558	£373,222.294	£371,630.921
35%	60%	£379,915.215	£372,641.689	£373,085.762	£370,457.850	£380,783.371	£379,140.824
40%	60%	£387,366.760	£378,673.182	£379,017.215	£376,263.181	£388,334.448	£386,650.927
45%	60%	£394,818.305	£384,704.675	£385,948.668	£382,068.472	£395,885.521	£394,162.020
50%	60%	£402,269.850	£390,736.168	£392,879.117	£387,873.7		

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-199,675,773	-199,675,773	-499,675,773	-499,675,773	-199,675,773	-199,675,773
10%	71%	-114,069,020	-113,178,360	-113,476,167	-112,666,878	-114,309,233	-113,719,370
15%	71%	-121,970,988	-120,935,268	-120,492,192	-116,148,474	-121,738,808	-120,554,014
20%	71%	-128,780,703	-126,959,776	-127,581,683	-125,760,755	-129,271,020	-128,071,999
25%	71%	-136,293,040	-133,979,653	-134,769,751	-132,456,365	-136,919,919	-135,392,671
30%	71%	-143,839,412	-141,177,212	-142,002,529	-139,259,369	-144,686,409	-143,840,566
35%	71%	-151,560,547	-148,298,536	-149,423,064	-146,131,953	-152,476,698	-150,309,416
40%	71%	-159,242,415	-155,480,480	-156,765,291	-153,003,338	-160,255,388	-157,778,285
45%	71%	-166,896,283	-162,662,682	-164,107,519	-159,876,320	-168,033,878	-165,247,114
50%	71%	-174,540,150	-169,843,706	-171,449,747	-166,747,302	-175,812,368	-172,715,863
100%	71%	-225,064,831	-224,169,942	-224,872,023	-225,467,134	-225,597,265	-224,404,456
10%	75%	-114,149,418	-113,385,629	-113,529,062	-112,759,240	-114,359,480	-113,740,124
15%	75%	-121,497,685	-120,381,890	-120,568,693	-119,392,798	-121,814,178	-120,885,143
20%	75%	-128,944,130	-127,350,618	-127,685,158	-126,091,646	-129,373,157	-128,114,185
25%	75%	-136,500,664	-134,476,450	-134,901,211	-132,876,997	-137,051,800	-135,446,288
30%	75%	-144,191,902	-141,723,119	-142,241,167	-139,772,384	-144,856,666	-143,305,931
35%	75%	-151,889,974	-149,005,727	-149,610,117	-146,729,870	-152,661,531	-150,383,675
40%	75%	-159,588,046	-156,288,335	-156,979,067	-153,687,358	-160,468,358	-157,865,419
45%	75%	-167,274,118	-163,570,943	-164,348,016	-160,644,841	-168,271,264	-165,345,161
50%	75%	-174,968,030	-170,853,551	-171,713,966	-167,602,325	-176,076,128	-173,234,905
10%	60%	-113,810,746	-112,570,658	-113,317,102	-112,083,146	-114,148,444	-113,652,959
15%	60%	-120,991,076	-119,109,870	-120,247,849	-118,366,643	-121,497,625	-120,794,398
20%	60%	-128,257,740	-126,708,441	-127,250,583	-124,701,264	-128,944,184	-127,897,997
25%	60%	-135,626,643	-134,349,802	-134,549,802	-131,131,940	-136,509,372	-135,221,170
30%	60%	-143,128,364	-140,178,311	-141,567,777	-137,617,723	-144,191,886	-142,631,399
35%	60%	-150,645,180	-146,038,794	-148,824,494	-144,219,099	-151,886,072	-150,065,387
40%	60%	-158,161,996	-152,095,287	-154,081,212	-150,814,474	-159,589,158	-157,489,375
45%	60%	-165,678,811	-158,153,731	-163,337,930	-157,412,850	-167,274,244	-164,933,363
50%	60%	-173,195,627	-164,212,204	-170,594,648	-164,011,225	-174,968,330	-172,357,351

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-62,981,288	-62,981,288	-162,981,288	-162,981,288	-62,981,288	-62,981,288
10%	71%	-62,983,533	-62,091,863	-62,393,670	-61,511,492	-63,224,747	-62,634,883
15%	71%	-67,029,501	-66,948,781	-69,407,706	-68,063,987	-67,654,321	-66,769,527
20%	71%	-67,696,218	-67,875,289	-74,497,196	-74,676,268	-67,186,533	-67,987,513
25%	71%	-68,286,355	-68,286,355	-83,685,878	-83,685,878	-66,653,432	-67,865,432
30%	71%	-69,854,192	-69,032,725	-90,996,349	-88,174,882	-68,613,922	-69,176,079
35%	71%	-100,506,080	-97,214,349	-99,338,577	-95,046,868	-101,392,411	-99,224,929
40%	71%	-108,153,028	-104,396,923	-106,980,804	-101,918,849	-109,170,980	-108,053,776
45%	71%	-115,809,796	-111,577,598	-113,023,032	-108,760,833	-116,949,391	-114,162,627
50%	71%	-123,461,864	-118,759,219	-120,365,260	-115,662,815	-124,727,881	-121,631,476
100%	71%	-199,980,344	-199,575,465	-199,787,536	-199,282,647	-200,572,778	-199,319,969
10%	75%	-63,433,931	-62,291,142	-62,441,075	-61,671,753	-63,274,993	-62,656,637
15%	75%	-67,043,098	-66,237,343	-69,484,063	-68,308,309	-67,729,691	-66,800,656
20%	75%	-67,859,643	-67,268,331	-76,600,671	-75,007,359	-67,828,670	-67,029,968
25%	75%	-68,416,172	-68,391,983	-83,616,724	-81,792,510	-68,967,213	-68,361,779
30%	75%	-69,107,416	-69,836,689	-91,158,689	-88,687,897	-69,772,174	-69,144,444
35%	75%	-100,801,487	-97,921,240	-98,525,631	-95,645,383	-101,577,044	-99,301,188
40%	75%	-108,495,558	-105,203,948	-105,894,580	-102,602,869	-109,281,911	-106,780,932
45%	75%	-116,189,631	-112,488,466	-113,263,329	-109,660,354	-111,186,777	-110,260,675
50%	75%	-123,883,703	-119,769,064	-120,632,479	-116,517,839	-121,961,642	-121,740,416
10%	60%	-62,726,259	-61,486,171	-62,232,615	-60,998,659	-63,063,958	-62,568,472
15%	60%	-69,906,589	-68,025,383	-69,163,362	-67,282,156	-67,413,138	-66,669,911
20%	60%	-74,824,624	-74,824,624	-81,168,717	-73,616,777	-67,899,897	-67,852,580
25%	60%	-84,544,157	-81,305,415	-83,284,595	-80,025,854	-85,416,243	-84,136,683
30%	60%	-92,043,877	-88,093,824	-90,483,290	-86,533,336	-93,107,499	-91,546,912
35%	60%	-100,660,893	-94,952,297	-97,730,908	-93,131,812	-100,891,585	-98,989,930
40%	60%	-107,077,509	-101,810,770	-104,996,725	-99,729,987	-108,495,671	-106,414,888
45%	60%	-114,594,324	-108,669,244	-112,253,443	-106,328,363	-116,189,757	-113,848,876
50%	60%	-122,111,140	-115,527,717	-119,510,161	-112,926,738	-123,863,843	-121,262,894

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,433,254	£3,433,254	£3,433,254	£3,433,254	£3,433,254	£3,433,254
10%	71%	-10,958,993	-10,067,323	-10,389,129	-9,486,952	-11,200,206	-10,610,343
15%	71%	-18,267,961	-16,924,241	-17,383,185	-16,139,447	-18,624,761	-17,744,886
20%	71%	-25,871,676	-23,850,749	-24,472,656	-22,651,728	-26,161,993	-24,962,972
25%	71%	-33,184,012	-30,870,626	-31,660,724	-29,347,337	-33,810,892	-32,283,644
30%	71%	-40,829,652	-38,008,185	-39,971,809	-36,150,342	-41,589,382	-39,731,539
35%	71%	-48,461,520	-45,189,899	-48,314,036	-43,022,326	-49,367,871	-47,200,389
40%	71%	-56,133,388	-52,371,432	-53,656,264	-49,894,309	-57,146,361	-54,669,237
45%	71%	-63,785,256	-59,553,055	-60,998,492	-56,766,293	-64,924,851	-62,138,087
50%	71%	-71,437,123	-66,734,679	-68,340,719	-63,638,275	-72,703,341	-69,606,936
100%	71%	-147,956,804	-146,565,915	-147,489,998	-146,986,109	-148,498,238	-147,268,409
10%	75%	-11,030,391	-10,256,602	-10,420,034	-9,647,212	-11,250,453	-10,631,097
15%	75%	-18,388,658	-17,212,803	-17,459,523	-16,283,769	-18,705,150	-17,776,116
20%	75%	-25,836,103	-24,241,781	-24,578,131	-22,982,819	-26,264,129	-25,005,158
25%	75%	-33,391,637	-31,367,423	-31,792,183	-29,767,970	-33,942,773	-32,337,239
30%	75%	-41,082,875	-38,614,092	-39,132,140	-36,663,357	-41,747,639	-39,796,904
35%	75%	-48,776,947	-45,896,700	-46,501,090	-43,620,843	-49,552,504	-47,276,648
40%	75%	-56,471,019	-53,179,308	-53,670,039	-50,578,328	-57,357,371	-54,765,981
45%	75%	-64,165,091	-60,461,916	-61,289,989	-57,535,814	-65,162,236	-62,236,134
50%	75%	-71,859,163	-67,744,524	-68,607,939	-64,493,299	-72,967,102	-69,715,878
10%	60%	-10,701,718	-9,461,631	-10,238,075	-9,874,118	-11,039,417	-10,543,932
15%	60%	-17,880,040	-16,000,843	-17,138,522	-16,257,616	-18,368,586	-17,645,370
20%	60%	-25,148,713	-22,599,414	-24,141,536	-22,592,237	-26,835,157	-24,827,979
25%	60%	-32,519,616	-29,280,875	-31,240,054	-29,001,313	-33,391,705	-32,112,143
30%	60%	-40,019,337	-36,060,284	-38,458,740	-34,598,096	-41,082,959	-39,522,372
35%	60%	-47,536,152	-42,927,757	-44,715,467	-41,107,072	-48,777,045	-46,958,360
40%	60%	-55,052,968	-49,798,230	-52,072,185	-47,705,447	-56,471,131	-54,300,348
45%	60%	-62,569,784	-56,684,704	-60,228,803	-54,303,823	-64,165,217	-61,624,336
50%	60%	-70,086,600	-63,563,177	-67,486,620	-60,802,168	-71,858,303	-69,258,324

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£101,254,073	-£101,254,073	-£101,254,073	-£101,254,073	-£101,254,073	-£101,254,073
10%	71%	-£115,646,320	-£114,754,650	-£115,056,457	-£114,174,290	-£115,887,534	-£115,247,671
15%	71%	-£122,359,288	-£121,611,568	-£122,070,403	-£120,728,174	-£123,317,108	-£122,432,314
20%	71%	-£130,359,003	-£128,538,076	-£129,159,983	-£127,339,055	-£130,849,320	-£129,650,300
25%	71%	-£137,871,340	-£135,557,954	-£136,348,051	-£134,034,665	-£138,498,219	-£136,970,972
30%	71%	-£145,816,979	-£143,695,913	-£143,659,136	-£140,867,870	-£146,276,709	-£144,419,866
35%	71%	-£153,168,847	-£149,877,136	-£151,001,364	-£147,709,653	-£154,055,198	-£151,887,716
40%	71%	-£160,820,715	-£157,058,760	-£158,343,592	-£154,581,637	-£161,833,688	-£159,356,585
45%	71%	-£168,472,583	-£164,240,383	-£165,685,819	-£161,453,620	-£169,612,178	-£166,825,415
50%	71%	-£176,124,451	-£171,422,006	-£173,028,047	-£168,325,603	-£177,390,668	-£174,294,263
100%	71%	-£252,643,131	-£243,238,242	-£246,450,323	-£237,045,435	-£255,175,565	-£248,982,756
10%	75%	-£115,726,718	-£114,943,929	-£115,107,362	-£114,334,540	-£115,937,780	-£115,318,424
15%	75%	-£123,078,885	-£121,900,180	-£123,149,993	-£120,917,097	-£123,992,478	-£122,483,843
20%	75%	-£130,622,430	-£128,929,118	-£129,263,498	-£127,670,146	-£130,951,457	-£129,692,485
25%	75%	-£138,078,964	-£136,054,751	-£136,479,511	-£134,455,297	-£138,630,100	-£137,024,586
30%	75%	-£145,770,202	-£143,301,419	-£143,819,468	-£141,360,684	-£146,434,966	-£144,484,231
35%	75%	-£153,466,274	-£150,580,027	-£151,188,413	-£148,308,171	-£154,239,832	-£151,163,075
40%	75%	-£161,158,346	-£157,866,635	-£158,557,367	-£155,265,655	-£162,044,698	-£159,443,719
45%	75%	-£168,852,418	-£165,149,243	-£165,926,316	-£162,233,141	-£169,849,564	-£166,923,462
50%	75%	-£176,546,330	-£172,431,851	-£173,295,268	-£169,180,627	-£177,654,428	-£174,493,266
10%	60%	-£115,389,046	-£114,148,558	-£114,886,402	-£113,861,446	-£115,726,745	-£115,231,260
15%	60%	-£122,569,376	-£120,688,170	-£121,826,149	-£119,944,943	-£123,075,925	-£122,332,698
20%	60%	-£129,836,040	-£127,286,741	-£128,528,963	-£126,276,554	-£130,522,484	-£129,515,307
25%	60%	-£137,102,704	-£134,395,303	-£135,627,884	-£132,669,941	-£138,070,032	-£136,789,470
30%	60%	-£144,706,664	-£140,756,611	-£143,146,077	-£139,196,023	-£145,770,286	-£144,209,599
35%	60%	-£152,223,480	-£147,615,084	-£150,402,795	-£145,794,399	-£153,464,372	-£151,643,687
40%	60%	-£159,749,248	-£154,473,557	-£157,680,513	-£152,592,774	-£161,156,458	-£159,077,675
45%	60%	-£167,275,112	-£161,332,011	-£164,916,230	-£159,801,159	-£168,850,544	-£166,511,663
50%	60%	-£174,773,927	-£168,190,504	-£172,172,948	-£165,589,525	-£176,546,630	-£173,945,651

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£43,686,825	-£43,686,825	-£43,686,825	-£43,686,825	-£43,686,825	-£43,686,825
10%	71%	-£44,588,771	-£43,167,102	-£43,468,908	-£42,586,731	-£44,299,985	-£43,710,122
15%	71%	-£51,367,739	-£50,024,020	-£50,482,944	-£49,139,225	-£51,729,560	-£50,844,765
20%	71%	-£58,771,454	-£56,950,527	-£57,572,435	-£55,751,507	-£59,261,772	-£58,062,751
25%	71%	-£66,283,791	-£63,870,463	-£64,760,917	-£62,447,116	-£66,810,671	-£65,363,423
30%	71%	-£73,829,431	-£71,107,964	-£72,071,588	-£69,250,121	-£74,889,161	-£72,831,318
35%	71%	-£81,581,299	-£78,289,588	-£79,413,815	-£76,122,104	-£82,467,650	-£80,300,167
40%	71%	-£89,433,167	-£85,471,211	-£86,789,043	-£83,094,088	-£90,046,140	-£87,760,166
45%	71%	-£96,885,034	-£92,652,834	-£94,098,271	-£89,868,071	-£96,024,630	-£95,237,666
50%	71%	-£104,536,902	-£99,834,458	-£101,440,498	-£96,738,054	-£105,803,120	-£102,708,715
100%	71%	-£181,056,992	-£173,650,694	-£173,859,275	-£165,467,865	-£182,589,018	-£177,485,208
10%	75%	-£44,139,170	-£43,356,381	-£43,519,615	-£42,746,991	-£44,350,234	-£43,569,913
15%	75%	-£51,488,337	-£50,312,582	-£50,559,302	-£49,383,548	-£51,804,929	-£50,875,894
20%	75%	-£58,934,881	-£57,341,569	-£57,675,910	-£56,082,598	-£58,363,908	-£57,404,936
25%	75%	-£66,461,262	-£64,461,862	-£64,891,962	-£63,582,749	-£66,042,553	-£65,437,018
30%	75%	-£74,182,654	-£71,713,870	-£72,231,919	-£69,763,136	-£74,847,417	-£72,866,683
35%	75%	-£81,876,728	-£78,966,478	-£79,600,669	-£76,720,622	-£82,652,282	-£80,376,426
40%	75%	-£89,570,798	-£86,279,087	-£86,999,816	-£83,878,107	-£90,457,159	-£87,856,170
45%	75%	-£97,264,870	-£93,591,695	-£94,338,167	-£90,855,993	-£98,256,015	-£95,336,913
50%	75%	-£104,958,941	-£100,844,303	-£101,707,718	-£97,593,073	-£106,056,851	-£102,815,657
10%	60%	-£43,801,497	-£42,561,409	-£43,307,854	-£42,073,897	-£44,139,196	-£43,643,711
15%	60%	-£50,981,826	-£49,100,622	-£49,238,601	-£48,357,984	-£51,488,377	-£50,745,148
20%	60%	-£58,246,894	-£56,896,193	-£57,241,316	-£54,692,015	-£58,934,936	-£57,927,758
25%	60%	-£65,619,395	-£64,380,654	-£64,339,833	-£61,101,092	-£66,491,483	-£65,211,922
30%	60%	-£73,119,116	-£70,169,063	-£71,558,528	-£67,808,475	-£74,182,738	-£72,622,151
35%	60%	-£80,635,931	-£77,027,586	-£78,815,046	-£74,206,851	-£81,876,824	-£79,056,190
40%	60%	-£88,152,747	-£83,886,009	-£86,071,364	-£80,805,228	-£89,570,910	-£87,490,127
45%	60%	-£95,669,563	-£90,744,483	-£93,328,682	-£87,403,801	-£97,264,996	-£94,924,115
50%	60%	-£103,186,378	-£96,602,958	-£100,585,989	-£94,001,076	-£104,959,082	-£102,358,102

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,433,254	£3,433,254	£3,433,254	£3,433,254	£3,433,254	£3,433,254
10%	71%	-£10,958,993	-£10,067,323	-£10,389,129	-£9,486,952	-£11,200,206	-£10,610,343
15%	71%	-£18,267,961	-£16,924,241	-£17,383,185	-£16,339,447	-£18,629,761	-£17,744,966
20%	71%	-£25,676,676	-£23,850,749	-£24,472,656	-£22,651,728	-£26,161,993	-£24,962,972
25%	71%	-£33,184,012	-£31,870,626	-£31,660,724	-£29,347,337	-£33,810,892	-£32,283,644
30%	71%	-£40,629,652	-£38,008,185	-£38,971,809	-£36,150,942	-£41,589,382	-£39,731,539
35%	71%	-£48,101,520	-£44,189,669	-£44,314,036	-£43,022,306	-£49,381,871	-£47,201,389
40%	71%	-£55,133,388	-£52,371,432	-£53,656,264	-£49,894,309	-£57,146,361	-£54,669,237
45%	71%	-£63,785,255	-£59,553,055	-£60,998,492	-£56,786,293	-£64,924,851	-£62,139,087
50%	71%	-£71,437,123	-£66,734,679	-£68,340,719	-£63,639,276	-£72,703,341	-£69,606,936
100%	71%	-£147,069,804	-£138,559,915	-£141,762,996	-£132,958,107	-£150,488,238	-£144,295,429
10%	75%	-£11,039,391	-£10,256,602	-£10,420,034	-£9,647,212	-£11,250,453	-£10,631,097
15%	75%	-£18,388,558	-£17,212,803	-£17,459,523	-£16,283,769	-£18,705,150	-£17,776,116
20%	75%	-£25,835,103	-£24,241,791	-£24,576,131	-£22,982,819	-£26,264,129	-£25,005,198
25%	75%	-£33,391,637	-£31,367,423	-£31,792,183	-£29,767,070	-£33,942,773	-£32,337,239
30%	75%	-£41,082,875	-£38,614,092	-£39,132,140	-£36,663,357	-£41,747,639	-£39,796,904
35%	75%	-£48,776,047	-£45,896,700	-£46,501,090	-£43,620,843	-£49,552,504	-£47,276,648
40%	75%	-£56,471,019	-£53,179,309	-£53,870,039	-£50,786,328	-£57,367,377	-£54,756,391
45%	75%	-£64,165,091	-£60,461,916	-£61,238,989	-£57,535,814	-£65,162,236	-£62,236,134
50%	75%	-£71,859,163	-£67,744,524	-£68,607,939	-£64,493,299	-£72,967,102	-£69,715,878
10%	60%	-£10,701,718	-£9,461,631	-£10,298,026	-£9,074,118	-£11,039,417	-£10,549,932
15%	60%	-£17,882,049	-£16,000,843	-£17,138,822	-£15,257,616	-£18,388,598	-£17,645,370
20%	60%	-£25,148,713	-£22,599,414	-£24,141,536	-£21,992,237	-£25,835,157	-£24,827,979
25%	60%	-£32,518,616	-£28,280,875	-£29,240,054	-£26,001,313	-£33,391,705	-£32,112,143
30%	60%	-£40,018,337	-£36,959,294	-£38,458,749	-£34,508,896	-£41,082,959	-£39,522,072
35%	60%	-£47,536,152	-£42,927,757	-£45,715,467	-£41,107,072	-£48,777,045	-£46,956,360
40%	60%	-£55,052,968	-£49,796,230	-£52,972,185	-£47,705,447	-£56,471,131	-£54,390,348
45%	60%	-£62,569,784	-£56,644,704	-£60,238,903	-£54,303,823	-£64,165,217	-£61,824,336
50%	60%	-£70,086,600	-£63,503,177	-£67,485,620	-£60,902,198	-£71,859,303	-£69,258,324

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 8

CIL Zone 3  
Value Area Med

No Units 650  
Site Area 4.95 Ha

Sales value inflation 0%  
Build cost inflation 0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£24,883,594	£24,883,594	£24,883,594	£24,883,594	£24,883,594	£24,883,594
10%	71%	£11,164,326	£11,976,205	£11,874,897	£12,686,776	£10,806,169	£11,516,741
15%	71%	£4,289,020	£5,526,756	£5,372,310	£6,610,046	£3,742,969	£4,626,268
20%	71%	£2,993,818	£4,116,312	£4,225,609	£4,444,429	£3,433,553	£4,189,543
25%	71%	£9,746,404	£7,649,770	£7,911,392	£5,814,759	£10,671,322	£8,836,310
30%	71%	£16,799,189	£14,283,229	£14,597,175	£12,081,215	£17,909,091	£15,707,077
35%	71%	£23,852,974	£20,916,689	£21,292,658	£18,547,672	£25,146,861	£22,577,844
40%	71%	£30,906,760	£27,550,147	£27,968,741	£24,614,128	£32,384,629	£29,449,611
45%	71%	£37,957,545	£34,183,606	£34,654,524	£30,880,585	£39,622,398	£36,319,377
50%	71%	£45,010,330	£40,817,065	£41,340,307	£37,147,041	£46,860,168	£43,190,144
100%	71%	£115,338,195	£101,115,853	£108,198,138	£99,811,606	£119,237,859	£111,897,612
10%	75%	£11,077,059	£11,787,453	£11,823,159	£12,533,554	£10,763,673	£11,509,772
15%	75%	£4,155,980	£5,238,999	£5,293,434	£6,376,453	£3,678,212	£4,815,665
20%	75%	£2,913,974	£3,495,263	£3,532,486	£4,132,872	£2,529,348	£3,179,938
25%	75%	£9,971,763	£8,137,210	£8,045,001	£6,210,447	£10,781,068	£9,854,305
30%	75%	£17,069,621	£14,868,156	£14,757,506	£12,556,041	£18,040,788	£16,728,671
35%	75%	£24,167,479	£21,598,103	£21,470,011	£18,801,636	£25,300,504	£23,603,036
40%	75%	£31,265,336	£28,330,659	£28,192,516	£25,947,229	£32,549,222	£29,477,402
45%	75%	£38,363,193	£35,060,997	£34,895,021	£31,592,824	£39,819,940	£36,351,767
50%	75%	£45,461,050	£41,791,942	£41,607,526	£37,938,418	£47,079,658	£43,226,133
60%	60%	£11,107,059	£11,823,159	£12,040,657	£13,177,088	£10,342,155	£11,339,038
15%	60%	£4,714,748	£6,447,579	£5,624,711	£7,349,388	£3,950,319	£4,860,262
20%	60%	£2,116,697	£2,277,806	£2,883,569	£1,441,091	£3,152,606	£1,919,477
25%	60%	£9,025,252	£8,089,966	£7,483,842	£4,548,556	£10,320,130	£8,778,728
30%	60%	£16,133,507	£12,411,464	£14,054,115	£10,561,772	£17,487,870	£15,837,919
35%	60%	£22,842,362	£18,732,961	£20,684,389	£16,574,987	£24,655,203	£22,497,228
40%	60%	£29,750,917	£25,054,459	£27,284,662	£22,588,204	£31,822,735	£29,356,479
45%	60%	£36,659,473	£31,375,967	£33,884,935	£28,601,419	£38,990,267	£36,215,729
50%	60%	£43,568,028	£37,697,455	£40,485,208	£34,614,635	£46,157,799	£43,074,979

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£420,694,912	£420,694,912	£420,694,912	£420,694,912	£420,694,912	£420,694,912
10%	71%	£434,148,128	£433,312,300	£433,813,909	£432,801,729	£434,452,338	£433,771,794
15%	71%	£440,959,485	£435,517,749	£439,316,195	£438,674,459	£441,505,629	£440,622,219
20%	71%	£447,862,123	£446,304,817	£446,514,114	£444,844,078	£448,722,058	£447,254,048
25%	71%	£455,034,908	£452,938,275	£453,199,897	£451,103,264	£455,959,827	£454,124,816
30%	71%	£462,097,694	£459,517,135	£459,865,680	£457,369,720	£459,197,595	£457,265,295
35%	71%	£469,140,479	£466,205,194	£466,571,483	£463,638,177	£470,435,366	£467,866,349
40%	71%	£476,193,265	£472,838,652	£473,257,246	£469,902,633	£477,673,135	£474,737,116
45%	71%	£483,246,050	£479,472,111	£479,943,626	£476,169,090	£484,810,903	£481,607,862
50%	71%	£490,298,835	£486,105,570	£486,528,512	£482,435,546	£489,948,675	£486,478,669
100%	71%	£560,826,690	£552,440,158	£553,486,643	£545,100,111	£564,526,364	£557,186,317
10%	75%	£434,211,446	£433,951,052	£433,655,346	£432,754,951	£434,524,832	£433,776,733
15%	75%	£441,133,575	£440,959,506	£440,663,371	£439,812,052	£441,810,229	£441,031,541
20%	75%	£448,162,411	£448,694,768	£448,621,091	£445,155,533	£448,809,654	£447,268,444
25%	75%	£455,260,268	£453,425,715	£453,333,506	£451,498,952	£456,069,573	£454,142,810
30%	75%	£462,358,126	£460,186,861	£460,046,011	£457,844,545	£463,229,291	£461,071,176
35%	75%	£469,455,984	£466,861,768	£466,758,517	£464,100,141	£470,359,020	£467,815,541
40%	75%	£476,553,841	£474,318,555	£474,371,021	£470,355,734	£477,488,727	£474,765,907
45%	75%	£483,651,698	£480,349,502	£480,183,526	£476,881,329	£485,108,445	£481,640,272
50%	75%	£490,749,555	£487,080,448	£486,923,331	£483,298,923	£492,358,163	£488,514,638
10%	60%	£433,844,928	£432,708,297	£433,248,048	£432,111,417	£434,346,347	£433,749,467
15%	60%	£440,673,757	£438,840,926	£439,663,794	£437,939,117	£441,338,187	£440,428,223
20%	60%	£447,405,202	£445,000,999	£446,172,074	£443,847,414	£448,441,111	£447,207,962
25%	60%	£454,319,757	£451,574,711	£452,772,947	£449,637,061	£455,026,643	£454,067,233
30%	60%	£461,222,312	£457,699,969	£459,372,621	£455,850,277	£462,778,175	£460,926,483
35%	60%	£468,130,867	£464,071,496	£465,972,894	£461,963,492	£469,943,708	£467,785,733
40%	60%	£475,039,422	£470,342,964	£472,675,167	£467,978,709	£477,111,240	£474,644,964
45%	60%	£481,947,976	£476,664,462	£479,173,440	£473,889,624	£484,276,772	£481,504,234
50%	60%	£488,856,533	£482,985,960	£485,173,713	£479,903,141	£491,446,304	£488,353,494

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£333,158,197	£333,158,197	£333,158,197	£333,158,197	£333,158,197	£333,158,197
10%	71%	£346,674,465	£345,862,586	£345,963,894	£345,152,015	£347,032,621	£346,322,050
15%	71%	£359,549,771	£352,312,054	£352,466,481	£351,229,744	£354,095,791	£353,012,502
20%	71%	£372,425,077	£365,040,603	£365,204,989	£363,968,361	£367,127,543	£365,833,833
25%	71%	£385,300,383	£377,765,155	£377,930,575	£376,702,933	£379,819,629	£378,486,919
30%	71%	£398,175,689	£390,489,707	£390,664,969	£389,447,491	£392,530,725	£391,159,011
35%	71%	£411,050,995	£403,210,259	£403,400,361	£402,035,343	£405,241,821	£403,734,107
40%	71%	£423,926,301	£415,930,811	£416,120,753	£414,630,205	£407,952,917	£406,389,193
45%	71%	£436,801,607	£428,651,363	£428,851,155	£427,439,067	£410,664,013	£409,004,279
50%	71%	£449,676,913	£441,371,915	£441,581,547	£439,247,919	£413,375,109	£411,619,365
100%	71%	£560,826,690	£552,440,158	£553,486,643	£545,100,111	£564,526,364	£557,186,317
10%	75%	£383,682,811	£382,599,792	£382,545,356	£381,462,337	£384,160,578	£383,023,125
15%	75%	£396,558,117	£395,475,098	£395,420,662	£394,337,643	£397,032,819	£395,849,266
20%	75%	£409,433,423	£408,350,650	£408,296,214	£407,164,724	£409,844,915	£408,619,359
25%	75%	£422,308,729	£421,225,191	£421,170,755	£420,041,806	£422,656,011	£421,389,407
30%	75%	£435,184,035	£434,100,693	£434,046,257	£432,917,287	£435,767,106	£434,460,502
35%	75%	£448,059,341	£447,026,345	£446,971,811	£445,847,767	£438,878,201	£437,521,597
40%	75%	£460,934,647	£460,001,349	£459,946,811	£458,822,713	£441,989,296	£440,586,692
45%	75%	£473,809,953	£472,976,651	£472,981,265	£471,856,167	£445,099,391	£443,641,787
50%	75%	£486,685,259	£485,843,349	£485,847,879	£484,730,269	£448,210,486	£446,752,882
10%	60%	£383,682,811	£382,599,792	£382,545,356	£381,462,337	£384,160,578	£383,023,125
15%	60%	£396,558,117	£395,475,098	£395,420,662	£394,337,643	£397,032,819	£395,849,266
20%	60%	£409,433,423	£408,350,650	£408,296,214	£407,164,724	£409,844,915	£408,619,359
25%	60%	£422,308,729	£421,225,191	£421,170,755	£420,041,806	£422,656,011	£421,389,407
30%	60%	£435,184,035	£434,100,693	£434,046,257	£432,917,287	£425,767,106	£424,460,502
35%	60%	£448,059,341	£447,026,345	£446,971,811	£445,847,767	£428,878,201	£427,521,597
40%	60%	£460,934,647	£460,001,349	£459,946,811	£458,822,713	£431,989,296	£430,586,692
45%	60%	£473,809,953	£472,976,651	£472,981,265	£471,856,167	£435,100,391	£433,641,787
50%	60%	£486,685,259	£485,843,349	£485,847,879	£484,730,269	£438,211,486	£436,752,882
10%	60%	£383,682,811	£382,599,792	£382,545,356	£381,462,337	£384,160,578	£383,023,125
15%	60%	£396,558,117	£395,475,098	£395,420,662	£394,337,643	£397,032,819	£395,849,266
20%	60%	£409,433,423	£408,350,650	£408,296,214	£407,164,724	£409,844,915	£408,619,359
25%	60%	£422,308,729	£421,225,191	£421,170,755	£420,041,806	£422,656,011	£421,389,407
30%	60%	£435,184,035	£434,100,693	£434,046,257	£432,917,287	£425,767,106	£424,460,502
35%	60%	£448,059,341	£447,026,345	£446,971,811	£445,847,767	£428,878,201	£427,521,597
40%	60%	£460,934,647	£460,001,349	£459,946,811	£458,822,713	£431,989,296	£430,586,692
45%	60%	£473,809,953	£472,976,651	£472,981,265	£471,856,167	£435,100,391	£433,641,787
50%	60%	£486,685,259	£485,843,349	£485,847,879	£484,730,269	£438,211,486	£436,752,88

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£111,990,292	-£111,990,292	-£111,990,292	-£111,990,292	-£111,990,292	-£111,990,292
10%	71%	-£126,509,660	-£124,697,690	-£124,789,969	-£123,907,110	-£126,807,718	-£126,187,144
15%	71%	-£132,384,896	-£131,147,129	-£131,301,576	-£130,063,839	-£132,930,886	-£131,847,597
20%	71%	-£139,367,503	-£137,690,197	-£137,899,494	-£136,229,456	-£140,107,438	-£138,639,428
25%	71%	-£146,420,289	-£144,327,955	-£144,585,277	-£142,488,644	-£147,245,207	-£145,510,196
30%	71%	-£153,473,074	-£151,147,115	-£151,371,060	-£148,755,100	-£154,593,078	-£152,380,962
35%	71%	-£160,525,859	-£157,990,574	-£157,956,843	-£155,021,657	-£161,920,746	-£159,251,729
40%	71%	-£167,578,645	-£164,824,032	-£164,642,626	-£161,288,013	-£169,058,513	-£166,122,496
45%	71%	-£174,631,430	-£171,657,491	-£171,269,409	-£167,554,470	-£176,295,282	-£173,993,262
50%	71%	-£181,684,216	-£178,490,950	-£178,014,192	-£173,820,927	-£183,534,053	-£181,894,029
100%	71%	-£252,212,070	-£243,825,538	-£244,872,023	-£236,485,491	-£255,917,744	-£248,571,697
10%	75%	-£125,596,826	-£124,886,432	-£124,850,730	-£124,140,331	-£125,910,212	-£125,184,113
15%	75%	-£132,611,405	-£131,434,896	-£131,390,451	-£130,297,432	-£132,995,673	-£131,883,220
20%	75%	-£139,547,791	-£138,000,148	-£138,006,381	-£136,540,913	-£140,195,235	-£138,653,824
25%	75%	-£146,645,648	-£144,811,095	-£144,718,887	-£142,884,332	-£147,454,953	-£145,528,190
30%	75%	-£153,743,506	-£151,542,042	-£151,431,391	-£149,229,927	-£154,714,671	-£152,402,556
35%	75%	-£160,841,364	-£158,277,689	-£158,143,897	-£155,576,521	-£161,974,389	-£159,776,801
40%	75%	-£167,939,221	-£165,003,935	-£164,856,401	-£161,921,114	-£169,234,107	-£166,151,287
45%	75%	-£175,037,079	-£171,734,882	-£171,588,900	-£168,268,700	-£176,493,825	-£173,026,552
50%	75%	-£182,135,937	-£178,465,928	-£178,281,111	-£174,612,303	-£183,753,544	-£180,900,016
10%	60%	-£125,230,308	-£124,093,677	-£124,633,428	-£123,496,797	-£125,731,727	-£125,134,847
15%	60%	-£131,959,137	-£130,226,306	-£131,049,174	-£129,324,497	-£132,723,567	-£131,813,603
20%	60%	-£138,790,682	-£136,446,979	-£137,257,454	-£135,232,734	-£139,826,491	-£138,593,362
25%	60%	-£145,699,137	-£143,801,945	-£144,157,230	-£141,922,441	-£146,994,023	-£145,460,615
30%	60%	-£152,607,693	-£149,053,349	-£150,758,001	-£147,235,657	-£154,161,555	-£152,311,863
35%	60%	-£159,516,247	-£154,406,845	-£157,358,274	-£153,248,873	-£161,329,088	-£159,171,113
40%	60%	-£166,424,802	-£161,738,344	-£163,958,947	-£159,260,089	-£168,496,620	-£166,030,364
45%	60%	-£173,333,356	-£168,049,842	-£170,558,520	-£165,275,304	-£175,664,152	-£172,889,614
50%	60%	-£180,241,913	-£174,371,340	-£177,159,093	-£171,288,521	-£182,831,685	-£179,748,864

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£74,425,073	-£73,613,194	-£73,714,502	-£72,902,623	-£74,783,229	-£74,072,658
10%	71%	-£81,300,379	-£80,062,642	-£80,217,089	-£79,379,352	-£81,846,399	-£80,763,110
15%	71%	-£88,283,017	-£86,695,711	-£86,915,007	-£85,144,969	-£89,022,957	-£87,554,941
20%	71%	-£95,265,655	-£93,290,189	-£93,500,299	-£91,604,157	-£96,200,515	-£94,652,796
25%	71%	-£102,248,293	-£99,872,628	-£100,186,573	-£97,670,614	-£103,498,489	-£101,296,475
30%	71%	-£109,230,931	-£106,506,087	-£106,872,356	-£103,937,070	-£110,796,259	-£108,187,243
35%	71%	-£116,213,569	-£113,139,546	-£113,558,139	-£110,203,528	-£117,974,028	-£115,030,799
40%	71%	-£123,196,207	-£119,773,004	-£120,243,922	-£116,469,983	-£125,211,796	-£121,908,776
45%	71%	-£130,178,845	-£126,406,463	-£126,929,705	-£122,738,440	-£132,449,569	-£129,779,543
50%	71%	-£137,161,483	-£133,039,922	-£133,612,488	-£129,200,897	-£139,687,337	-£136,650,310
100%	71%	-£201,127,553	-£192,741,051	-£193,787,536	-£185,401,004	-£204,827,257	-£197,487,210
10%	75%	-£81,433,419	-£80,350,400	-£80,350,400	-£79,055,844	-£81,625,728	-£81,070,656
15%	75%	-£88,416,057	-£87,267,381	-£87,267,381	-£85,961,288	-£88,250,612	-£87,705,540
20%	75%	-£95,398,695	-£94,178,362	-£94,178,362	-£92,866,696	-£95,435,486	-£94,980,468
25%	75%	-£102,381,333	-£101,087,343	-£101,087,343	-£99,144,150	-£102,610,370	-£101,518,069
30%	75%	-£109,363,971	-£107,996,324	-£107,996,324	-£104,491,034	-£110,889,002	-£108,192,434
35%	75%	-£116,346,609	-£114,905,305	-£114,905,305	-£110,836,628	-£118,149,620	-£115,066,890
40%	75%	-£123,329,247	-£122,814,286	-£122,814,286	-£117,182,222	-£125,409,248	-£121,941,166
45%	75%	-£130,311,885	-£129,703,267	-£129,703,267	-£123,527,817	-£132,669,876	-£128,815,531
50%	75%	-£137,294,523	-£136,592,248	-£136,592,248	-£129,872,411	-£139,929,504	-£135,680,196
10%	60%	-£74,145,822	-£73,009,190	-£73,548,941	-£72,412,310	-£74,847,240	-£74,050,360
15%	60%	-£81,128,460	-£79,141,819	-£79,365,587	-£78,230,910	-£81,639,090	-£80,726,116
20%	60%	-£88,111,098	-£85,284,448	-£85,508,356	-£84,348,907	-£88,142,004	-£87,228,142
25%	60%	-£95,093,736	-£91,427,077	-£91,650,985	-£90,137,954	-£95,009,538	-£94,368,128
30%	60%	-£102,076,374	-£97,570,706	-£97,794,614	-£96,151,170	-£103,077,069	-£101,227,377
35%	60%	-£109,059,012	-£103,715,335	-£103,939,243	-£102,162,386	-£110,145,661	-£107,993,986
40%	60%	-£116,041,650	-£109,859,964	-£110,083,872	-£108,177,602	-£117,214,253	-£114,945,377
45%	60%	-£123,024,288	-£115,995,355	-£116,219,263	-£114,190,817	-£124,279,665	-£121,805,127
50%	60%	-£129,996,926	-£122,136,746	-£122,360,654	-£120,204,034	-£131,347,198	-£128,664,377

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£8,881,264	-£8,881,264	-£8,881,264	-£8,881,264	-£8,881,264	-£8,881,264
10%	71%	-£22,400,532	-£21,588,653	-£21,689,961	-£20,878,082	-£22,758,689	-£22,048,117
15%	71%	-£29,383,100	-£28,038,102	-£28,139,410	-£26,954,812	-£29,821,859	-£28,738,570
20%	71%	-£36,365,668	-£34,581,170	-£34,780,467	-£33,120,428	-£36,898,411	-£35,530,401
25%	71%	-£43,348,236	-£41,124,628	-£41,476,250	-£39,379,617	-£44,236,180	-£42,401,168
30%	71%	-£50,330,804	-£47,669,087	-£48,162,033	-£45,646,073	-£51,473,949	-£49,271,935
35%	71%	-£57,313,372	-£54,213,546	-£54,696,819	-£51,912,530	-£58,711,719	-£56,142,702
40%	71%	-£64,295,940	-£60,758,005	-£61,249,601	-£58,179,086	-£65,949,487	-£63,014,469
45%	71%	-£71,278,508	-£67,302,464	-£67,884,380	-£64,445,443	-£73,187,256	-£69,884,235
50%	71%	-£78,261,076	-£73,846,923	-£74,428,299	-£70,711,899	-£80,425,026	-£76,755,002
100%	71%	-£149,103,043	-£140,745,511	-£141,792,096	-£133,376,464	-£152,802,717	-£144,462,670
10%	75%	-£22,487,799	-£21,777,405	-£21,741,699	-£21,031,304	-£22,801,185	-£22,055,086
15%	75%	-£29,470,367	-£28,325,859	-£28,271,424	-£27,188,405	-£29,886,646	-£28,749,193
20%	75%	-£36,452,935	-£34,871,311	-£34,897,354	-£33,431,886	-£37,066,207	-£35,544,797
25%	75%	-£43,435,503	-£41,415,769	-£41,470,809	-£39,775,305	-£44,345,926	-£42,419,163
30%	75%	-£50,418,071	-£48,960,228	-£49,015,349	-£46,120,899	-£51,605,644	-£49,293,529
35%	75%	-£57,400,639	-£56,504,687	-£56,559,869	-£52,468,494	-£58,865,362	-£56,167,894
40%	75%	-£64,383,207	-£64,049,146	-£64,104,330	-£58,812,957	-£66,125,080	-£63,042,259
45%	75%	-£71,365,775	-£71,593,605	-£71,648,819	-£65,157,682	-£73,384,798	-£69,916,625
50%	75%	-£78,348,343	-£79,138,064	-£79,193,278	-£71,503,276	-£80,644,518	-£76,790,991
10%	60%	-£22,124,281	-£20,984,650	-£21,034,401	-£20,387,770	-£22,622,620	-£22,020,330
15%	60%	-£29,106,849	-£27,117,279	-£27,167,147	-£26,215,470	-£29,814,539	-£28,704,576
20%	60%	-£36,090,417	-£33,250,847	-£33,299,715	-£32,123,767	-£37,003,458	-£35,484,335
25%	60%	-£43,073,985	-£40,384,416	-£40,433,284	-£38,113,414	-£44,192,377	-£42,343,596
30%	60%	-£50,057,553	-£47,512,985	-£47,561,853	-£44,126,930	-£51,381,296	-£49,202,836
35%	60%	-£57,041,121	-£54,642,554	-£54,691,422	-£50,139,845	-£58,570,215	-£56,062,066
40%	60%	-£64,024,689	-£61,772,123	-£61,821,001	-£56,153,062	-£65,759,134	-£62,921,337
45%	60%	-£71,008,257	-£68,901,692	-£68,950,570	-£62,166,277	-£72,948,053	-£69,780,587
50%	60%	-£77,991,825	-£76,031,261	-£76,080,139	-£68,179,493	-£80,136,972	-£76,636,897

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£113,568,592	-£113,568,592	-£113,568,592	-£113,568,592	-£113,568,592	-£113,568,592
10%	71%	-£127,087,860	-£126,275,981	-£126,277,269	-£125,965,410	-£127,446,017	-£126,735,445
15%	71%	-£133,863,186	-£132,725,400	-£132,729,676	-£131,842,139	-£134,309,156	-£133,453,977
20%	71%	-£140,945,804	-£139,268,498	-£139,477,794	-£137,807,758	-£141,685,738	-£140,217,729
25%	71%	-£147,999,589	-£145,901,956	-£146,163,577	-£144,966,944	-£148,923,508	-£147,088,496
30%	71%	-£155,051,374	-£152,535,415	-£152,849,369	-£150,333,401	-£156,161,277	-£154,969,362
35%	71%	-£162,104,160	-£159,168,874	-£159,535,143	-£156,599,858	-£163,399,046	-£160,830,030
40%	71%	-£169,156,945	-£165,802,332	-£166,220,926	-£162,866,313	-£170,636,815	-£167,700,796
45%	71%	-£176,209,731	-£172,435,791	-£172,906,709	-£169,132,770	-£177,874,584	-£174,571,562
50%	71%	-£183,262,516	-£179,069,250	-£179,592,492	-£175,399,227	-£185,112,353	-£181,442,330
100%	71%	-£253,790,371	-£245,403,639	-£246,450,323	-£238,063,792	-£257,490,045	-£250,149,997
15%	75%	-£134,098,208	-£133,033,187	-£132,988,351	-£131,875,739	-£134,573,974	-£133,436,590
10%	75%	-£127,175,126	-£126,404,732	-£126,429,039	-£125,718,632	-£127,489,513	-£126,742,413
5%	75%	-£116,292,231	-£115,237,161	-£115,251,915	-£114,546,004	-£116,561,277	-£115,814,962
20%	75%	-£141,126,092	-£139,658,448	-£139,584,681	-£138,119,215	-£141,773,555	-£140,232,125
25%	75%	-£148,223,849	-£146,389,395	-£146,287,187	-£144,462,632	-£149,033,253	-£147,106,490
30%	75%	-£155,321,606	-£153,120,342	-£153,009,991	-£150,908,227	-£156,292,971	-£153,980,858
35%	75%	-£162,419,364	-£160,351,289	-£160,222,107	-£157,153,821	-£163,553,689	-£160,855,221
40%	75%	-£169,517,121	-£167,582,235	-£167,434,702	-£163,499,415	-£170,812,408	-£167,729,587
45%	75%	-£176,615,879	-£174,313,182	-£174,147,206	-£169,945,009	-£178,072,126	-£174,603,353
50%	75%	-£183,713,636	-£181,044,128	-£180,869,172	-£176,169,604	-£185,331,544	-£181,478,319
10%	60%	-£126,809,609	-£125,671,978	-£125,611,728	-£124,075,097	-£127,310,028	-£125,113,147
15%	60%	-£133,537,437	-£131,804,606	-£131,627,474	-£130,902,768	-£134,301,867	-£133,391,903
20%	60%	-£140,369,882	-£138,024,379	-£137,155,755	-£136,811,095	-£141,404,791	-£140,171,663
25%	60%	-£147,202,327	-£144,244,151	-£143,369,928	-£142,300,741	-£148,504,715	-£146,030,913
30%	60%	-£154,034,772	-£150,463,924	-£149,586,701	-£148,181,957	-£155,739,636	-£153,890,164
35%	60%	-£160,867,217	-£156,683,697	-£155,904,474	-£154,827,173	-£162,974,557	-£160,749,413
40%	60%	-£167,700,662	-£162,903,470	-£162,221,246	-£160,940,385	-£170,219,478	-£167,918,864
45%	60%	-£174,534,107	-£169,123,243	-£168,441,018	-£168,853,608	-£177,464,399	-£174,467,515
50%	60%	-£181,367,552	-£175,343,016	-£174,658,791	-£172,866,821	-£184,709,320	-£181,527,164

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£51,981,943	-£51,981,943	-£51,981,943	-£51,981,943	-£51,981,943	-£51,981,943
10%	71%	-£55,500,311	-£54,888,432	-£54,789,740	-£53,977,861	-£55,858,468	-£55,147,896
15%	71%	-£62,375,617	-£61,137,881	-£61,292,327	-£60,054,591	-£62,921,637	-£61,838,348
20%	71%	-£69,358,255	-£67,680,949	-£67,850,246	-£66,220,208	-£70,096,189	-£68,630,180
25%	71%	-£76,340,893	-£74,314,029	-£74,570,095	-£72,479,395	-£77,336,740	-£75,806,967
30%	71%	-£83,463,828	-£80,947,866	-£81,261,812	-£78,745,852	-£84,573,728	-£82,371,714
35%	71%	-£90,516,611	-£87,581,325	-£87,947,595	-£85,012,309	-£91,811,498	-£89,242,481
40%	71%	-£97,569,394	-£94,214,784	-£94,833,375	-£91,278,765	-£99,049,268	-£96,113,247
45%	71%	-£104,622,182	-£100,848,243	-£101,319,161	-£97,545,221	-£106,287,035	-£102,984,014
50%	71%	-£111,674,967	-£107,481,702	-£108,004,944	-£103,811,678	-£113,524,805	-£109,854,781
100%	71%	-£192,292,822	-£178,816,299	-£178,862,775	-£168,476,243	-£195,002,496	-£178,852,449
15%	75%	-£57,577,477	-£56,427,184	-£56,441,478	-£54,131,083	-£56,900,964	-£55,154,854
15%	75%	-£62,508,657	-£61,425,638	-£61,371,203	-£60,288,184	-£62,986,425	-£61,848,971
20%	75%	-£69,538,543	-£68,070,900	-£67,997,133	-£66,531,665	-£70,185,986	-£68,644,576
25%	75%	-£76,568,429	-£74,704,886	-£74,670,888	-£72,975,984	-£77,445,760,888	-£75,833,566
30%	75%	-£83,598,315	-£81,334,772	-£81,322,143	-£79,760,178	-£84,705,423	-£82,303,308
35%	75%	-£90,628,201	-£88,263,740	-£88,134,648	-£86,556,273	-£91,965,141	-£89,267,672
40%	75%	-£97,658,087	-£95,192,708	-£94,947,153	-£91,911,865	-£99,224,859	-£96,142,038
45%	75%	-£104,687,973	-£102,121,676	-£101,559,957	-£98,267,461	-£106,484,577	-£103,016,404
50%	75%	-£111,717,859	-£109,050,579	-£108,272,163	-£104,603,055	-£113,744,295	-£109,890,770
10%	60%	-£55,221,060	-£54,084,429	-£54,624,180	-£53,487,549	-£55,722,479	-£55,125,599
15%	60%	-£61,949,888	-£60,217,058	-£60,109,926	-£58,315,248	-£62,714,318	-£61,804,355
20%	60%	-£68,781,716	-£66,436,826	-£66,348,546	-£64,262,546	-£69,871,243	-£68,584,114
25%	60%	-£75,609,888	-£72,754,603	-£72,148,479	-£71,213,192	-£76,984,778	-£75,443,365
30%	60%	-£82,438,060	-£79,076,101	-£78,748,752	-£77,226,409	-£84,152,307	-£82,302,815
35%	60%	-£89,266,232	-£85,397,598	-£84,940,255	-£83,209,624	-£91,319,830	-£89,161,985
40%	60%	-£96,094,404	-£91,719,096	-£91,249,299	-£89,262,841	-£98,487,372	-£96,021,115
45%	60%	-£102,922,576	-£98,040,594	-£97,549,572	-£95,266,056	-£105,654,904	-£102,880,368
50%	60%	-£109,750,748	-£104,362,092	-£103,149,845	-£101,279,272	-£112,822,438	-£109,739,616

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£8,881,264	-£8,881,264	-£8,881,264	-£8,881,264	-£8,881,264	-£8,881,264
10%	71%	-£22,400,532	-£21,588,653	-£21,689,961	-£20,878,082	-£22,758,689	-£22,048,117
15%	71%	-£29,275,838	-£28,038,102	-£28,192,648	-£26,954,912	-£29,821,659	-£28,730,570
20%	71%	-£36,151,144	-£34,581,170	-£34,790,467	-£33,120,429	-£36,998,411	-£35,530,401
25%	71%	-£43,026,450	-£41,124,628	-£41,476,250	-£39,379,617	-£44,236,180	-£42,401,168
30%	71%	-£49,901,756	-£47,667,086	-£48,162,033	-£45,646,073	-£51,473,949	-£49,271,935
35%	71%	-£56,777,062	-£54,211,544	-£54,947,816	-£51,912,330	-£58,711,719	-£56,142,702
40%	71%	-£63,652,368	-£60,756,002	-£61,632,601	-£58,178,986	-£65,949,487	-£63,013,469
45%	71%	-£70,527,674	-£67,300,460	-£68,219,382	-£64,445,443	-£73,187,256	-£69,884,235
50%	71%	-£77,402,980	-£73,844,918	-£74,808,165	-£70,711,899	-£80,425,026	-£76,765,002
100%	71%	-£149,103,043	-£140,716,511	-£141,762,996	-£138,376,464	-£152,802,717	-£145,462,670
10%	75%	-£22,487,799	-£21,777,405	-£21,741,699	-£21,031,304	-£22,801,185	-£22,055,086
15%	75%	-£29,362,878	-£28,325,859	-£28,271,424	-£27,188,405	-£29,886,646	-£28,749,193
20%	75%	-£36,237,957	-£34,977,121	-£34,907,354	-£33,631,896	-£37,196,207	-£35,543,797
25%	75%	-£43,113,036	-£41,702,068	-£41,609,859	-£39,775,305	-£44,345,926	-£42,410,163
30%	75%	-£50,000,115	-£48,423,014	-£48,322,364	-£46,120,899	-£51,605,644	-£49,293,529
35%	75%	-£56,875,194	-£55,153,961	-£55,044,869	-£52,466,494	-£58,865,362	-£56,167,694
40%	75%	-£63,750,273	-£61,884,908	-£61,747,374	-£58,812,087	-£66,125,080	-£63,042,259
45%	75%	-£70,625,352	-£68,615,855	-£68,459,879	-£65,157,682	-£73,384,798	-£69,916,625
50%	75%	-£77,500,431	-£75,346,802	-£75,172,384	-£71,503,276	-£80,644,518	-£76,799,991
10%	60%	-£22,121,281	-£20,984,650	-£21,534,401	-£20,387,770	-£22,622,700	-£22,020,890
15%	60%	-£28,850,109	-£27,117,279	-£27,940,147	-£26,215,470	-£29,614,539	-£28,704,576
20%	60%	-£35,681,555	-£33,337,051	-£34,448,427	-£32,123,767	-£36,717,464	-£35,484,335
25%	60%	-£42,512,901	-£39,564,824	-£41,048,700	-£38,113,414	-£43,804,896	-£42,343,586
30%	60%	-£49,344,347	-£45,792,597	-£47,648,973	-£44,100,330	-£51,895,328	-£49,203,869
35%	60%	-£56,175,793	-£52,020,370	-£53,249,247	-£50,139,845	-£58,220,661	-£56,062,086
40%	60%	-£63,007,239	-£58,248,143	-£60,849,520	-£56,153,062	-£65,387,593	-£62,921,337
45%	60%	-£69,838,685	-£64,475,916	-£67,449,793	-£62,166,277	-£72,552,125	-£69,780,587
50%	60%	-£76,670,131	-£70,703,689	-£73,050,066	-£68,179,493	-£79,722,657	-£76,639,837

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 8		CIL Zone	3
No Units		Value Area	Low
Site Area		4.95 Ha	
		Sales value inflation	0%
		Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£5,730,464	£5,730,464	£5,730,464	£5,730,464	£5,730,464	£5,730,464
10%	71%	-£6,484,136	-£5,798,236	-£5,578,045	-£4,892,145	-£7,051,636	-£6,145,546
15%	71%	-£12,538,297	-£11,609,448	-£11,279,162	-£10,250,312	-£13,468,540	-£12,130,411
20%	71%	-£18,792,459	-£17,420,660	-£16,860,276	-£15,608,478	-£19,927,460	-£16,115,278
25%	71%	-£24,946,620	-£23,231,872	-£22,681,394	-£20,966,645	-£26,365,371	-£24,100,145
30%	71%	-£31,100,782	-£29,043,083	-£28,382,510	-£26,324,812	-£32,803,283	-£30,085,011
35%	71%	-£37,254,944	-£34,854,295	-£34,083,627	-£31,682,977	-£39,241,195	-£36,069,878
40%	71%	-£43,409,105	-£40,665,507	-£39,784,743	-£37,041,144	-£45,679,107	-£42,054,744
45%	71%	-£49,563,267	-£46,476,719	-£45,485,859	-£42,399,311	-£52,117,019	-£48,039,611
50%	71%	-£55,717,429	-£52,287,931	-£51,186,975	-£47,757,477	-£58,554,930	-£54,024,477
100%	71%	-£117,299,044	-£110,400,048	-£108,198,138	-£101,338,142	-£122,934,048	-£113,873,142
10%	75%	-£6,582,884	-£5,982,721	-£5,631,489	-£5,031,326	-£7,079,447	-£6,128,052
15%	75%	-£12,786,419	-£11,886,176	-£11,399,327	-£10,459,084	-£13,531,264	-£12,104,171
20%	75%	-£18,990,955	-£17,780,511	-£17,081,965	-£15,886,841	-£19,980,281	-£18,060,281
25%	75%	-£25,195,491	-£23,693,086	-£22,815,003	-£21,314,598	-£26,434,899	-£24,056,410
30%	75%	-£31,397,027	-£29,596,541	-£28,542,841	-£26,742,355	-£32,886,715	-£30,032,530
35%	75%	-£37,600,562	-£35,499,995	-£34,270,679	-£32,170,112	-£39,338,533	-£36,008,649
40%	75%	-£43,804,098	-£41,403,449	-£39,998,518	-£37,597,869	-£45,790,349	-£43,984,769
45%	75%	-£50,007,634	-£47,306,904	-£45,736,356	-£43,025,626	-£52,242,167	-£47,960,889
50%	75%	-£56,211,170	-£53,210,359	-£51,454,194	-£48,453,383	-£58,693,984	-£53,937,008
60%	60%	-£8,207,882	-£7,207,882	-£5,407,035	-£4,446,156	-£6,362,942	-£5,201,526
15%	60%	-£12,164,306	-£10,723,916	-£11,022,632	-£9,582,242	-£13,356,057	-£12,214,382
20%	60%	-£16,160,470	-£14,239,951	-£13,638,238	-£12,171,719	-£17,349,471	-£16,227,239
25%	60%	-£20,156,635	-£17,755,985	-£17,253,844	-£15,853,196	-£21,342,886	-£20,240,065
30%	60%	-£24,152,799	-£21,272,020	-£20,869,451	-£19,588,972	-£25,336,301	-£24,252,952
35%	60%	-£28,148,963	-£24,788,055	-£23,485,056	-£21,324,149	-£29,329,715	-£28,265,809
40%	60%	-£32,145,128	-£28,304,090	-£27,100,663	-£25,259,625	-£33,323,129	-£32,278,666
45%	60%	-£36,141,292	-£31,820,125	-£30,716,620	-£29,095,102	-£37,316,544	-£36,291,521
50%	60%	-£40,137,456	-£35,336,159	-£34,332,175	-£32,930,578	-£41,310,959	-£40,304,378

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£439,558,041	-£439,558,041	-£439,558,041	-£439,558,041	-£439,558,041	-£439,558,041
10%	71%	-£451,772,641	-£450,086,741	-£449,160,650	-£445,340,141	-£451,494,061	-£449,494,061
15%	71%	-£467,026,802	-£458,897,553	-£456,567,967	-£455,538,817	-£458,778,053	-£457,418,917
20%	71%	-£484,080,964	-£462,709,165	-£462,268,783	-£460,898,984	-£465,215,965	-£463,403,783
25%	71%	-£470,235,125	-£468,520,377	-£467,989,899	-£466,255,150	-£471,053,876	-£469,388,950
30%	71%	-£476,389,287	-£473,331,589	-£473,051,015	-£471,671,015	-£471,091,789	-£470,711,589
35%	71%	-£482,543,449	-£480,142,800	-£479,372,132	-£476,971,482	-£484,529,701	-£481,358,383
40%	71%	-£488,697,610	-£485,954,012	-£485,073,248	-£482,329,649	-£490,967,812	-£487,343,249
45%	71%	-£494,851,772	-£491,765,224	-£490,774,364	-£487,687,815	-£497,405,924	-£493,328,116
50%	71%	-£501,005,934	-£497,576,436	-£496,475,480	-£493,043,966	-£503,844,032	-£499,312,966
100%	71%	-£562,547,549	-£558,658,553	-£553,486,643	-£546,627,647	-£568,222,553	-£550,161,647
10%	75%	-£451,871,358	-£451,271,227	-£450,919,994	-£450,919,994	-£452,367,952	-£451,416,557
15%	75%	-£476,389,287	-£465,174,681	-£466,647,839	-£466,647,839	-£476,819,789	-£475,871,389
20%	75%	-£464,278,461	-£463,078,136	-£462,375,670	-£461,175,346	-£465,271,536	-£463,368,796
25%	75%	-£470,481,396	-£468,981,591	-£468,103,508	-£466,803,103	-£471,223,044	-£469,344,315
30%	75%	-£476,685,332	-£474,885,046	-£473,831,345	-£472,630,863	-£476,175,220	-£474,521,095
35%	75%	-£482,889,267	-£480,789,501	-£479,739,135	-£477,458,617	-£484,627,036	-£482,527,154
40%	75%	-£489,093,202	-£486,691,954	-£485,287,023	-£482,886,374	-£491,078,855	-£487,273,274
45%	75%	-£495,297,137	-£492,595,409	-£491,014,861	-£488,314,131	-£497,530,672	-£493,249,394
50%	75%	-£501,501,072	-£498,498,864	-£496,142,899	-£493,241,889	-£503,983,488	-£499,235,512
10%	60%	-£451,456,646	-£450,496,387	-£450,595,530	-£449,735,271	-£452,251,147	-£451,490,031
15%	60%	-£457,652,811	-£456,012,421	-£456,311,137	-£454,870,747	-£458,644,562	-£457,502,887
20%	60%	-£463,848,975	-£461,528,456	-£461,926,743	-£460,906,224	-£465,037,976	-£463,515,744
25%	60%	-£469,045,140	-£467,044,690	-£467,042,349	-£465,141,701	-£471,431,391	-£469,529,600
30%	60%	-£475,241,304	-£472,560,526	-£473,157,956	-£470,277,177	-£477,824,806	-£475,541,457
35%	60%	-£481,437,468	-£478,076,590	-£478,773,562	-£475,412,654	-£484,218,221	-£481,554,314
40%	60%	-£487,633,632	-£483,586,654	-£484,389,168	-£480,948,130	-£490,611,634	-£487,567,171
45%	60%	-£493,829,797	-£489,108,630	-£490,004,775	-£488,683,607	-£497,005,049	-£493,580,026
50%	60%	-£499,025,962	-£494,624,604	-£495,620,381	-£490,819,083	-£503,398,464	-£499,592,383

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£356,103,326	-£356,103,326	-£356,103,326	-£356,103,326	-£356,103,326	-£356,103,326
10%	71%	-£364,322,927	-£363,637,027	-£363,16,836	-£362,700,936	-£364,800,427	-£363,934,336
15%	71%	-£370,477,087	-£369,448,239	-£369,117,952	-£368,689,102	-£371,328,338	-£369,999,202
20%	71%	-£376,631,247	-£375,259,451	-£374,819,068	-£373,670,218	-£372,788,249	-£371,768,249
25%	71%	-£382,785,411	-£381,070,662	-£380,520,184	-£378,955,435	-£384,204,161	-£381,038,935
30%	71%	-£388,939,575	-£386,881,874	-£386,221,301	-£384,163,602	-£390,642,073	-£387,923,301
35%	71%	-£395,093,739	-£392,693,086	-£391,922,417	-£389,921,768	-£397,079,986	-£393,808,668
40%	71%	-£401,247,903	-£398,504,297	-£397,633,534	-£394,870,854	-£403,517,898	-£399,693,034
45%	71%	-£407,402,067	-£404,315,509	-£403,324,649	-£400,238,101	-£409,955,809	-£405,878,401
50%	71%	-£413,556,231	-£410,126,721	-£409,025,766	-£405,596,268	-£416,393,721	-£411,893,268
100%	71%	-£475,007,835	-£468,238,936	-£468,538,026	-£469,177,035	-£489,772,835	-£477,113,936
10%	75%	-£364,212,676	-£363,821,512	-£363,470,279	-£362,870,117	-£364,918,237	-£363,966,842
15%	75%	-£370,426,210	-£369,724,967	-£369,198,117	-£368,297,874	-£371,370,054	-£369,942,967
20%	75%	-£376,631,247	-£375,628,421	-£374,925,956	-£373,725,631	-£377,821,871	-£375,919,881
25%	75%	-£382,836,281	-£381,531,876	-£380,831,401	-£379,153,389	-£384,275,265	-£381,967,401
30%	75%	-£389,041,315	-£387,435,331	-£386,381,832	-£384,581,145	-£390,725,506	-£387,871,320
35%	75%	-£395,246,350	-£393,338,786	-£392,109,470	-£390,008,902	-£397,177,323	-£393,847,439
40%	75%	-£401,451,384	-£399,242,240	-£398,000,995	-£396,833,065	-£403,629,111	-£400,732,240
45%	75%	-£407,656,418	-£405,145,694	-£403,565,146	-£400,864,416	-£410,080,957	-£406,799,679
50%	75%	-£413,861,452	-£411,049,149	-£408,292,984	-£406,292,174	-£416,532,774	-£413,775,799
10%	60%	-£364,006,932	-£363,046,672	-£362,245,816	-£362,285,556	-£364,807,432	-£364,040,316
15%	60%	-£370,211,966	-£368,951,422	-£367,667,422	-£367,467,102	-£371,184,544	-£369,967,422
20%	60%	-£376,417,000	-£374,856,472	-£374,477,026	-£372,559,509	-£377,588,261	-£376,066,300
25%	60%	-£382,622,034	-£380,761,522	-£380,382,035	-£377,691,888	-£383,991,676	-£382,078,885
30%	60%	-£388,827,068	-£386,666,570	-£386,302,462	-£382,807,462	-£390,375,091	-£388,091,742
35%	60%	-£395,032,102	-£392,571,618	-£391,333,647	-£387,962,039	-£396,758,506	-£394,104,589
40%	60%	-£401,237,136	-£398,476,666	-£397,238,220	-£393,117,618	-£403,141,920	-£399,918,666
45%	60%	-£407,442,170	-£404,381,714	-£403,289,253	-£400,000,995	-£409,525,932	-£405,732,714
50%	60%	-£413,647,204	-£410,286,762	-£408,340,286	-£406,952,026	-£415,910,944	-£411,547,762

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£199,854,291	-£199,854,291	-£199,854,291	-£199,854,291	-£199,854,291	-£199,854,291
10%	71%	-£213,089,891	-£211,389,892	-£211,182,893	-£210,978,893	-£213,589,391	-£211,790,391
15%	71%	-£219,235,052	-£217,194,203	-£216,863,917	-£216,653,067	-£219,074,303	-£217,715,167
20%	71%	-£224,377,214	-£222,005,415	-£221,653,031	-£221,442,181	-£223,565,219	-£222,306,031
25%	71%	-£230,521,375	-£227,816,627	-£227,266,145	-£226,951,400	-£231,056,126	-£229,694,900
30%	71%	-£236,665,537	-£233,627,839	-£233,116,259	-£232,842,605	-£238,547,032	-£236,483,764
35%	71%	-£242,8					

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£130,943,421	-£130,943,421	-£130,943,421	-£130,943,421	-£130,943,421	-£130,943,421
10%	71%	-£143,159,021	-£146,472,192	-£142,251,920	-£141,568,030	-£143,725,521	-£146,819,461
15%	71%	-£149,312,182	-£154,633,335	-£147,353,047	-£146,924,197	-£150,163,433	-£158,804,297
20%	71%	-£155,466,344	-£164,094,545	-£153,654,163	-£152,282,364	-£156,601,345	-£164,789,163
25%	71%	-£161,620,506	-£173,905,757	-£159,955,279	-£157,640,530	-£163,039,258	-£170,774,030
30%	71%	-£167,774,667	-£183,966,969	-£166,256,395	-£162,998,697	-£169,477,169	-£176,758,896
35%	71%	-£173,928,829	-£194,298,180	-£172,557,512	-£170,757,512	-£176,956,663	-£182,743,763
40%	71%	-£180,082,990	-£204,939,392	-£178,858,628	-£173,715,029	-£182,352,992	-£188,728,629
45%	71%	-£186,237,152	-£215,900,604	-£185,159,744	-£179,974,195	-£188,799,804	-£194,713,496
50%	71%	-£192,391,314	-£227,181,816	-£191,460,860	-£184,431,362	-£195,238,616	-£200,698,362
100%	71%	-£253,932,929	-£247,073,933	-£244,872,023	-£238,013,027	-£259,607,933	-£250,547,027
10%	75%	-£143,295,768	-£142,856,607	-£142,305,374	-£141,705,211	-£143,793,332	-£142,801,937
15%	75%	-£149,469,305	-£149,590,961	-£149,033,212	-£147,132,959	-£150,205,149	-£149,770,656
20%	75%	-£155,663,841	-£154,463,516	-£153,761,050	-£152,590,726	-£156,656,966	-£154,754,176
25%	75%	-£161,867,378	-£160,386,071	-£159,488,888	-£157,888,483	-£163,108,784	-£160,730,235
30%	75%	-£168,070,914	-£166,270,426	-£165,216,727	-£163,416,240	-£169,569,800	-£166,706,415
35%	75%	-£174,274,447	-£172,173,861	-£170,944,565	-£168,943,997	-£176,012,418	-£172,685,534
40%	75%	-£180,477,984	-£178,077,334	-£176,672,403	-£174,271,754	-£182,464,235	-£178,658,655
45%	75%	-£186,681,519	-£183,980,789	-£182,400,241	-£179,999,511	-£188,916,052	-£184,634,774
50%	75%	-£192,885,054	-£189,884,244	-£188,128,979	-£185,127,289	-£195,367,869	-£190,610,893
10%	60%	-£142,842,027	-£141,881,767	-£142,080,910	-£141,120,651	-£143,636,527	-£142,675,411
15%	60%	-£148,838,191	-£147,397,801	-£147,696,517	-£146,256,127	-£150,029,942	-£148,888,268
20%	60%	-£154,834,355	-£152,918,836	-£153,312,123	-£151,391,604	-£156,423,356	-£154,901,124
25%	60%	-£160,830,519	-£158,427,870	-£158,807,129	-£156,367,091	-£162,818,771	-£160,913,860
30%	60%	-£166,826,684	-£163,945,906	-£164,343,336	-£161,862,557	-£169,210,186	-£166,926,337
35%	60%	-£172,822,848	-£169,461,940	-£170,158,942	-£168,798,034	-£175,603,601	-£172,939,894
40%	60%	-£178,819,013	-£174,977,975	-£175,774,648	-£173,675,510	-£181,997,015	-£178,952,361
45%	60%	-£184,815,177	-£180,494,010	-£181,390,155	-£177,068,987	-£188,390,429	-£184,965,407
50%	60%	-£190,811,342	-£186,010,044	-£187,005,761	-£182,204,463	-£194,783,844	-£190,978,263

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£92,073,636	-£91,387,635	-£91,167,443	-£90,481,543	-£92,641,035	-£91,734,944
10%	71%	-£98,227,695	-£97,108,846	-£96,868,560	-£96,230,710	-£99,078,946	-£97,719,810
15%	71%	-£104,381,857	-£103,010,058	-£102,569,676	-£101,197,877	-£105,519,858	-£103,704,676
20%	71%	-£110,536,019	-£109,821,270	-£108,658,093	-£106,658,166	-£111,954,768	-£109,690,534
25%	71%	-£116,690,180	-£114,632,482	-£113,971,969	-£111,914,210	-£118,392,681	-£116,674,400
30%	71%	-£122,844,342	-£120,443,694	-£119,673,025	-£117,272,376	-£124,830,594	-£121,659,276
35%	71%	-£128,998,504	-£126,254,906	-£125,374,142	-£122,630,542	-£131,268,506	-£127,644,142
40%	71%	-£135,152,666	-£132,066,117	-£131,075,257	-£127,988,705	-£137,706,417	-£133,629,008
45%	71%	-£141,306,827	-£137,877,329	-£136,776,374	-£133,346,876	-£144,144,329	-£139,613,876
100%	71%	-£202,848,443	-£195,689,447	-£193,787,530	-£188,928,540	-£208,323,446	-£199,482,540
10%	75%	-£92,120,283	-£91,472,160	-£91,220,887	-£90,569,725	-£92,668,845	-£91,717,450
15%	75%	-£98,375,818	-£97,475,675	-£96,948,726	-£96,048,482	-£99,120,662	-£97,693,570
20%	75%	-£104,579,354	-£103,379,029	-£102,676,564	-£101,476,239	-£105,572,479	-£103,669,689
25%	75%	-£110,782,889	-£109,282,484	-£108,404,402	-£106,903,897	-£112,024,297	-£109,645,804
30%	75%	-£116,986,424	-£115,185,696	-£114,132,290	-£112,311,759	-£118,470,114	-£116,630,916
35%	75%	-£123,189,961	-£121,089,394	-£119,680,078	-£117,759,510	-£124,927,931	-£121,598,047
40%	75%	-£129,393,497	-£126,992,948	-£125,587,916	-£123,187,267	-£131,379,748	-£127,574,168
45%	75%	-£135,597,032	-£132,896,502	-£131,315,754	-£128,615,024	-£137,831,565	-£133,550,287
50%	75%	-£141,800,568	-£138,797,757	-£137,043,592	-£134,042,782	-£144,283,382	-£139,526,407
10%	60%	-£91,757,540	-£90,797,280	-£90,696,424	-£90,036,164	-£92,552,040	-£91,790,924
15%	60%	-£97,753,704	-£96,313,314	-£96,612,030	-£95,771,640	-£98,945,455	-£97,860,741
20%	60%	-£103,749,868	-£101,827,836	-£102,227,636	-£100,307,117	-£105,338,869	-£103,816,638
25%	60%	-£109,746,032	-£107,345,384	-£107,843,243	-£105,442,594	-£111,732,284	-£109,829,493
30%	60%	-£115,742,197	-£112,861,419	-£113,458,849	-£110,576,070	-£118,125,699	-£115,842,350
35%	60%	-£121,738,362	-£118,377,463	-£119,074,655	-£115,713,547	-£124,519,114	-£121,855,207
40%	60%	-£127,734,526	-£123,893,488	-£124,690,061	-£120,840,023	-£130,912,528	-£127,868,064
45%	60%	-£133,730,690	-£129,409,523	-£130,305,668	-£125,984,500	-£137,305,943	-£133,890,920
50%	60%	-£139,726,854	-£134,925,557	-£135,521,274	-£131,119,976	-£143,699,358	-£139,863,777

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£27,834,394	-£27,834,394	-£27,834,394	-£27,834,394	-£27,834,394	-£27,834,394
10%	71%	-£40,048,994	-£39,363,094	-£39,142,903	-£38,457,003	-£40,616,494	-£39,710,404
15%	71%	-£46,203,155	-£45,174,306	-£44,844,020	-£43,815,170	-£47,054,405	-£45,695,269
20%	71%	-£52,357,317	-£50,985,518	-£50,545,136	-£49,173,336	-£53,492,317	-£51,680,136
25%	71%	-£58,511,478	-£56,796,730	-£56,246,252	-£54,531,503	-£59,930,229	-£57,665,003
30%	71%	-£64,665,640	-£62,607,941	-£61,947,368	-£59,889,670	-£66,368,141	-£63,640,869
35%	71%	-£70,819,802	-£68,419,153	-£67,648,485	-£65,247,935	-£72,806,053	-£69,625,735
40%	71%	-£76,973,963	-£74,230,365	-£73,349,601	-£70,606,002	-£79,243,965	-£75,610,602
45%	71%	-£83,128,125	-£80,041,577	-£79,050,717	-£75,964,169	-£85,681,877	-£81,604,469
50%	71%	-£89,282,287	-£85,852,789	-£84,751,833	-£81,322,335	-£92,119,789	-£87,589,335
100%	71%	-£150,824,902	-£143,964,906	-£141,762,996	-£134,904,000	-£156,458,906	-£144,438,000
10%	75%	-£40,147,742	-£39,547,579	-£39,196,347	-£38,596,184	-£40,644,305	-£39,692,910
15%	75%	-£46,351,277	-£45,451,034	-£44,924,185	-£44,023,942	-£47,096,122	-£45,699,029
20%	75%	-£52,554,814	-£51,354,489	-£50,692,023	-£49,451,699	-£53,547,939	-£51,645,149
25%	75%	-£58,758,349	-£57,257,944	-£56,379,661	-£54,879,456	-£59,995,757	-£57,621,268
30%	75%	-£64,961,885	-£63,161,399	-£62,107,699	-£60,307,213	-£66,441,573	-£63,597,388
35%	75%	-£71,165,420	-£69,064,853	-£67,835,537	-£65,734,969	-£72,903,391	-£69,573,507
40%	75%	-£77,368,955	-£74,969,307	-£73,563,576	-£71,162,127	-£79,350,209	-£76,549,624
45%	75%	-£83,572,492	-£80,871,762	-£79,291,214	-£76,590,484	-£85,807,025	-£81,525,747
50%	75%	-£89,776,028	-£86,775,217	-£85,019,052	-£82,018,241	-£92,258,842	-£87,501,868
10%	60%	-£39,732,999	-£39,773,740	-£39,971,893	-£39,011,624	-£40,527,500	-£39,790,384
15%	60%	-£45,725,164	-£44,258,774	-£44,597,490	-£43,147,100	-£46,920,915	-£45,779,240
20%	60%	-£51,725,328	-£49,804,809	-£50,203,095	-£48,282,577	-£53,314,329	-£51,792,097
25%	60%	-£57,721,493	-£55,320,843	-£55,818,702	-£53,418,054	-£59,707,744	-£57,804,953
30%	60%	-£63,717,658	-£60,836,879	-£61,434,209	-£58,553,530	-£66,101,158	-£63,817,810
35%	60%	-£69,713,821	-£66,352,912	-£67,049,914	-£63,689,007	-£72,494,573	-£69,830,667
40%	60%	-£75,709,984	-£71,868,948	-£72,665,521	-£68,824,483	-£78,887,987	-£75,843,524
45%	60%	-£81,706,150	-£77,384,983	-£78,281,128	-£73,959,960	-£85,281,402	-£81,856,379
50%	60%	-£87,702,314	-£82,901,017	-£83,896,153	-£79,096,436	-£91,674,817	-£87,869,236

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

E27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-132,521,721	-132,521,721	-132,521,721	-132,521,721	-132,521,721	-132,521,721
10%	71%	-144,736,322	-144,050,422	-143,850,291	-143,744,331	-145,303,822	-144,387,731
15%	71%	-150,850,452	-149,861,534	-149,531,247	-148,502,497	-151,741,743	-150,382,527
20%	71%	-157,044,644	-155,672,845	-155,232,464	-153,860,664	-158,179,645	-156,387,464
25%	71%	-163,199,806	-161,484,057	-160,933,579	-159,218,831	-164,617,557	-162,352,330
30%	71%	-169,365,967	-167,295,269	-166,634,696	-164,576,997	-171,055,468	-168,337,197
35%	71%	-175,507,129	-173,106,481	-172,335,812	-169,935,163	-177,493,381	-174,322,063
40%	71%	-181,661,291	-178,917,693	-178,036,929	-175,293,330	-183,931,293	-180,306,930
45%	71%	-187,815,452	-184,728,904	-183,738,044	-180,651,496	-190,369,204	-186,291,796
50%	71%	-193,969,614	-190,540,116	-189,439,161	-186,009,663	-196,807,116	-192,276,663
100%	71%	-255,511,230	-248,852,234	-246,450,323	-242,991,327	-261,166,234	-252,125,327
10%	75%	-144,835,070	-144,234,907	-143,883,675	-143,993,512	-145,331,633	-144,380,237
15%	75%	-151,039,605	-150,138,362	-149,811,913	-149,711,269	-151,733,448	-150,389,367
20%	75%	-157,242,141	-156,041,817	-155,339,591	-154,139,026	-158,235,267	-156,332,476
25%	75%	-163,445,676	-161,945,271	-161,067,189	-159,568,784	-164,687,084	-162,308,596
30%	75%	-169,649,213	-167,846,726	-166,795,927	-164,994,540	-171,139,901	-168,284,715
35%	75%	-175,852,748	-173,752,181	-172,522,665	-170,422,297	-177,590,718	-174,260,834
40%	75%	-182,056,284	-179,655,635	-178,250,703	-175,850,055	-184,042,535	-180,236,955
45%	75%	-188,259,819	-185,559,090	-183,978,541	-181,277,811	-190,494,353	-186,213,074
50%	75%	-194,463,354	-191,462,544	-190,708,078	-188,705,588	-196,946,169	-192,189,194
10%	60%	-144,420,327	-143,460,068	-143,559,211	-142,888,051	-145,214,827	-144,453,711
15%	60%	-150,418,492	-148,976,102	-149,274,817	-147,834,427	-151,668,242	-150,468,588
20%	60%	-156,412,656	-154,492,137	-154,890,423	-152,969,904	-158,007,656	-156,479,425
25%	60%	-162,406,820	-160,008,171	-160,508,036	-158,058,951	-164,395,071	-162,492,261
30%	60%	-168,400,984	-165,524,206	-166,121,636	-163,240,657	-170,789,486	-168,505,137
35%	60%	-174,401,149	-171,040,240	-171,737,242	-168,376,334	-177,181,901	-174,517,994
40%	60%	-180,397,314	-176,556,275	-177,352,844	-173,511,810	-183,575,315	-180,530,851
45%	60%	-186,393,477	-182,072,310	-182,968,445	-178,647,491	-189,969,730	-186,543,707
50%	60%	-192,389,642	-187,588,344	-188,584,061	-183,782,763	-196,362,145	-192,556,564

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

E13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-630,384,172	-630,384,172	-630,384,172	-630,384,172	-630,384,172	-630,384,172
10%	71%	-73,148,773	-72,462,873	-72,242,682	-71,556,782	-73,716,273	-72,810,183
15%	71%	-79,302,934	-78,274,085	-77,943,798	-77,914,949	-80,154,185	-78,795,048
20%	71%	-85,457,095	-84,085,207	-83,644,915	-82,273,115	-86,602,096	-84,719,915
25%	71%	-91,611,256	-89,896,329	-89,346,033	-87,631,292	-93,050,008	-90,764,781
30%	71%	-97,765,417	-95,707,450	-95,047,147	-92,989,449	-99,497,920	-96,749,644
35%	71%	-103,919,578	-101,518,572	-100,748,264	-98,347,614	-105,945,832	-102,734,514
40%	71%	-110,073,739	-107,329,694	-106,448,380	-103,705,781	-112,393,744	-108,719,381
45%	71%	-116,227,900	-113,140,815	-112,150,496	-109,063,948	-118,781,656	-114,704,248
50%	71%	-122,382,061	-118,952,937	-117,851,612	-114,422,114	-125,219,568	-120,689,114
100%	71%	-188,929,891	-187,044,689	-184,892,775	-180,009,079	-195,529,695	-189,527,278
10%	75%	-67,247,521	-66,447,458	-66,226,126	-65,426,051	-67,744,084	-66,839,994
15%	75%	-73,451,056	-72,550,813	-72,329,364	-71,523,721	-73,958,900	-72,958,808
20%	75%	-79,655,591	-78,451,268	-78,230,802	-77,421,477	-80,676,718	-79,474,928
25%	75%	-85,860,126	-84,351,725	-84,131,240	-83,019,293	-86,790,536	-85,272,044
30%	75%	-92,064,661	-90,252,177	-89,930,476	-88,806,982	-93,004,354	-91,267,166
35%	75%	-98,269,196	-96,152,629	-95,818,586	-94,704,748	-100,008,170	-97,673,288
40%	75%	-104,473,731	-102,053,081	-101,606,696	-100,602,506	-107,012,088	-104,649,406
45%	75%	-110,678,266	-107,952,532	-107,300,992	-106,600,263	-114,016,004	-110,656,526
50%	75%	-116,882,801	-113,851,984	-113,149,031	-112,118,831	-121,019,920	-117,661,645
10%	60%	-72,832,778	-71,872,519	-71,707,662	-71,111,403	-73,627,279	-72,866,162
15%	60%	-78,838,943	-77,368,553	-77,087,299	-76,248,978	-80,000,694	-78,879,018
20%	60%	-84,845,108	-83,269,604	-82,907,814	-81,492,368	-86,414,107	-84,861,916
25%	60%	-90,851,272	-89,170,655	-88,818,481	-86,517,833	-92,827,522	-90,904,732
30%	60%	-96,857,436	-95,071,706	-94,534,088	-91,853,309	-99,239,937	-96,917,589
35%	60%	-102,863,600	-100,972,757	-100,480,313	-98,788,786	-105,652,352	-102,930,446
40%	60%	-108,869,764	-106,873,808	-106,381,564	-104,724,262	-112,066,767	-108,943,302
45%	60%	-114,875,928	-112,774,859	-112,130,907	-109,759,739	-118,481,181	-114,956,158
50%	60%	-120,882,092	-118,675,910	-118,006,612	-114,792,215	-124,895,605	-120,969,015

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

E6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-27,834,394	-27,834,394	-27,834,394	-27,834,394	-27,834,394	-27,834,394
10%	71%	-40,048,994	-39,363,094	-39,142,903	-38,457,003	-40,616,494	-39,710,404
15%	71%	-46,263,594	-45,174,306	-44,944,020	-44,315,110	-47,054,406	-45,695,269
20%	71%	-52,478,194	-50,985,518	-50,545,136	-49,733,336	-53,492,317	-51,680,136
25%	71%	-58,692,794	-56,796,730	-56,245,252	-55,531,503	-59,930,229	-57,665,003
30%	71%	-64,907,394	-62,607,941	-62,147,368	-60,989,670	-66,368,141	-64,649,869
35%	71%	-71,121,994	-68,419,153	-68,149,484	-66,547,835	-72,806,053	-70,634,736
40%	71%	-77,336,594	-74,230,365	-73,949,601	-72,006,002	-79,244,965	-77,619,602
45%	71%	-83,551,194	-80,041,577	-79,950,717	-78,964,169	-85,683,877	-83,604,469
50%	71%	-89,765,794	-85,852,789	-84,761,833	-81,322,335	-92,122,789	-89,589,335
100%	71%	-150,823,902	-143,964,906	-141,762,996	-134,904,000	-158,468,906	-147,438,000
10%	75%	-40,147,742	-39,547,579	-39,196,347	-38,596,184	-40,644,305	-39,692,910
15%	75%	-46,362,342	-45,451,034	-44,924,185	-44,023,942	-47,095,122	-45,699,029
20%	75%	-52,576,942	-51,354,489	-50,692,073	-49,451,899	-53,544,939	-51,845,149
25%	75%	-58,791,542	-57,257,944	-56,379,861	-54,879,456	-59,993,757	-57,621,268
30%	75%	-64,996,142	-63,161,399	-62,107,699	-60,307,213	-66,441,573	-64,397,388
35%	75%	-71,200,742	-69,064,853	-67,635,537	-65,234,969	-72,893,391	-70,573,507
40%	75%	-77,405,342	-74,968,307	-73,363,376	-71,162,127	-79,345,209	-77,249,627
45%	75%	-83,609,942	-80,871,762	-79,291,214	-76,590,484	-85,797,027	-83,525,747
50%	75%	-89,814,542	-86,775,217	-85,019,052	-82,018,241	-92,248,845	-89,901,866
10%	60%	-39,132,999	-38,772,740	-38,971,893	-38,011,624	-40,527,500	-39,766,384
15%	60%	-45,347,599	-44,268,714	-44,587,490	-43,147,100	-46,920,915	-45,779,240
20%	60%	-51,562,199	-49,804,809	-49,203,095	-48,282,577	-53,314,329	-51,792,097
25%	60%	-57,776,799	-55,320,843	-54,518,702	-53,416,954	-59,707,744	-57,804,953
30%	60%	-63,991,399	-60,836,877	-60,134,309	-58,553,330	-66,101,159	-63,817,810
35%	60%	-70,205,999	-66,352,912	-65,049,914	-63,689,007	-72,494,573	-69,830,667
40%	60%	-76,420,599	-71,868,948	-71,055,521	-69,824,483	-78,887,987	-75,843,524
45%	60%	-82,635,199	-77,384,983	-76,281,126	-73,959,960	-85,281,402	-82,856,379
50%	60%	-88,849,799	-82,901,017	-81,896,733	-79,095,438	-91,674,817	-88,869,236

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## Appendix 4 - Residential appraisal results with 10% growth in values and 5% inflation in costs

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY UPDATE

Site typology 1

CL Zone  
Value Area 1 High

No Units	11	Sales value inflation	0%
Site Area	0.06 Ha	Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£9,207,623	£9,207,623	£9,207,623	£9,207,623	£9,207,623	£9,207,623
10%	71%	£8,172,781	£8,196,342	£8,174,350	£8,197,912	£8,176,267	£8,177,837
15%	71%	£7,855,369	£7,890,701	£7,857,714	£7,893,056	£7,860,589	£7,862,944
20%	71%	£7,137,937	£7,185,060	£7,141,077	£7,188,200	£7,144,911	£7,148,050
25%	71%	£6,620,516	£6,679,419	£6,624,441	£6,683,344	£6,629,233	£6,633,168
30%	71%	£6,103,094	£6,173,779	£6,107,804	£6,178,489	£6,113,555	£6,118,264
35%	71%	£5,585,673	£5,688,138	£5,591,167	£5,673,833	£5,597,676	£5,603,371
40%	71%	£5,068,251	£5,162,497	£5,074,530	£5,168,777	£5,082,199	£5,088,478
45%	71%	£4,550,829	£4,636,856	£4,557,894	£4,663,921	£4,566,520	£4,573,585
50%	71%	£4,033,408	£4,111,216	£4,041,257	£4,159,065	£4,050,842	£4,058,691
100%	71%	£1,159,466	£-919,896	£-1,143,510	£-934,041	£-1,124,005	£-1,130,072
10%	75%	£8,171,750	£8,192,366	£8,173,398	£8,194,014	£8,174,800	£8,176,449
15%	75%	£7,853,812	£7,894,737	£7,856,285	£7,897,210	£7,858,389	£7,860,962
20%	75%	£7,135,876	£7,177,108	£7,139,172	£7,180,408	£7,141,977	£7,145,276
25%	75%	£6,617,939	£6,669,480	£6,622,059	£6,673,601	£6,625,567	£6,629,687
30%	75%	£6,100,002	£6,161,851	£6,104,947	£6,166,796	£6,109,155	£6,114,100
35%	75%	£5,582,065	£5,654,222	£5,587,834	£5,659,992	£5,592,744	£5,598,513
40%	75%	£5,064,128	£5,146,693	£5,070,721	£5,153,197	£5,076,332	£5,082,206
45%	75%	£4,546,192	£4,638,965	£4,553,680	£4,646,383	£4,559,921	£4,567,339
50%	75%	£4,028,254	£4,131,336	£4,036,496	£4,043,509	£4,039,751	£4,051,751
10%	80%	£8,173,079	£8,230,965	£8,177,388	£8,210,388	£8,180,960	£8,182,719
15%	80%	£7,660,307	£7,709,785	£7,662,284	£7,711,764	£7,667,628	£7,669,607
20%	80%	£7,144,534	£7,210,507	£7,147,172	£7,213,144	£7,154,298	£7,156,934
25%	80%	£6,628,761	£6,711,228	£6,632,058	£6,714,524	£6,640,966	£6,644,262
30%	80%	£6,112,989	£6,211,948	£6,116,945	£6,218,904	£6,127,634	£6,131,590
35%	80%	£5,597,217	£5,712,689	£5,601,833	£5,717,284	£5,614,303	£5,618,918
40%	80%	£5,081,445	£5,213,390	£5,096,719	£5,218,664	£5,100,971	£5,106,245
45%	80%	£4,565,673	£4,714,091	£4,581,000	£4,720,044	£4,587,640	£4,593,574
50%	80%	£4,049,900	£4,214,831	£4,056,494	£4,221,424	£4,074,308	£4,080,901

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,432,671	£3,432,671	£3,432,671	£3,432,671	£3,432,671	£3,432,671
10%	71%	£2,391,629	£2,421,361	£2,389,989	£2,422,969	£2,401,315	£2,402,985
15%	71%	£1,880,407	£1,915,750	£1,883,612	£1,916,104	£1,893,612	£1,895,282
20%	71%	£1,362,985	£1,410,109	£1,366,125	£1,413,246	£1,369,959	£1,373,098
25%	71%	£845,564	£904,468	£849,489	£908,393	£854,281	£859,206
30%	71%	£328,142	£398,326	£332,067	£403,537	£337,435	£343,312
35%	71%	£-189,279	£-108,813	£-183,784	£-101,319	£-177,075	£-171,581
40%	71%	£-706,701	£-212,454	£-700,422	£-206,175	£-692,753	£-688,474
45%	71%	£-1,224,122	£-1,188,995	£-1,217,958	£-1,111,031	£-1,208,432	£-1,201,367
50%	71%	£-1,741,544	£-1,623,569	£-1,733,836	£-1,424,110	£-1,724,106	£-1,716,466
100%	71%	£-6,934,417	£-6,694,048	£-6,916,462	£-6,678,993	£-6,898,978	£-6,883,024
10%	75%	£2,396,798	£2,417,414	£2,398,446	£2,419,062	£2,399,848	£2,401,497
15%	75%	£1,878,865	£1,909,754	£1,881,334	£1,912,254	£1,883,413	£1,885,519
20%	75%	£1,360,924	£1,402,156	£1,364,221	£1,405,454	£1,367,025	£1,370,323
25%	75%	£842,987	£894,528	£847,108	£898,649	£850,615	£854,735
30%	75%	£325,050	£386,391	£329,171	£390,786	£332,144	£336,264
35%	75%	£-192,887	£-120,730	£-187,117	£-114,960	£-182,208	£-176,439
40%	75%	£-710,824	£-282,359	£-704,230	£-282,765	£-698,620	£-692,026
45%	75%	£-1,228,760	£-1,195,887	£-1,221,343	£-1,128,669	£-1,215,031	£-1,207,613
50%	75%	£-1,746,696	£-1,623,616	£-1,738,455	£-1,428,329	£-1,728,493	£-1,720,253
10%	80%	£2,401,127	£2,434,113	£2,402,446	£2,435,432	£2,406,009	£2,407,327
15%	80%	£1,885,355	£1,934,833	£1,887,332	£1,936,812	£1,892,677	£1,894,655
20%	80%	£1,369,582	£1,435,555	£1,372,220	£1,438,192	£1,376,346	£1,381,982
25%	80%	£853,806	£936,276	£857,107	£939,172	£861,014	£865,310
30%	80%	£338,038	£436,956	£341,993	£440,952	£345,882	£350,638
35%	80%	£-177,735	£-62,283	£-173,119	£-57,668	£-169,649	£-164,034
40%	80%	£-693,507	£-264,162	£-688,283	£-265,268	£-673,991	£-668,707
45%	80%	£-1,209,280	£-1,080,842	£-1,203,348	£-1,054,908	£-1,187,312	£-1,181,378
50%	80%	£-1,725,052	£-1,596,121	£-1,718,458	£-1,553,528	£-1,700,644	£-1,694,051

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,530,838	£4,530,838	£4,530,838	£4,530,838	£4,530,838	£4,530,838
10%	71%	£3,531,966	£3,555,527	£3,533,536	£3,557,096	£3,536,451	£3,537,022
15%	71%	£3,014,544	£3,048,896	£3,016,898	£3,052,240	£3,019,774	£3,022,128
20%	71%	£2,497,122	£2,541,245	£2,500,385	£2,543,735	£2,503,269	£2,505,763
25%	71%	£1,979,700	£2,038,604	£1,983,625	£2,042,529	£1,988,417	£1,992,342
30%	71%	£1,462,279	£1,532,964	£1,466,988	£1,537,673	£1,472,740	£1,477,449
35%	71%	£944,858	£1,027,353	£950,352	£1,032,817	£957,061	£962,555
40%	71%	£427,437	£512,654	£433,715	£517,962	£441,983	£447,663
45%	71%	£-90,986	£16,041	£-82,921	£23,106	£-74,296	£-67,231
50%	71%	£-607,407	£-489,599	£-609,558	£-481,750	£-605,973	£-582,124
100%	71%	£-6,896,267	£-6,660,897	£-6,878,269	£-6,644,899	£-6,864,895	£-6,648,895
10%	75%	£3,530,934	£3,551,551	£3,532,583	£3,553,198	£3,533,955	£3,535,633
15%	75%	£3,012,997	£3,043,922	£3,015,470	£3,046,395	£3,017,573	£3,020,046
20%	75%	£2,495,061	£2,536,293	£2,498,257	£2,539,590	£2,501,162	£2,504,459
25%	75%	£1,977,125	£2,028,665	£1,980,744	£2,033,795	£1,984,751	£1,989,812
30%	75%	£1,459,186	£1,521,036	£1,464,132	£1,525,981	£1,468,340	£1,473,285
35%	75%	£941,250	£1,013,407	£947,019	£1,019,176	£951,928	£957,697
40%	75%	£423,213	£505,718	£429,286	£511,926	£435,311	£441,119
45%	75%	£-94,624	£-1,850	£-87,207	£5,568	£-80,895	£-73,477
50%	75%	£-612,561	£-509,479	£-604,319	£-501,237	£-597,306	£-589,064
10%	80%	£3,535,263	£3,568,249	£3,536,282	£3,569,568	£3,540,146	£3,541,464
15%	80%	£3,019,460	£3,068,816	£3,021,489	£3,070,949	£3,023,616	£3,026,149
20%	80%	£2,503,719	£2,569,691	£2,506,356	£2,572,328	£2,513,482	£2,516,119
25%	80%	£1,987,946	£2,070,412	£1,991,243	£2,073,708	£2,000,150	£2,003,446
30%	80%	£1,472,174	£1,571,153	£1,476,150	£1,575,688	£1,486,918	£1,490,775
35%	80%	£956,401	£1,071,853	£961,017	£1,076,460	£973,487	£978,102
40%	80%	£440,629	£572,574	£445,904	£577,849	£460,155	£465,430
45%	80%	£-75,144	£73,295	£-68,210	£79,229	£-53,178	£-47,242
50%	80%	£-609,915	£-426,665	£-604,322	£-419,391	£-606,508	£-599,914

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£6,541,392	£6,541,392	£6,541,392	£6,541,392	£6,541,392	£6,541,392
10%	71%	£5,508,560	£5,530,111	£5,509,119	£5,531,671	£5,510,336	£5,511,896
15%	71%	£4,995,128	£5,024,470	£4,991,483	£5,026,825	£4,994,358	£4,996,713
20%	71%	£4,471,706	£4,518,829	£4,474,846	£4,521,969	£4,478,679	£4,481,819
25%	71%	£3,954,285	£4,013,188	£3,958,210	£4,017,113	£3,963,002	£3,966,327
30%	71%	£3,436,863	£3,507,548	£3,441,072	£3,512,257	£3,447,324	£3,452,053
35%	71%	£2,919,442	£3,001,907	£2,924,336	£3,007,402	£2,931,645	£2,937,140
40%	71%	£2,402,020	£2,496,266	£2,408,299	£2,502,546	£2,415,968	£2,422,247
45%	71%	£1,884,598	£1,989,625	£1,891,863	£1,997,695	£1,900,289	£1,907,354
50%	71%	£1,367,177	£1,484,985	£1,375,026	£1,492,834	£1,384,611	£1,392,460
100%	71%	£-825,697	£-536,227	£-809,741	£-570,272	£-790,257	£-774,303
10%	75%	£5,505,519	£5,526,135	£5,507,167	£5,527,783	£5,508,568	£5,510,218
15%	75%	£4,987,581	£5,018,506	£4,989,054	£5,020,871	£4,992,158	£4,994,620
20%	75%	£4,469,645	£4,510,877	£4,472,941	£4,514,174	£4,475,746	£4,479,043
25%	75%	£3,951,708	£4,003,249	£3,955,828	£4,007,370	£3,959,336	£3,963,456
30%	75%	£3,433,770	£3,485,620	£3,438,716	£3,500,865	£3,442,824	£3,447,869
35%	75%	£2,915,833	£2,987,683</				

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

E27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	E7,435,098	E7,435,098	E7,435,098	E7,435,098	E7,435,098	E7,435,098
10%	71%	E8,400,265	E8,423,817	E8,491,625	E8,426,387	E8,403,742	E8,403,312
15%	71%	E5,882,834	E5,918,176	E5,885,189	E5,920,531	E5,885,064	E5,890,419
20%	71%	E5,368,412	E5,412,535	E5,368,552	E5,415,675	E5,372,385	E5,375,525
25%	71%	E4,847,950	E4,906,894	E4,851,915	E4,910,819	E4,856,708	E4,860,633
30%	71%	E4,330,254	E4,401,254	E4,335,075	E4,405,963	E4,341,030	E4,345,739
35%	71%	E3,813,148	E3,895,613	E3,818,642	E3,901,108	E3,825,351	E3,830,846
40%	71%	E3,295,725	E3,389,972	E3,302,005	E3,396,252	E3,309,673	E3,315,953
45%	71%	E2,778,304	E2,884,331	E2,785,369	E2,891,396	E2,793,895	E2,801,059
50%	71%	E2,260,882	E2,370,691	E2,268,132	E2,386,340	E2,278,317	E2,286,166
100%	71%	E2,931,961	E2,692,624	E2,616,039	E2,676,568	E2,890,552	E2,880,597
10%	75%	E6,399,225	E6,419,841	E6,400,873	E6,421,489	E6,402,275	E6,403,924
15%	75%	E5,891,267	E5,917,212	E5,893,760	E5,914,855	E5,895,864	E5,898,337
20%	75%	E5,383,351	E5,404,583	E5,386,647	E5,407,870	E5,389,452	E5,372,749
25%	75%	E4,845,414	E4,866,955	E4,849,534	E4,871,076	E4,853,042	E4,857,162
30%	75%	E4,327,476	E4,349,326	E4,332,422	E4,354,271	E4,336,630	E4,341,575
35%	75%	E3,809,540	E3,831,697	E3,815,309	E3,837,466	E3,820,219	E3,825,888
40%	75%	E3,291,603	E3,314,068	E3,288,196	E3,310,662	E3,303,807	E3,310,401
45%	75%	E2,773,666	E2,806,440	E2,781,083	E2,813,858	E2,797,396	E2,794,813
50%	75%	E2,255,729	E2,309,811	E2,263,371	E2,317,453	E2,287,053	E2,279,226
10%	80%	E6,403,553	E6,436,539	E6,404,872	E6,437,858	E6,408,435	E6,409,754
15%	80%	E5,887,782	E5,937,260	E5,889,759	E5,939,238	E5,895,103	E5,897,982
20%	80%	E5,372,009	E5,427,952	E5,374,647	E5,440,619	E5,381,772	E5,384,409
25%	80%	E4,856,236	E4,922,902	E4,859,533	E4,941,996	E4,869,440	E4,871,737
30%	80%	E4,340,464	E4,439,423	E4,344,420	E4,443,379	E4,355,108	E4,359,065
35%	80%	E3,824,691	E3,940,114	E3,829,307	E3,944,759	E3,841,777	E3,846,393
40%	80%	E3,308,920	E3,440,884	E3,314,194	E3,448,139	E3,329,445	E3,333,290
45%	80%	E2,793,147	E2,941,585	E2,799,081	E2,947,519	E2,815,114	E2,821,048
50%	80%	E2,277,375	E2,442,308	E2,283,958	E2,448,899	E2,301,783	E2,308,376

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

E17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	E7,062,771	E7,062,771	E7,062,771	E7,062,771	E7,062,771	E7,062,771
10%	71%	E8,545,349	E8,580,691	E8,547,704	E8,583,046	E8,550,579	E8,552,934
15%	71%	E6,027,927	E6,070,590	E6,031,067	E6,078,190	E6,034,901	E6,038,040
20%	71%	E5,510,505	E5,560,410	E5,514,631	E5,573,334	E5,519,223	E5,523,148
25%	71%	E4,993,084	E5,063,770	E4,997,794	E5,068,479	E5,003,544	E5,008,254
30%	71%	E4,475,663	E4,558,129	E4,481,158	E4,563,623	E4,487,866	E4,493,361
35%	71%	E3,958,241	E4,052,488	E3,964,220	E4,058,767	E3,972,189	E3,978,468
40%	71%	E3,440,819	E3,546,947	E3,447,884	E3,551,911	E3,455,516	E3,463,575
45%	71%	E2,923,398	E3,041,207	E2,931,247	E3,048,056	E2,940,832	E2,948,681
50%	71%	E2,405,976	E2,509,006	E2,413,530	E2,521,067	E2,424,028	E2,428,082
100%	71%	E7,062,771	E7,062,771	E7,062,771	E7,062,771	E7,062,771	E7,062,771
10%	75%	E6,543,803	E6,574,727	E6,546,275	E6,577,200	E6,548,379	E6,550,852
15%	75%	E6,025,866	E6,067,098	E6,029,162	E6,070,396	E6,031,967	E6,035,265
20%	75%	E5,507,929	E5,559,470	E5,512,049	E5,563,591	E5,515,557	E5,519,677
25%	75%	E4,990,991	E5,051,841	E4,994,937	E5,056,145	E4,998,486	E5,002,000
30%	75%	E4,472,055	E4,544,212	E4,477,824	E4,549,982	E4,482,734	E4,488,503
35%	75%	E3,954,118	E4,036,583	E3,960,711	E4,043,177	E3,966,322	E3,972,916
40%	75%	E3,436,182	E3,529,955	E3,443,598	E3,536,373	E3,449,911	E3,457,329
45%	75%	E2,918,244	E3,021,326	E2,926,487	E3,029,569	E2,933,499	E2,941,741
50%	75%	E2,400,307	E2,503,699	E2,408,550	E2,511,942	E2,415,463	E2,423,705
10%	80%	E7,066,069	E7,066,069	E7,067,388	E7,070,374	E7,070,951	E7,072,269
15%	80%	E6,550,297	E6,599,775	E6,552,274	E6,601,761	E6,557,819	E6,562,597
20%	80%	E6,034,524	E6,109,407	E6,037,162	E6,103,134	E6,044,288	E6,048,624
25%	80%	E5,518,751	E5,601,218	E5,522,049	E5,604,514	E5,530,956	E5,534,252
30%	80%	E5,002,979	E5,101,938	E5,006,935	E5,105,894	E5,017,624	E5,021,580
35%	80%	E4,487,207	E4,602,659	E4,491,823	E4,607,274	E4,504,293	E4,509,908
40%	80%	E3,971,435	E4,103,380	E3,976,709	E4,108,654	E3,990,961	E3,996,235
45%	80%	E3,455,662	E3,604,100	E3,461,596	E3,610,034	E3,477,630	E3,483,564
50%	80%	E2,939,890	E3,104,821	E2,946,484	E3,111,414	E2,964,298	E2,970,891

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

E6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	E8,772,320	E8,772,320	E8,772,320	E8,772,320	E8,772,320	E8,772,320
10%	71%	E7,737,478	E7,761,039	E7,739,047	E7,762,609	E7,740,964	E7,742,534
15%	71%	E7,220,056	E7,256,398	E7,222,411	E7,257,753	E7,225,286	E7,227,641
20%	71%	E6,702,634	E6,749,657	E6,705,774	E6,752,897	E6,708,607	E6,712,747
25%	71%	E6,185,213	E6,244,116	E6,189,138	E6,248,041	E6,193,930	E6,197,855
30%	71%	E5,667,791	E5,736,476	E5,672,501	E5,743,186	E5,678,252	E5,682,961
35%	71%	E5,150,370	E5,229,835	E5,155,864	E5,236,335	E5,161,573	E5,166,888
40%	71%	E4,632,948	E4,721,194	E4,638,227	E4,733,474	E4,644,896	E4,651,175
45%	71%	E4,115,526	E4,221,553	E4,122,591	E4,228,618	E4,131,217	E4,138,282
50%	71%	E3,598,105	E3,715,913	E3,605,394	E3,722,762	E3,615,538	E3,623,358
100%	71%	E8,772,320	E8,772,320	E8,772,320	E8,772,320	E8,772,320	E8,772,320
10%	75%	E7,736,447	E7,757,063	E7,738,095	E7,758,711	E7,739,407	E7,741,146
15%	75%	E7,218,509	E7,249,434	E7,220,982	E7,251,907	E7,223,086	E7,225,559
20%	75%	E6,700,573	E6,741,895	E6,703,869	E6,745,103	E6,706,874	E6,709,972
25%	75%	E6,182,636	E6,234,177	E6,186,756	E6,238,298	E6,190,264	E6,194,384
30%	75%	E5,664,699	E5,726,548	E5,669,644	E5,731,493	E5,673,852	E5,678,797
35%	75%	E5,146,762	E5,218,919	E5,152,531	E5,224,688	E5,157,441	E5,163,210
40%	75%	E4,628,825	E4,711,290	E4,635,419	E4,717,894	E4,641,029	E4,647,623
45%	75%	E4,110,888	E4,203,682	E4,118,395	E4,211,080	E4,124,618	E4,132,035
50%	75%	E3,592,951	E3,696,033	E3,601,193	E3,704,275	E3,608,206	E3,616,448
10%	80%	E7,740,726	E7,773,782	E7,742,095	E7,775,081	E7,745,657	E7,748,976
15%	80%	E7,225,004	E7,274,482	E7,228,981	E7,276,461	E7,232,325	E7,234,304
20%	80%	E6,709,231	E6,775,204	E6,711,869	E6,777,841	E6,718,994	E6,721,631
25%	80%	E6,193,458	E6,275,925	E6,196,755	E6,279,221	E6,205,663	E6,208,959
30%	80%	E5,677,686	E5,770,645	E5,681,642	E5,776,801	E5,692,331	E5,696,287
35%	80%	E5,161,914	E5,277,388	E5,166,530	E5,281,981	E5,173,000	E5,183,615
40%	80%	E4,646,142	E4,778,087	E4,651,416	E4,783,361	E4,665,668	E4,670,942
45%	80%	E4,130,369	E4,278,867	E4,136,303	E4,284,741	E4,152,337	E4,158,271
50%	80%	E3,614,597	E3,779,658	E3,621,190	E3,786,121	E3,638,005	E3,645,598

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£7,414,629	£7,414,629	£7,414,629	£7,414,629	£7,414,629	£7,414,629
10%	71%	£6,379,786	£6,403,248	£6,261,256	£6,404,918	£6,363,273	£6,384,843
15%	71%	£5,892,365	£5,897,507	£5,854,720	£5,897,056	£5,851,596	£5,869,256
20%	71%	£5,344,943	£5,362,066	£5,348,083	£5,395,206	£5,351,916	£5,385,056
25%	71%	£4,827,521	£4,886,425	£4,831,446	£4,890,350	£4,836,239	£4,840,164
30%	71%	£4,310,100	£4,380,785	£4,314,809	£4,348,494	£4,320,561	£4,325,274
35%	71%	£3,792,679	£3,875,144	£3,788,173	£3,880,639	£3,804,882	£3,810,377
40%	71%	£3,275,258	£3,369,503	£3,281,536	£3,375,783	£3,289,204	£3,295,484
45%	71%	£2,757,836	£2,863,862	£2,764,900	£2,870,927	£2,773,528	£2,780,590
50%	71%	£2,240,414	£2,358,222	£2,249,963	£2,366,073	£2,257,949	£2,265,197
100%	71%	£2,952,460	£2,742,990	£2,936,504	£2,697,036	£2,917,021	£2,901,066
10%	75%	£6,379,756	£6,399,372	£6,380,404	£6,401,020	£6,381,806	£6,383,455
15%	75%	£5,893,819	£5,891,743	£5,883,291	£5,894,216	£5,885,385	£5,887,889
20%	75%	£5,342,882	£5,384,114	£5,346,478	£5,387,411	£5,348,983	£5,352,280
25%	75%	£4,824,945	£4,876,486	£4,829,085	£4,880,607	£4,832,573	£4,836,693
30%	75%	£4,307,007	£4,368,857	£4,311,953	£4,373,802	£4,316,161	£4,321,106
35%	75%	£3,789,071	£3,861,229	£3,794,840	£3,866,997	£3,799,750	£3,805,519
40%	75%	£3,271,134	£3,353,599	£3,277,727	£3,360,193	£3,283,338	£3,289,932
45%	75%	£2,753,197	£2,845,971	£2,760,614	£2,853,389	£2,766,927	£2,774,344
50%	75%	£2,235,260	£2,338,342	£2,243,502	£2,346,584	£2,250,519	£2,258,757
60%	80%	£5,383,054	£6,416,070	£5,384,403	£6,417,389	£5,387,969	£6,389,285
15%	80%	£5,867,313	£5,916,791	£5,869,290	£5,918,769	£5,874,634	£5,876,613
20%	80%	£5,351,540	£5,417,513	£5,354,178	£5,420,150	£5,361,303	£5,363,940
25%	80%	£4,835,767	£4,937,735	£4,838,984	£4,941,535	£4,841,971	£4,841,285
30%	80%	£4,319,995	£4,418,954	£4,323,951	£4,422,910	£4,334,639	£4,338,596
35%	80%	£3,804,222	£3,919,675	£3,808,638	£3,924,290	£3,821,308	£3,825,924
40%	80%	£3,288,451	£3,420,395	£3,293,725	£3,429,670	£3,307,978	£3,313,251
45%	80%	£2,772,678	£2,921,116	£2,778,612	£2,927,056	£2,794,645	£2,801,625
50%	80%	£2,256,906	£2,421,837	£2,263,490	£2,428,430	£2,281,314	£2,287,907

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£7,414,629	£7,414,629	£7,414,629	£7,414,629	£7,414,629	£7,414,629
10%	71%	£7,306,206	£7,331,768	£7,309,776	£7,333,337	£7,311,692	£7,313,263
15%	71%	£6,790,786	£6,806,127	£6,793,139	£6,828,482	£6,796,015	£6,798,369
20%	71%	£6,274,363	£6,320,486	£6,276,502	£6,323,626	£6,280,336	£6,283,476
25%	71%	£5,758,941	£5,814,845	£5,759,696	£5,818,170	£5,764,658	£5,768,983
30%	71%	£5,238,520	£5,306,205	£5,243,220	£5,313,914	£5,248,981	£5,253,600
35%	71%	£4,721,099	£4,803,564	£4,726,593	£4,809,058	£4,733,302	£4,738,796
40%	71%	£4,203,678	£4,295,923	£4,209,086	£4,294,203	£4,211,824	£4,223,904
45%	71%	£3,686,256	£3,792,282	£3,693,320	£3,799,347	£3,701,946	£3,709,010
50%	71%	£3,168,834	£3,286,642	£3,176,883	£3,294,491	£3,186,268	£3,194,117
100%	71%	£2,024,000	£1,724,571	£2,008,092	£1,769,615	£1,989,601	£1,972,646
10%	75%	£7,307,175	£7,327,792	£7,308,444	£7,329,444	£7,310,124	£7,311,874
15%	75%	£6,790,238	£6,820,163	£6,791,711	£6,822,636	£6,793,814	£6,796,287
20%	75%	£6,271,302	£6,313,534	£6,274,598	£6,315,831	£6,277,403	£6,280,700
25%	75%	£5,752,366	£5,804,969	£5,757,485	£5,809,689	£5,760,989	£5,765,113
30%	75%	£5,233,427	£5,297,277	£5,240,533	£5,300,222	£5,244,581	£5,249,556
35%	75%	£4,717,491	£4,789,648	£4,723,260	£4,795,417	£4,728,169	£4,733,938
40%	75%	£4,199,554	£4,282,019	£4,206,147	£4,288,612	£4,211,758	£4,218,351
45%	75%	£3,681,617	£3,774,291	£3,689,034	£3,781,895	£3,695,346	£3,702,784
50%	75%	£3,163,680	£3,266,782	£3,171,922	£3,275,004	£3,178,935	£3,187,177
10%	80%	£7,311,504	£7,344,490	£7,312,823	£7,345,809	£7,316,386	£7,317,705
15%	80%	£6,795,732	£6,845,211	£6,797,710	£6,847,189	£6,803,054	£6,805,032
20%	80%	£6,279,960	£6,349,397	£6,282,507	£6,348,569	£6,289,743	£6,292,360
25%	80%	£5,764,187	£5,846,653	£5,767,484	£5,849,949	£5,776,391	£5,779,687
30%	80%	£5,248,415	£5,347,374	£5,252,371	£5,351,329	£5,263,059	£5,267,016
35%	80%	£4,733,642	£4,849,094	£4,737,959	£4,852,710	£4,749,729	£4,754,343
40%	80%	£4,218,870	£4,348,815	£4,222,145	£4,354,060	£4,238,356	£4,241,671
45%	80%	£3,701,097	£3,849,536	£3,707,031	£3,855,470	£3,723,065	£3,728,999
50%	80%	£3,185,326	£3,350,256	£3,191,819	£3,358,850	£3,209,733	£3,216,827

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£6,772,320	£6,772,320	£6,772,320	£6,772,320	£6,772,320	£6,772,320
10%	71%	£7,737,478	£7,761,039	£7,739,047	£7,762,609	£7,740,964	£7,742,534
15%	71%	£7,220,056	£7,255,398	£7,222,611	£7,257,753	£7,225,266	£7,227,641
20%	71%	£6,702,634	£6,749,757	£6,705,774	£6,752,897	£6,709,607	£6,712,747
25%	71%	£6,185,213	£6,244,116	£6,189,138	£6,248,041	£6,193,930	£6,197,855
30%	71%	£5,667,791	£5,728,476	£5,672,501	£5,743,186	£5,678,252	£5,682,961
35%	71%	£5,150,370	£5,220,835	£5,155,894	£5,236,330	£5,162,513	£5,168,868
40%	71%	£4,632,948	£4,727,194	£4,639,227	£4,733,474	£4,646,896	£4,653,175
45%	71%	£4,115,526	£4,221,553	£4,122,591	£4,228,618	£4,131,217	£4,138,282
50%	71%	£3,598,105	£3,715,913	£3,605,954	£3,723,765	£3,615,539	£3,623,388
100%	71%	£1,084,709	£1,135,299	£1,078,813	£1,139,344	£1,059,339	£1,114,375
10%	75%	£7,736,447	£7,757,063	£7,738,095	£7,758,711	£7,739,497	£7,741,146
15%	75%	£7,218,509	£7,249,434	£7,220,982	£7,251,907	£7,223,086	£7,225,559
20%	75%	£6,703,573	£6,741,905	£6,703,869	£6,746,103	£6,705,674	£6,709,912
25%	75%	£6,182,636	£6,234,177	£6,186,756	£6,238,298	£6,190,264	£6,194,384
30%	75%	£5,664,699	£5,726,548	£5,669,644	£5,731,493	£5,673,852	£5,678,797
35%	75%	£5,146,762	£5,218,919	£5,152,531	£5,224,688	£5,157,441	£5,163,210
40%	75%	£4,628,825	£4,711,290	£4,635,416	£4,717,884	£4,641,029	£4,647,523
45%	75%	£4,110,889	£4,203,662	£4,118,305	£4,211,080	£4,124,618	£4,132,035
50%	75%	£3,592,951	£3,696,033	£3,601,193	£3,704,275	£3,608,206	£3,616,448
10%	80%	£7,740,776	£7,773,362	£7,742,095	£7,775,081	£7,745,657	£7,749,676
15%	80%	£7,225,004	£7,274,482	£7,226,981	£7,276,461	£7,232,325	£7,234,304
20%	80%	£6,709,231	£6,775,204	£6,711,869	£6,777,841	£6,718,994	£6,721,631
25%	80%	£6,193,458	£6,275,925	£6,196,755	£6,279,221	£6,205,663	£6,209,869
30%	80%	£5,677,685	£5,776,645	£5,681,642	£5,780,801	£5,692,331	£5,696,287
35%	80%	£5,161,914	£5,277,366	£5,166,530	£5,281,981	£5,179,000	£5,183,615
40%	80%	£4,646,142	£4,778,087	£4,651,416	£4,783,361	£4,665,668	£4,670,942
45%	80%	£4,130,369	£4,278,807	£4,136,303	£4,284,741	£4,152,337	£4,158,271
50%	80%	£3,614,597	£3,779,528	£3,621,190	£3,786,121	£3,639,005	£3,645,598

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY UPDATE

Site typology 1

CL Zone	1
Value Area	Med

No Units	11
Site Area	0.06 Ha

Salas value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£5,160,922	£5,160,922	£5,160,922	£5,160,922	£5,160,922	£5,160,922
10%	71%	£4,529,765	£4,553,327	£4,532,319	£4,565,880	£4,533,106	£4,535,659
15%	71%	£4,214,747	£4,249,529	£4,216,017	£4,253,359	£4,219,198	£4,223,026
20%	71%	£3,658,609	£3,645,732	£3,603,716	£3,650,838	£3,605,291	£3,610,357
25%	71%	£3,583,031	£3,641,934	£3,589,414	£3,648,318	£3,591,383	£3,597,766
30%	71%	£3,267,452	£3,338,137	£3,275,112	£3,345,797	£3,277,475	£3,285,135
35%	71%	£2,951,874	£3,034,340	£2,980,911	£3,043,276	£2,985,567	£2,992,504
40%	71%	£2,636,296	£2,730,543	£2,646,509	£2,740,756	£2,649,660	£2,659,873
45%	71%	£2,320,718	£2,426,745	£2,332,208	£2,438,235	£2,335,762	£2,347,242
50%	71%	£2,005,140	£2,122,948	£2,017,907	£2,135,714	£2,021,844	£2,034,611
100%	71%	£1,169,461	£1,309,892	£1,143,510	£1,304,041	£1,135,506	£1,138,654
10%	75%	£4,528,685	£4,549,302	£4,531,366	£4,551,983	£4,531,609	£4,534,290
15%	75%	£4,212,567	£4,243,492	£4,216,589	£4,247,514	£4,216,952	£4,220,974
20%	75%	£3,896,449	£3,877,692	£3,801,912	£3,844,044	£3,802,295	£3,807,658
25%	75%	£3,580,331	£3,631,872	£3,587,033	£3,638,575	£3,587,339	£3,594,342
30%	75%	£3,264,213	£3,326,062	£3,272,256	£3,334,105	£3,272,983	£3,281,026
35%	75%	£2,948,095	£3,020,252	£2,957,478	£3,029,636	£2,958,326	£2,967,710
40%	75%	£2,631,976	£2,714,443	£2,642,701	£2,725,166	£2,643,669	£2,654,304
45%	75%	£2,315,859	£2,408,632	£2,327,923	£2,420,697	£2,329,013	£2,341,078
50%	75%	£1,999,740	£2,102,822	£2,013,145	£2,116,227	£2,014,357	£2,027,762
10%	80%	£4,533,221	£4,558,207	£4,535,365	£4,568,352	£4,537,938	£4,540,943
15%	80%	£4,219,371	£4,268,850	£4,222,588	£4,272,067	£4,226,386	£4,229,603
20%	80%	£3,905,520	£3,971,492	£3,909,810	£3,975,782	£3,914,874	£3,919,164
25%	80%	£3,591,670	£3,674,136	£3,597,032	£3,679,498	£3,603,363	£3,608,725
30%	80%	£3,277,820	£3,376,719	£3,284,254	£3,383,213	£3,291,851	£3,298,296
35%	80%	£2,963,970	£3,079,421	£2,971,476	£3,086,928	£2,980,339	£2,987,847
40%	80%	£2,650,119	£2,782,064	£2,658,698	£2,790,643	£2,665,828	£2,673,407
45%	80%	£2,336,269	£2,494,706	£2,345,920	£2,494,359	£2,352,316	£2,360,989
50%	80%	£2,022,419	£2,187,350	£2,033,142	£2,198,074	£2,045,804	£2,056,529

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£814,030	-£814,030	-£814,030	-£814,030	-£814,030	-£814,030
10%	71%	-£1,248,156	-£1,251,625	-£1,242,853	-£1,249,071	-£1,241,946	-£1,239,290
15%	71%	-£1,580,785	-£1,586,423	-£1,566,853	-£1,581,853	-£1,556,354	-£1,551,624
20%	71%	-£1,876,343	-£1,829,220	-£1,871,236	-£1,824,114	-£1,869,681	-£1,864,555
25%	71%	-£2,191,921	-£2,193,018	-£2,185,538	-£2,129,634	-£2,183,599	-£2,177,198
30%	71%	-£2,520,500	-£2,494,814	-£2,499,145	-£2,420,145	-£2,420,417	-£2,414,417
35%	71%	-£2,823,078	-£2,740,612	-£2,814,141	-£2,731,676	-£2,811,394	-£2,802,448
40%	71%	-£3,138,656	-£3,044,409	-£3,128,442	-£3,034,196	-£3,125,292	-£3,115,079
45%	71%	-£3,454,234	-£3,348,207	-£3,442,744	-£3,336,717	-£3,439,200	-£3,427,710
50%	71%	-£3,769,812	-£3,652,004	-£3,757,045	-£3,639,238	-£3,753,108	-£3,740,461
100%	71%	-£6,944,413	-£6,704,944	-£6,916,462	-£6,678,993	-£6,910,457	-£6,884,506
10%	75%	-£1,246,296	-£1,225,950	-£1,243,589	-£1,222,969	-£1,243,343	-£1,240,962
15%	75%	-£1,561,395	-£1,551,460	-£1,558,438	-£1,537,438	-£1,558,080	-£1,553,973
20%	75%	-£1,876,503	-£1,837,270	-£1,873,140	-£1,831,908	-£1,872,656	-£1,867,294
25%	75%	-£2,194,621	-£2,143,080	-£2,187,919	-£2,138,377	-£2,187,313	-£2,180,610
30%	75%	-£2,510,739	-£2,449,800	-£2,502,895	-£2,446,847	-£2,501,969	-£2,493,220
35%	75%	-£2,826,857	-£2,744,100	-£2,817,474	-£2,745,316	-£2,816,517	-£2,807,560
40%	75%	-£3,142,976	-£3,060,509	-£3,132,251	-£3,049,786	-£3,131,282	-£3,120,558
45%	75%	-£3,459,093	-£3,366,320	-£3,447,029	-£3,354,255	-£3,446,039	-£3,433,874
50%	75%	-£3,775,211	-£3,672,130	-£3,763,807	-£3,659,725	-£3,760,595	-£3,747,030
10%	80%	-£1,241,731	-£1,208,745	-£1,239,587	-£1,206,600	-£1,237,053	-£1,234,500
15%	80%	-£1,556,581	-£1,506,102	-£1,552,384	-£1,502,885	-£1,548,565	-£1,545,349
20%	80%	-£1,868,941	-£1,803,469	-£1,865,182	-£1,799,170	-£1,860,077	-£1,855,789
25%	80%	-£2,180,302	-£2,100,616	-£2,177,009	-£2,096,454	-£2,171,589	-£2,166,272
30%	80%	-£2,497,132	-£2,398,173	-£2,490,698	-£2,391,739	-£2,483,100	-£2,476,866
35%	80%	-£2,810,982	-£2,695,531	-£2,803,476	-£2,689,023	-£2,794,612	-£2,787,105
40%	80%	-£3,124,833	-£2,990,889	-£3,116,253	-£2,984,300	-£3,108,124	-£3,097,844
45%	80%	-£3,438,683	-£3,290,246	-£3,429,032	-£3,280,594	-£3,417,636	-£3,407,594
50%	80%	-£3,752,533	-£3,587,602	-£3,741,810	-£3,576,878	-£3,729,148	-£3,718,423

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£520,105	£520,105	£520,105	£520,105	£520,105	£520,105
10%	71%	-£111,050	-£87,489	-£108,497	-£84,935	-£107,710	-£105,156
15%	71%	-£426,629	-£391,287	-£422,798	-£387,456	-£421,618	-£417,787
20%	71%	-£742,203	-£656,063	-£737,100	-£639,971	-£735,532	-£724,418
25%	71%	-£1,057,785	-£998,891	-£1,051,402	-£992,497	-£1,049,432	-£1,043,490
30%	71%	-£1,373,363	-£1,302,678	-£1,365,703	-£1,295,018	-£1,363,340	-£1,355,680
35%	71%	-£1,688,941	-£1,606,676	-£1,680,005	-£1,607,539	-£1,607,248	-£1,608,311
40%	71%	-£2,004,520	-£1,910,273	-£1,994,306	-£1,900,659	-£1,991,158	-£1,980,943
45%	71%	-£2,320,098	-£2,214,071	-£2,308,608	-£2,202,580	-£2,305,084	-£2,293,574
50%	71%	-£2,635,676	-£2,517,867	-£2,622,909	-£2,505,101	-£2,616,972	-£2,606,205
100%	71%	-£5,810,277	-£5,570,807	-£5,784,326	-£5,544,856	-£5,776,351	-£5,760,301
10%	75%	-£112,130	-£91,513	-£109,449	-£88,833	-£109,206	-£106,526
15%	75%	-£428,249	-£397,324	-£424,227	-£393,302	-£423,864	-£419,842
20%	75%	-£744,368	-£703,134	-£739,004	-£697,772	-£738,520	-£733,158
25%	75%	-£1,060,483	-£1,009,943	-£1,055,265	-£1,002,241	-£1,053,193	-£1,047,614
30%	75%	-£1,376,602	-£1,314,753	-£1,368,559	-£1,306,711	-£1,367,833	-£1,359,790
35%	75%	-£1,692,721	-£1,620,564	-£1,683,338	-£1,611,180	-£1,682,490	-£1,673,106
40%	75%	-£2,008,840	-£1,926,373	-£1,999,153	-£1,915,660	-£1,991,158	-£1,980,943
45%	75%	-£2,324,959	-£2,232,183	-£2,312,892	-£2,220,119	-£2,311,802	-£2,299,738
50%	75%	-£2,641,078	-£2,537,993	-£2,627,670	-£2,524,588	-£2,626,459	-£2,613,054
10%	80%	-£107,995	-£74,609	-£105,450	-£72,463	-£102,917	-£100,773
15%	80%	-£421,445	-£371,926	-£418,226	-£368,748	-£416,426	-£412,626
20%	80%	-£735,295	-£669,323	-£731,066	-£665,034	-£725,941	-£721,652
25%	80%	-£1,049,145	-£988,690	-£1,043,783	-£961,318	-£1,037,452	-£1,032,081
30%	80%	-£1,363,996	-£1,294,637	-£1,358,662	-£1,261,693	-£1,348,984	-£1,342,529
35%	80%	-£1,678,846	-£1,591,395	-£1,673,359	-£1,568,897	-£1,669,476	-£1,662,069
40%	80%	-£1,993,696	-£1,898,751	-£1,982,117	-£1,850,172	-£1,971,987	-£1,963,408
45%	80%	-£2,308,546	-£2,196,109	-£2,294,895	-£2,146,457	-£2,283,499	-£2,273,847
50%	80%	-£2,623,397	-£2,463,468	-£2,607,873	-£2,446,742	-£2,595,011	-£2,584,287

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,494,690	£2,494,690	£2,494,690	£2,494,690	£2,494,690	£2,494,690
10%	71%	£1,963,334	£1,987,096	£1,989,288	£1,989,641	£1,983,375	£1,989,679
15%	71%	£1,547,956	£1,583,288	£1,551,788	£1,587,128	£1,552,967	£1,556,797
20%	71%	£1,232,378	£1,279,501	£1,237,485	£1,284,607	£1,239,060	£1,244,166
25%	71%	£916,799	£975,703	£923,182	£962,987	£926,152	£931,535
30%	71%	£601,220	£671,996	£608,881	£679,560	£611,244	£616,944
35%	71%	£285,643	£368,108	£294,580	£377,045	£297,345	£306,273
40%	71%	-£29,935	£64,312	-£19,722	£74,525	-£16,572	-£6,358
45%	71%	-£345,514	£239,486	-£344,023	£227,996	-£339,479	-£318,990
50%	71%	-£661,092	£543,283	-£648,325	£530,517	-£644,387	-£631,620
100%	71%	-£3,836,692	£3,396,222	-£3,809,741	£3,570,272	-£3,801,737	-£3,75,786
10%	75%	£1,962,454	£1,983,071	£1,965,135	£1,985,752	£1,965,378	£1,986,058
15%	75%	£1,546,336	£1,577,673	£1,550,358	£1,581,283	£1,550,724	£1,554,633
20%	75%	£1,230,218	£1,271,450	£1,235,580	£1,276,813	£1,236,054	£1,241,427
25%	75%	£914,100	£965,641	£920,802	£972,344	£921,408	£928,111
30%	75%	£597,982	£659,831	£606,025	£667,874	£608,752	£614,795
35%							

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,388,396	£3,388,396	£3,388,396	£3,388,396	£3,388,396	£3,388,396
10%	71%	£2,757,240	£2,750,892	£2,759,794	£2,763,355	£2,760,551	£2,763,134
15%	71%	£2,441,662	£2,437,004	£2,445,492	£2,448,824	£2,446,673	£2,450,593
20%	71%	£2,126,084	£2,123,207	£2,131,191	£2,132,313	£2,132,762	£2,137,872
25%	71%	£1,810,505	£1,809,409	£1,816,988	£1,817,793	£1,816,858	£1,825,241
30%	71%	£1,494,927	£1,495,612	£1,502,585	£1,503,272	£1,504,950	£1,512,610
35%	71%	£1,179,349	£1,181,814	£1,188,286	£1,190,751	£1,191,042	£1,199,970
40%	71%	£863,771	£865,017	£873,984	£876,231	£877,134	£887,348
45%	71%	£548,193	£554,220	£559,683	£565,710	£563,226	£574,717
50%	71%	£232,614	£230,453	£235,391	£239,168	£246,316	£252,086
100%	71%	£2,941,987	£2,702,517	£2,916,035	£2,676,566	£2,908,031	£2,982,080
10%	75%	£2,756,160	£2,776,777	£2,758,841	£2,779,457	£2,759,084	£2,761,764
15%	75%	£2,440,942	£2,470,967	£2,444,064	£2,474,986	£2,444,427	£2,448,448
20%	75%	£2,123,924	£2,165,156	£2,120,298	£2,170,518	£2,129,770	£2,135,132
25%	75%	£1,807,806	£1,859,347	£1,814,508	£1,866,050	£1,816,114	£1,821,816
30%	75%	£1,491,688	£1,553,537	£1,499,731	£1,561,580	£1,500,458	£1,506,500
35%	75%	£1,175,569	£1,247,727	£1,184,953	£1,257,111	£1,185,660	£1,195,185
40%	75%	£859,451	£941,917	£870,175	£952,641	£871,144	£881,869
45%	75%	£543,333	£636,107	£555,398	£648,172	£556,488	£568,553
50%	75%	£227,215	£330,297	£230,620	£343,702	£241,832	£252,237
10%	60%	£2,760,696	£2,793,682	£2,762,840	£2,795,827	£2,765,373	£2,767,518
15%	60%	£2,446,845	£2,496,325	£2,450,062	£2,499,542	£2,453,861	£2,457,078
20%	60%	£2,132,995	£2,198,967	£2,137,285	£2,203,257	£2,142,349	£2,146,659
25%	60%	£1,818,145	£1,901,610	£1,824,367	£1,908,972	£1,830,536	£1,838,199
30%	60%	£1,505,295	£1,604,254	£1,511,728	£1,610,687	£1,519,326	£1,525,761
35%	60%	£1,191,444	£1,306,896	£1,198,951	£1,314,403	£1,207,814	£1,215,322
40%	60%	£877,594	£1,009,829	£886,732	£1,018,118	£896,303	£904,882
45%	60%	£563,744	£712,181	£573,395	£721,833	£584,791	£594,443
50%	60%	£249,894	£414,824	£260,617	£425,949	£273,279	£284,003

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,419,755	£3,443,317	£3,422,309	£3,445,871	£3,423,096	£3,425,649
10%	71%	£3,104,177	£3,139,519	£3,108,007	£3,143,349	£3,109,188	£3,113,018
20%	71%	£2,788,599	£2,835,722	£2,793,796	£2,840,828	£2,795,261	£2,800,267
25%	71%	£2,473,021	£2,531,624	£2,479,494	£2,538,395	£2,481,373	£2,487,758
30%	71%	£2,157,442	£2,228,127	£2,163,102	£2,228,787	£2,167,465	£2,175,125
35%	71%	£1,841,864	£1,924,330	£1,850,801	£1,933,266	£1,853,558	£1,862,494
40%	71%	£1,526,286	£1,620,833	£1,536,498	£1,630,746	£1,539,850	£1,549,883
45%	71%	£1,210,708	£1,319,135	£1,222,198	£1,325,742	£1,225,742	£1,237,639
50%	71%	£895,130	£1,012,938	£907,897	£1,025,704	£911,834	£924,601
100%	71%	£2,279,474	£2,040,802	£2,263,520	£2,014,051	£2,246,575	£2,219,564
10%	75%	£3,416,056	£3,440,062	£3,421,058	£3,444,104	£3,421,599	£3,424,644
15%	75%	£3,102,557	£3,133,482	£3,106,579	£3,137,504	£3,106,942	£3,110,964
20%	75%	£2,786,439	£2,827,672	£2,791,802	£2,833,034	£2,792,268	£2,797,645
25%	75%	£2,470,321	£2,521,862	£2,477,023	£2,528,565	£2,477,829	£2,484,332
30%	75%	£2,154,203	£2,216,246	£2,162,246	£2,219,356	£2,162,626	£2,169,116
35%	75%	£1,838,085	£1,910,242	£1,847,468	£1,919,626	£1,848,316	£1,857,700
40%	75%	£1,521,966	£1,604,433	£1,532,691	£1,615,156	£1,533,660	£1,544,384
45%	75%	£1,205,848	£1,298,622	£1,217,913	£1,310,687	£1,219,053	£1,231,068
50%	75%	£889,730	£992,812	£903,135	£1,006,217	£904,347	£917,752
10%	60%	£3,423,211	£3,456,197	£3,425,355	£3,458,342	£3,427,889	£3,430,033
15%	60%	£3,109,361	£3,158,840	£3,112,578	£3,162,057	£3,116,377	£3,119,593
20%	60%	£2,795,487	£2,851,482	£2,799,800	£2,855,772	£2,804,865	£2,809,154
25%	60%	£2,481,660	£2,564,126	£2,487,022	£2,569,488	£2,493,354	£2,498,715
30%	60%	£2,167,810	£2,266,769	£2,174,244	£2,273,203	£2,181,841	£2,188,276
35%	60%	£1,853,960	£1,964,411	£1,861,466	£1,976,918	£1,870,329	£1,877,637
40%	60%	£1,540,109	£1,672,054	£1,548,688	£1,680,633	£1,558,818	£1,567,388
45%	60%	£1,226,259	£1,374,696	£1,235,910	£1,384,348	£1,247,306	£1,256,958
50%	60%	£912,409	£1,077,340	£923,132	£1,086,064	£935,794	£946,519

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,725,618	£4,725,618	£4,725,618	£4,725,618	£4,725,618	£4,725,618
10%	71%	£4,094,462	£4,118,024	£4,097,918	£4,120,577	£4,097,803	£4,100,356
15%	71%	£3,778,884	£3,814,226	£3,782,714	£3,818,096	£3,783,895	£3,787,725
20%	71%	£3,463,306	£3,510,429	£3,468,413	£3,515,535	£3,469,989	£3,475,094
25%	71%	£3,147,728	£3,206,631	£3,154,111	£3,213,015	£3,156,090	£3,162,463
30%	71%	£2,832,149	£2,902,834	£2,839,809	£2,910,494	£2,842,172	£2,849,832
35%	71%	£2,516,571	£2,599,037	£2,525,308	£2,607,973	£2,528,284	£2,537,201
40%	71%	£2,200,993	£2,295,240	£2,211,206	£2,305,453	£2,214,357	£2,224,570
45%	71%	£1,885,415	£1,991,442	£1,896,905	£2,002,932	£1,900,449	£1,911,939
50%	71%	£1,569,837	£1,687,645	£1,582,604	£1,700,411	£1,586,211	£1,599,308
100%	71%	£3,664,868	£3,365,265	£3,678,913	£3,389,244	£3,670,809	£3,344,867
10%	75%	£4,003,352	£4,113,099	£4,096,063	£4,116,680	£4,096,306	£4,098,987
15%	75%	£3,777,264	£3,898,189	£3,781,288	£3,812,211	£3,781,649	£3,785,671
20%	75%	£3,461,146	£3,552,379	£3,466,508	£3,507,741	£3,466,992	£3,472,855
25%	75%	£3,145,028	£3,196,569	£3,151,730	£3,203,272	£3,152,336	£3,159,039
30%	75%	£2,828,910	£2,890,759	£2,836,953	£2,898,802	£2,837,680	£2,845,723
35%	75%	£2,512,792	£2,584,949	£2,522,175	£2,594,333	£2,523,023	£2,532,407
40%	75%	£2,196,673	£2,273,140	£2,207,397	£2,285,863	£2,208,346	£2,219,061
45%	75%	£1,880,556	£1,973,329	£1,892,620	£1,985,304	£1,893,710	£1,905,775
50%	75%	£1,564,437	£1,667,519	£1,577,842	£1,680,924	£1,579,054	£1,592,459
10%	60%	£4,097,918	£4,130,804	£4,100,962	£4,133,049	£4,102,595	£4,104,740
15%	60%	£3,784,068	£3,833,247	£3,787,285	£3,836,764	£3,791,083	£3,794,300
20%	60%	£3,470,217	£3,536,189	£3,474,507	£3,540,479	£3,479,571	£3,483,861
25%	60%	£3,156,367	£3,238,833	£3,161,729	£3,244,195	£3,168,060	£3,173,422
30%	60%	£2,842,517	£2,941,476	£2,848,951	£2,947,910	£2,856,549	£2,862,983
35%	60%	£2,528,667	£2,644,118	£2,536,173	£2,651,625	£2,545,036	£2,552,544
40%	60%	£2,214,816	£2,346,761	£2,223,395	£2,356,340	£2,233,525	£2,242,104
45%	60%	£1,900,966	£2,049,403	£1,910,617	£2,069,055	£1,922,013	£1,931,665
50%	60%	£1,587,116	£1,752,047	£1,597,638	£1,762,771	£1,610,501	£1,621,226

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,367,927	£3,367,927	£3,367,927	£3,367,927	£3,367,927	£3,367,927
10%	71%	£2,736,771	£2,736,771	£2,736,771	£2,736,771	£2,736,771	£2,736,771
15%	71%	£2,421,153	£2,421,153	£2,421,153	£2,421,153	£2,421,153	£2,421,153
20%	71%	£2,105,615	£2,105,615	£2,105,615	£2,105,615	£2,105,615	£2,105,615
25%	71%	£1,790,036	£1,790,036	£1,790,036	£1,790,036	£1,790,036	£1,790,036
30%	71%	£1,474,453	£1,474,453	£1,474,453	£1,474,453	£1,474,453	£1,474,453
35%	71%	£1,158,880	£1,158,880	£1,158,880	£1,158,880	£1,158,880	£1,158,880
40%	71%	£843,302	£843,302	£843,302	£843,302	£843,302	£843,302
45%	71%	£527,724	£527,724	£527,724	£527,724	£527,724	£527,724
50%	71%	£212,146	£212,146	£212,146	£212,146	£212,146	£212,146
100%	71%	£2,992,456	£2,992,456	£2,992,456	£2,992,456	£2,992,456	£2,992,456
10%	75%	£2,735,691	£2,735,691	£2,735,691	£2,735,691	£2,735,691	£2,735,691
15%	75%	£2,419,573	£2,419,573	£2,419,573	£2,419,573	£2,419,573	£2,419,573
20%	75%	£2,103,455	£2,103,455	£2,103,455	£2,103,455	£2,103,455	£2,103,455
25%	75%	£1,787,337	£1,787,337	£1,787,337	£1,787,337	£1,787,337	£1,787,337
30%	75%	£1,471,219	£1,471,219	£1,471,219	£1,471,219	£1,471,219	£1,471,219
35%	75%	£1,155,100	£1,155,100	£1,155,100	£1,155,100	£1,155,100	£1,155,100
40%	75%	£838,982	£838,982	£838,982	£838,982	£838,982	£838,982
45%	75%	£522,864	£522,864	£522,864	£522,864	£522,864	£522,864
50%	75%	£206,746	£206,746	£206,746	£206,746	£206,746	£206,746
10%	60%	£2,740,227	£2,740,227	£2,740,227	£2,740,227	£2,740,227	£2,740,227
15%	60%	£2,426,376	£2,426,376	£2,426,376	£2,426,376	£2,426,376	£2,426,376
20%	60%	£2,112,526	£2,112,526	£2,112,526	£2,112,526	£2,112,526	£2,112,526
25%	60%	£1,798,675	£1,798,675	£1,798,675	£1,798,675	£1,798,675	£1,798,675
30%	60%	£1,484,826	£1,484,826	£1,484,826	£1,484,826	£1,484,826	£1,484,826
35%	60%	£1,170,975	£1,170,975	£1,170,975	£1,170,975	£1,170,975	£1,170,975
40%	60%	£857,125	£857,125	£857,125	£857,125	£857,125	£857,125
45%	60%	£543,275	£543,275	£543,275	£543,275	£543,275	£543,275
50%	60%	£229,425	£229,425	£229,425	£229,425	£229,425	£229,425

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,965,191	£3,965,191	£3,965,191	£3,965,191	£3,965,191	£3,965,191
10%	71%	£3,349,612	£3,349,612	£3,349,612	£3,349,612	£3,349,612	£3,349,612
15%	71%	£3,034,034	£3,034,034	£3,034,034	£3,034,034	£3,034,034	£3,034,034
20%	71%	£2,718,456	£2,718,456	£2,718,456	£2,718,456	£2,718,456	£2,718,456
25%	71%	£2,402,878	£2,402,878	£2,402,878	£2,402,878	£2,402,878	£2,402,878
30%	71%	£2,087,300	£2,087,300	£2,087,300	£2,087,300	£2,087,300	£2,087,300
35%	71%	£1,771,722	£1,771,722	£1,771,722	£1,771,722	£1,771,722	£1,771,722
40%	71%	£1,456,144	£1,456,144	£1,456,144	£1,456,144	£1,456,144	£1,456,144
45%	71%	£1,140,566	£1,140,566	£1,140,566	£1,140,566	£1,140,566	£1,140,566
50%	71%	£824,988	£824,988	£824,988	£824,988	£824,988	£824,988
10%	75%	£3,347,992	£3,347,992	£3,347,992	£3,347,992	£3,347,992	£3,347,992
15%	75%	£3,033,175	£3,033,175	£3,033,175	£3,033,175	£3,033,175	£3,033,175
20%	75%	£2,718,358	£2,718,358	£2,718,358	£2,718,358	£2,718,358	£2,718,358
25%	75%	£2,403,541	£2,403,541	£2,403,541	£2,403,541	£2,403,541	£2,403,541
30%	75%	£2,088,724	£2,088,724	£2,088,724	£2,088,724	£2,088,724	£2,088,724
35%	75%	£1,773,907	£1,773,907	£1,773,907	£1,773,907	£1,773,907	£1,773,907
40%	75%	£1,459,090	£1,459,090	£1,459,090	£1,459,090	£1,459,090	£1,459,090
45%	75%	£1,144,273	£1,144,273	£1,144,273	£1,144,273	£1,144,273	£1,144,273
50%	75%	£829,456	£829,456	£829,456	£829,456	£829,456	£829,456
10%	60%	£3,668,647	£3,668,647	£3,668,647	£3,668,647	£3,668,647	£3,668,647
15%	60%	£3,354,796	£3,354,796	£3,354,796	£3,354,796	£3,354,796	£3,354,796
20%	60%	£3,040,945	£3,040,945	£3,040,945	£3,040,945	£3,040,945	£3,040,945
25%	60%	£2,727,094	£2,727,094	£2,727,094	£2,727,094	£2,727,094	£2,727,094
30%	60%	£2,413,243	£2,413,243	£2,413,243	£2,413,243	£2,413,243	£2,413,243
35%	60%	£2,099,392	£2,099,392	£2,099,392	£2,099,392	£2,099,392	£2,099,392
40%	60%	£1,785,541	£1,785,541	£1,785,541	£1,785,541	£1,785,541	£1,785,541
45%	60%	£1,471,690	£1,471,690	£1,471,690	£1,471,690	£1,471,690	£1,471,690
50%	60%	£1,157,839	£1,157,839	£1,157,839	£1,157,839	£1,157,839	£1,157,839

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,725,618	£4,725,618	£4,725,618	£4,725,618	£4,725,618	£4,725,618
10%	71%	£4,094,462	£4,094,462	£4,094,462	£4,094,462	£4,094,462	£4,094,462
15%	71%	£3,778,884	£3,778,884	£3,778,884	£3,778,884	£3,778,884	£3,778,884
20%	71%	£3,463,306	£3,463,306	£3,463,306	£3,463,306	£3,463,306	£3,463,306
25%	71%	£3,147,728	£3,147,728	£3,147,728	£3,147,728	£3,147,728	£3,147,728
30%	71%	£2,832,150	£2,832,150	£2,832,150	£2,832,150	£2,832,150	£2,832,150
35%	71%	£2,516,572	£2,516,572	£2,516,572	£2,516,572	£2,516,572	£2,516,572
40%	71%	£2,201,000	£2,201,000	£2,201,000	£2,201,000	£2,201,000	£2,201,000
45%	71%	£1,885,415	£1,885,415	£1,885,415	£1,885,415	£1,885,415	£1,885,415
50%	71%	£1,569,837	£1,569,837	£1,569,837	£1,569,837	£1,569,837	£1,569,837
10%	75%	£4,093,382	£4,093,382	£4,093,382	£4,093,382	£4,093,382	£4,093,382
15%	75%	£3,777,254	£3,777,254	£3,777,254	£3,777,254	£3,777,254	£3,777,254
20%	75%	£3,461,146	£3,461,146	£3,461,146	£3,461,146	£3,461,146	£3,461,146
25%	75%	£3,145,038	£3,145,038	£3,145,038	£3,145,038	£3,145,038	£3,145,038
30%	75%	£2,828,910	£2,828,910	£2,828,910	£2,828,910	£2,828,910	£2,828,910
35%	75%	£2,512,792	£2,512,792	£2,512,792	£2,512,792	£2,512,792	£2,512,792
40%	75%	£2,196,674	£2,196,674	£2,196,674	£2,196,674	£2,196,674	£2,196,674
45%	75%	£1,880,556	£1,880,556	£1,880,556	£1,880,556	£1,880,556	£1,880,556
50%	75%	£1,564,437	£1,564,437	£1,564,437	£1,564,437	£1,564,437	£1,564,437
10%	60%	£4,097,619	£4,097,619	£4,097,619	£4,097,619	£4,097,619	£4,097,619
15%	60%	£3,781,008	£3,781,008	£3,781,008	£3,781,008	£3,781,008	£3,781,008
20%	60%	£3,464,397	£3,464,397	£3,464,397	£3,464,397	£3,464,397	£3,464,397
25%	60%	£3,147,786	£3,147,786	£3,147,786	£3,147,786	£3,147,786	£3,147,786
30%	60%	£2,831,175	£2,831,175	£2,831,175	£2,831,175	£2,831,175	£2,831,175
35%	60%	£2,514,564	£2,514,564	£2,514,564	£2,514,564	£2,514,564	£2,514,564
40%	60%	£2,197,953	£2,197,953	£2,197,953	£2,197,953	£2,197,953	£2,197,953
45%	60%	£1,881,342	£1,881,342	£1,881,342	£1,881,342	£1,881,342	£1,881,342
50%	60%	£1,564,731	£1,564,731	£1,564,731	£1,564,731	£1,564,731	£1,564,731

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY UPDATE

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

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,820,954	£3,820,954	£3,820,954	£3,820,954	£3,820,954	£3,820,954
10%	71%	£3,322,179	£3,345,740	£3,326,348	£3,349,909	£3,325,520	£3,329,688
15%	71%	£3,072,791	£3,108,133	£3,079,045	£3,114,387	£3,077,802	£3,084,056
20%	71%	£2,823,404	£2,870,506	£2,831,741	£2,878,965	£2,830,085	£2,838,424
25%	71%	£2,574,016	£2,632,920	£2,584,439	£2,643,342	£2,582,368	£2,592,790
30%	71%	£2,324,628	£2,395,314	£2,337,135	£2,407,820	£2,334,051	£2,347,158
35%	71%	£2,075,241	£2,157,707	£2,089,832	£2,172,297	£2,088,933	£2,101,525
40%	71%	£1,825,853	£1,920,100	£1,842,529	£1,936,775	£1,839,217	£1,855,893
45%	71%	£1,576,466	£1,682,493	£1,595,226	£1,701,253	£1,591,500	£1,610,260
50%	71%	£1,327,078	£1,444,886	£1,347,823	£1,465,730	£1,343,783	£1,360,627
100%	71%	£1,189,881	£1,306,611	£1,143,510	£1,304,041	£1,151,926	£1,109,654
10%	75%	£3,321,018	£3,341,635	£3,325,396	£3,346,012	£3,323,942	£3,328,319
15%	75%	£3,071,050	£3,101,975	£3,077,616	£3,108,541	£3,075,435	£3,082,001
20%	75%	£2,821,082	£2,862,315	£2,829,837	£2,871,070	£2,828,928	£2,835,684
25%	75%	£2,571,114	£2,622,655	£2,582,058	£2,633,599	£2,578,423	£2,589,396
30%	75%	£2,321,146	£2,382,995	£2,334,279	£2,396,127	£2,329,916	£2,343,048
35%	75%	£2,071,178	£2,143,335	£2,086,499	£2,158,656	£2,081,409	£2,096,731
40%	75%	£1,821,210	£1,903,675	£1,838,719	£1,921,186	£1,834,904	£1,850,413
45%	75%	£1,571,242	£1,664,016	£1,590,941	£1,683,715	£1,584,397	£1,604,095
50%	75%	£1,321,274	£1,424,356	£1,343,161	£1,446,243	£1,335,891	£1,357,778
60%	75%	£3,353,890	£3,353,890	£3,353,890	£3,353,890	£3,353,890	£3,353,890
15%	60%	£3,078,362	£3,127,842	£3,083,615	£3,133,095	£3,085,379	£3,090,631
20%	60%	£2,830,832	£2,896,804	£2,837,836	£2,903,808	£2,840,186	£2,847,190
25%	60%	£2,583,302	£2,665,767	£2,592,056	£2,674,522	£2,594,995	£2,603,750
30%	60%	£2,335,771	£2,434,730	£2,346,276	£2,445,235	£2,349,803	£2,360,309
35%	60%	£2,088,240	£2,203,693	£2,100,497	£2,215,949	£2,104,611	£2,116,867
40%	60%	£1,840,710	£1,972,655	£1,854,717	£1,986,662	£1,859,419	£1,873,426
45%	60%	£1,593,179	£1,744,617	£1,608,938	£1,757,378	£1,614,227	£1,629,986
50%	60%	£1,345,649	£1,510,580	£1,363,158	£1,526,089	£1,369,035	£1,386,545

Residual Land values compared to benchmark land values  
Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,953,998	-£1,953,998	-£1,953,998	-£1,953,998	-£1,953,998	-£1,953,998
10%	71%	-£2,452,773	-£2,429,212	-£2,448,043	-£2,444,482	-£2,445,244	-£2,445,244
15%	71%	-£2,702,181	-£2,668,816	-£2,695,007	-£2,660,565	-£2,697,156	-£2,690,596
20%	71%	-£2,951,548	-£2,904,425	-£2,943,211	-£2,898,087	-£2,944,867	-£2,936,528
25%	71%	-£3,200,936	-£3,142,031	-£3,190,513	-£3,131,610	-£3,192,583	-£3,182,162
30%	71%	-£3,450,395	-£3,379,636	-£3,437,617	-£3,377,132	-£3,440,302	-£3,427,794
35%	71%	-£3,699,711	-£3,617,245	-£3,685,120	-£3,620,654	-£3,688,018	-£3,673,427
40%	71%	-£3,949,099	-£3,854,852	-£3,932,423	-£3,838,177	-£3,935,735	-£3,919,059
45%	71%	-£4,198,498	-£4,092,459	-£4,179,726	-£4,073,895	-£4,183,452	-£4,164,692
50%	71%	-£4,447,894	-£4,330,066	-£4,447,029	-£4,343,024	-£4,451,169	-£4,410,365
10%	75%	-£6,960,833	-£6,721,363	-£6,918,462	-£6,878,993	-£6,928,878	-£6,884,506
15%	75%	-£2,453,934	-£2,433,317	-£2,449,595	-£2,428,990	-£2,457,010	-£2,446,533
20%	75%	-£2,703,902	-£2,672,327	-£2,697,325	-£2,666,811	-£2,705,851	-£2,692,611
25%	75%	-£2,953,870	-£2,912,556	-£2,945,115	-£2,903,882	-£2,948,023	-£2,930,268
30%	75%	-£3,203,838	-£3,152,297	-£3,192,894	-£3,141,353	-£3,196,529	-£3,185,588
35%	75%	-£3,453,806	-£3,391,987	-£3,440,613	-£3,378,824	-£3,445,038	-£3,431,994
40%	75%	-£3,703,771	-£3,631,615	-£3,689,453	-£3,616,296	-£3,693,545	-£3,678,011
45%	75%	-£3,953,741	-£3,871,276	-£3,936,232	-£3,853,768	-£3,942,048	-£3,924,539
50%	75%	-£4,203,709	-£4,110,936	-£4,184,011	-£4,091,237	-£4,199,555	-£4,170,856
60%	75%	-£4,453,677	-£4,350,596	-£4,431,301	-£4,328,709	-£4,439,061	-£4,417,014
10%	60%	-£2,449,059	-£2,416,072	-£2,445,557	-£2,412,571	-£2,444,382	-£2,440,979
15%	60%	-£2,698,590	-£2,647,110	-£2,691,337	-£2,641,857	-£2,689,573	-£2,684,321
20%	60%	-£2,948,118	-£2,878,148	-£2,937,115	-£2,871,144	-£2,934,765	-£2,927,762
25%	60%	-£3,197,646	-£3,109,169	-£3,192,698	-£3,100,450	-£3,189,957	-£3,177,202
30%	60%	-£3,447,174	-£3,340,222	-£3,438,876	-£3,329,717	-£3,435,149	-£3,414,643
35%	60%	-£3,696,711	-£3,571,299	-£3,674,455	-£3,559,003	-£3,670,341	-£3,658,095
40%	60%	-£3,946,249	-£3,802,397	-£3,920,255	-£3,788,209	-£3,915,633	-£3,901,625
45%	60%	-£4,195,773	-£4,033,335	-£4,168,013	-£4,017,572	-£4,160,725	-£4,144,966
50%	60%	-£4,445,303	-£4,264,372	-£4,411,793	-£4,248,863	-£4,405,817	-£4,388,407

Residual Land values compared to benchmark land values  
Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£819,861	-£819,861	-£819,861	-£819,861	-£819,861	-£819,861
10%	71%	-£1,318,637	-£1,285,075	-£1,314,468	-£1,290,908	-£1,315,295	-£1,311,127
15%	71%	-£1,568,024	-£1,532,682	-£1,561,771	-£1,536,429	-£1,563,013	-£1,556,760
20%	71%	-£1,817,411	-£1,770,289	-£1,810,074	-£1,789,034	-£1,811,051	-£1,804,302
25%	71%	-£2,066,800	-£2,007,595	-£2,056,577	-£1,997,473	-£2,058,447	-£2,048,025
30%	71%	-£2,316,187	-£2,245,502	-£2,303,881	-£2,232,956	-£2,306,164	-£2,293,658
35%	71%	-£2,565,574	-£2,483,109	-£2,550,983	-£2,468,518	-£2,553,882	-£2,539,290
40%	71%	-£2,814,963	-£2,720,716	-£2,727,079	-£2,708,296	-£2,801,598	-£2,784,483
45%	71%	-£3,064,350	-£2,958,323	-£3,045,890	-£2,939,583	-£3,049,316	-£3,030,556
50%	71%	-£3,313,737	-£3,195,930	-£3,292,893	-£3,175,085	-£3,297,033	-£3,276,188
100%	71%	-£3,808,692	-£3,581,727	-£3,801,292	-£3,784,458	-£3,803,742	-£3,780,370
10%	75%	-£1,919,797	-£1,299,181	-£1,315,420	-£1,294,804	-£1,316,674	-£1,312,497
15%	75%	-£1,569,765	-£1,538,840	-£1,563,199	-£1,532,274	-£1,565,380	-£1,558,814
20%	75%	-£1,819,733	-£1,778,590	-£1,810,973	-£1,769,745	-£1,813,887	-£1,805,152
25%	75%	-£2,069,701	-£2,018,161	-£2,062,757	-£2,058,757	-£2,070,217	-£2,061,202
30%	75%	-£2,319,669	-£2,257,820	-£2,306,537	-£2,244,688	-£2,310,899	-£2,297,767
35%	75%	-£2,569,637	-£2,497,480	-£2,543,314	-£2,482,159	-£2,559,406	-£2,544,084
40%	75%	-£2,819,605	-£2,737,090	-£2,802,096	-£2,719,833	-£2,817,912	-£2,803,202
45%	75%	-£3,069,573	-£2,976,709	-£3,049,875	-£2,967,101	-£3,056,416	-£3,036,720
50%	75%	-£3,319,541	-£3,216,459	-£3,297,654	-£3,194,572	-£3,304,924	-£3,283,037
10%	60%	-£1,914,923	-£1,291,939	-£1,311,420	-£1,278,439	-£1,319,245	-£1,306,743
15%	60%	-£1,564,891	-£1,512,010	-£1,557,200	-£1,535,431	-£1,558,431	-£1,545,743
20%	60%	-£1,814,859	-£1,744,011	-£1,802,979	-£1,737,007	-£1,809,629	-£1,793,625
25%	60%	-£2,064,827	-£1,976,048	-£2,048,769	-£1,968,294	-£2,045,820	-£2,037,066
30%	60%	-£2,314,795	-£2,208,086	-£2,294,838	-£2,246,899	-£2,291,013	-£2,280,807
35%	60%	-£2,564,763	-£2,437,123	-£2,540,318	-£2,424,687	-£2,536,204	-£2,523,946
40%	60%	-£2,814,731	-£2,668,161	-£2,786,098	-£2,654,153	-£2,781,397	-£2,767,389
45%	60%	-£3,064,699	-£2,898,198	-£3,031,877	-£2,883,440	-£3,026,598	-£3,010,930
50%	60%	-£3,314,667	-£3,130,236	-£3,277,657	-£3,112,726	-£3,273,761	-£3,254,211

Residual Land values compared to benchmark land values  
Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,154,723	£1,154,723	£1,154,723	£1,154,723	£1,154,723	£1,154,723
10%	71%	£855,247	£878,500	£860,117	£883,678	£859,289	£865,457
15%	71%	£496,560	£441,902	£412,814	£448,156	£411,571	£417,825
20%	71%	£157,173	£204,266	£165,510	£212,633	£163,854	£172,192
25%	71%	-£92,215	-£33,311	-£81,793	-£32,889	-£83,863	-£73,441
30%	71%	-£341,603	-£270,918	-£320,096	-£258,411	-£331,580	-£270,073
35%	71%	-£590,990	-£508,525	-£576,399	-£493,342	-£579,298	-£564,706
40%	71%	-£840,378	-£746,131	-£823,702	-£729,456	-£827,015	-£810,338
45%	71%	-£1,089,766	-£993,738	-£1,071,005	-£964,978	-£1,074,792	-£1,058,972
50%	71%	-£1,339,153	-£1,221,345	-£1,318,308	-£1,200,501	-£1,322,448	-£1,301,604
100%	71%	-£3,852,112	-£3,612,642	-£3,809,741	-£3,570,272	-£3,818,157	-£3,775,786
10%	75%	£954,787	£675,404	£958,165	£679,790	£957,711	£682,997
15%	75%	£494,818	£435,741	£413,850	£442,310	£409,294	£415,770
20%	75%	£154,851	£198,984	£163,809	£204,838	£160,697	£169,453
25%	75%	-£95,117	-£43,678	-£84,173	-£32,632	-£87,808	-£76,865
30%	75%	-£345,085	-£283,236	-£331,820	-£270,104	-£336,313	-£323,183
35%	75%	-£595,053	-£522,896	-£579,792	-£507,575	-£584,852	-£569,600
40%	75%	-£845,021	-£762,555	-£827,51			

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,048,429	£2,048,429	£2,048,429	£2,048,429	£2,048,429	£2,048,429
10%	71%	£1,548,663	£1,573,215	£1,563,822	£1,577,384	£1,555,985	£1,557,163
15%	71%	£1,305,258	£1,335,638	£1,305,258	£1,341,862	£1,305,277	£1,311,551
20%	71%	£1,050,879	£1,068,001	£1,069,216	£1,106,339	£1,057,560	£1,065,898
25%	71%	£801,491	£860,395	£811,913	£870,817	£809,843	£820,265
30%	71%	£552,103	£572,786	£562,336	£575,205	£565,126	£574,633
35%	71%	£302,715	£385,181	£317,307	£399,772	£314,408	£329,000
40%	71%	£53,328	£147,574	£70,004	£184,250	£66,691	£83,368
45%	71%	£-198,080	£30,032	£-177,360	£-171,273	£-181,026	£-162,268
50%	71%	£-445,447	£-327,639	£-424,602	£-306,785	£-426,743	£-407,898
100%	71%	£-2,058,408	£-2,718,937	£-2,016,036	£-2,676,568	£-2,024,451	£-2,892,080
10%	75%	£1,548,493	£1,569,110	£1,562,871	£1,573,486	£1,551,417	£1,555,793
15%	75%	£1,298,525	£1,323,450	£1,305,891	£1,336,218	£1,302,910	£1,309,476
20%	75%	£1,048,557	£1,069,790	£1,057,312	£1,098,545	£1,054,403	£1,063,159
25%	75%	£798,589	£850,130	£808,533	£861,073	£805,898	£816,840
30%	75%	£548,621	£610,470	£561,753	£623,602	£557,391	£570,523
35%	75%	£298,653	£370,810	£313,974	£396,131	£298,894	£304,206
40%	75%	£48,685	£131,151	£66,194	£148,661	£60,376	£77,888
45%	75%	£-201,283	£-108,509	£-181,584	£-98,811	£-188,128	£-169,430
50%	75%	£-451,251	£-349,169	£-429,364	£-326,362	£-426,834	£-414,747
10%	60%	£1,553,368	£1,586,355	£1,566,870	£1,580,856	£1,558,045	£1,561,547
15%	60%	£1,305,837	£1,355,316	£1,311,090	£1,360,589	£1,312,854	£1,318,106
20%	60%	£1,058,307	£1,124,279	£1,065,311	£1,131,283	£1,067,661	£1,074,665
25%	60%	£810,777	£893,241	£818,561	£901,696	£822,470	£831,224
30%	60%	£563,246	£662,205	£573,751	£672,710	£577,277	£587,784
35%	60%	£315,715	£431,168	£327,672	£443,423	£332,086	£344,342
40%	60%	£68,884	£200,120	£82,182	£214,137	£66,894	£81,991
45%	60%	£-179,346	£-92,906	£-163,587	£-15,150	£-188,298	£-142,540
50%	60%	£-426,876	£-261,845	£-409,367	£-244,436	£-403,450	£-385,850

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,239,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,212,169	£2,235,730	£2,216,338	£2,239,899	£2,215,510	£2,219,678
10%	71%	£1,962,781	£1,998,123	£1,969,035	£2,004,377	£1,967,792	£1,974,046
15%	71%	£1,713,394	£1,760,516	£1,721,731	£1,768,855	£1,720,075	£1,728,414
20%	71%	£1,464,006	£1,520,811	£1,474,420	£1,533,332	£1,472,358	£1,482,780
25%	71%	£1,214,619	£1,285,304	£1,227,125	£1,297,610	£1,224,642	£1,237,148
30%	71%	£965,231	£1,047,697	£979,822	£1,062,288	£976,924	£991,515
35%	71%	£715,843	£810,696	£732,519	£826,186	£729,207	£745,983
40%	71%	£466,456	£572,453	£485,216	£581,243	£481,480	£500,250
45%	71%	£217,068	£334,876	£237,913	£355,720	£233,773	£254,617
50%	71%	£-295,891	£-64,424	£-229,520	£-94,061	£-287,838	£-279,564
10%	75%	£2,212,169	£2,235,730	£2,216,338	£2,239,899	£2,215,510	£2,219,678
15%	75%	£1,962,781	£1,998,123	£1,969,035	£2,004,377	£1,967,792	£1,974,046
20%	75%	£1,713,394	£1,760,516	£1,721,731	£1,768,855	£1,720,075	£1,728,414
25%	75%	£1,464,006	£1,520,811	£1,474,420	£1,533,332	£1,472,358	£1,482,780
30%	75%	£1,214,619	£1,285,304	£1,227,125	£1,297,610	£1,224,642	£1,237,148
35%	75%	£965,231	£1,047,697	£979,822	£1,062,288	£976,924	£991,515
40%	75%	£715,843	£810,696	£732,519	£826,186	£729,207	£745,983
45%	75%	£466,456	£572,453	£485,216	£581,243	£481,480	£500,250
50%	75%	£217,068	£334,876	£237,913	£355,720	£233,773	£254,617
100%	75%	£-295,891	£-64,424	£-229,520	£-94,061	£-287,838	£-279,564
10%	60%	£2,212,169	£2,235,730	£2,216,338	£2,239,899	£2,215,510	£2,219,678
15%	60%	£1,961,040	£1,991,965	£1,967,606	£1,998,531	£1,965,425	£1,971,991
20%	60%	£1,711,072	£1,752,305	£1,719,827	£1,761,060	£1,716,919	£1,725,674
25%	60%	£1,461,104	£1,512,645	£1,472,048	£1,523,589	£1,468,413	£1,479,356
30%	60%	£1,211,136	£1,272,685	£1,224,489	£1,286,118	£1,221,906	£1,233,150
35%	60%	£961,168	£1,033,326	£976,489	£1,048,646	£971,399	£986,721
40%	60%	£711,201	£793,666	£728,710	£811,176	£722,894	£740,403
45%	60%	£461,233	£554,096	£480,931	£573,705	£474,387	£494,086
50%	60%	£211,265	£314,347	£233,151	£336,233	£225,881	£247,768
10%	60%	£2,216,883	£2,248,870	£2,219,385	£2,252,371	£2,220,560	£2,224,063
15%	60%	£1,968,352	£2,017,832	£1,973,605	£2,023,585	£1,975,369	£1,980,621
20%	60%	£1,720,823	£1,782,789	£1,727,626	£1,787,798	£1,726,177	£1,737,180
25%	60%	£1,473,292	£1,555,757	£1,482,046	£1,564,512	£1,484,985	£1,493,740
30%	60%	£1,225,761	£1,324,720	£1,236,266	£1,335,225	£1,239,793	£1,250,299
35%	60%	£976,230	£1,092,683	£990,467	£1,105,939	£984,201	£1,000,857
40%	60%	£730,700	£862,845	£744,707	£876,652	£749,409	£763,416
45%	60%	£483,169	£631,607	£498,928	£647,366	£494,217	£510,976
50%	60%	£235,639	£400,570	£263,148	£418,079	£259,025	£276,525

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,385,851	£3,385,851	£3,385,851	£3,385,851	£3,385,851	£3,385,851
10%	71%	£2,886,876	£2,910,437	£2,891,045	£2,914,606	£2,890,217	£2,894,385
15%	71%	£2,637,488	£2,672,630	£2,643,742	£2,679,084	£2,642,499	£2,648,753
20%	71%	£2,388,101	£2,435,223	£2,396,439	£2,443,562	£2,394,782	£2,403,121
25%	71%	£2,138,713	£2,197,817	£2,149,135	£2,208,039	£2,147,066	£2,157,487
30%	71%	£1,889,325	£1,960,010	£1,901,832	£1,972,517	£1,899,348	£1,911,855
35%	71%	£1,639,938	£1,722,604	£1,654,829	£1,736,904	£1,651,630	£1,665,222
40%	71%	£1,390,550	£1,484,797	£1,407,226	£1,501,472	£1,403,913	£1,420,590
45%	71%	£1,141,163	£1,247,190	£1,169,923	£1,265,950	£1,156,197	£1,174,967
50%	71%	£891,775	£1,009,583	£912,620	£1,130,427	£908,480	£929,324
100%	71%	£-182,084	£-381,114	£-169,813	£-309,944	£-183,229	£-154,847
10%	75%	£2,885,715	£2,906,332	£2,890,093	£2,910,709	£2,888,639	£2,893,015
15%	75%	£2,635,747	£2,669,672	£2,642,313	£2,673,238	£2,640,132	£2,646,698
20%	75%	£2,385,779	£2,427,072	£2,394,534	£2,435,167	£2,391,625	£2,400,381
25%	75%	£2,135,811	£2,197,352	£2,146,755	£2,198,296	£2,143,120	£2,154,063
30%	75%	£1,885,843	£1,947,692	£1,898,976	£1,960,824	£1,894,613	£1,907,745
35%	75%	£1,635,875	£1,708,032	£1,651,196	£1,723,353	£1,646,106	£1,661,428
40%	75%	£1,385,907	£1,468,373	£1,403,316	£1,465,883	£1,397,601	£1,415,110
45%	75%	£1,135,939	£1,228,713	£1,155,638	£1,248,412	£1,149,094	£1,168,792
50%	75%	£885,971	£989,053	£907,858	£1,010,940	£900,588	£922,475
10%	60%	£2,890,590	£2,923,577	£2,894,082	£2,927,078	£2,895,267	£2,898,770
15%	60%	£2,643,050	£2,694,259	£2,648,312	£2,697,792	£2,650,076	£2,655,328
20%	60%	£2,395,529	£2,461,501	£2,402,533	£2,468,505	£2,404,883	£2,411,887
25%	60%	£2,147,999	£2,230,464	£2,156,753	£2,239,219	£2,159,692	£2,168,447
30%	60%	£1,900,468	£1,990,427	£1,910,973	£2,009,932	£1,914,550	£1,925,036
35%	60%	£1,652,937	£1,768,390	£1,665,194	£1,780,648	£1,669,308	£1,681,594
40%	60%	£1,405,407	£1,537,352	£1,419,414	£1,551,359	£1,424,116	£1,438,123
45%	60%	£1,157,876	£1,306,314	£1,173,636	£1,322,073	£1,178,924	£1,194,083
50%	60%	£910,346	£1,075,277	£927,865	£1,092,786	£933,126	£951,242

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,027,960	£2,027,960	£2,027,960	£2,027,960	£2,027,960	£2,027,960
10%	71%	£1,529,184	£1,522,746	£1,533,253	£1,556,915	£1,532,526	£1,536,694
15%	71%	£1,279,737	£1,315,189	£1,280,651	£1,321,303	£1,284,836	£1,291,982
20%	71%	£1,030,410	£1,077,532	£1,038,747	£1,085,870	£1,037,091	£1,045,429
25%	71%	£781,022	£839,926	£791,444	£850,348	£789,374	£799,796
30%	71%	£531,634	£602,316	£541,811	£614,826	£541,857	£554,164
35%	71%	£282,247	£364,712	£296,838	£379,303	£293,938	£308,531
40%	71%	£32,850	£127,105	£49,535	£143,781	£48,222	£62,899
45%	71%	£-216,628	£-110,501	£-197,789	£-91,742	£-201,495	£-182,735
50%	71%	£-465,916	£-346,108	£-447,721	£-307,284	£-449,212	£-426,797
100%	71%	£-2,978,875	£-2,736,406	£-2,936,504	£-2,697,035	£-2,944,920	£-2,992,549
10%	75%	£1,528,024	£1,548,641	£1,532,402	£1,553,017	£1,530,948	£1,535,324
15%	75%	£1,278,066	£1,308,381	£1,284,622	£1,315,347	£1,285,441	£1,289,087
20%	75%	£1,028,068	£1,069,321	£1,036,843	£1,076,076	£1,033,934	£1,042,690
25%	75%	£778,120	£829,661	£789,064	£840,604	£785,429	£796,371
30%	75%	£528,152	£590,001	£541,294	£603,133	£536,922	£550,054
35%	75%	£278,184	£350,341	£290,595	£365,662	£288,415	£303,737
40%	75%	£28,216	£110,682	£45,725	£128,192	£39,909	£57,419
45%	75%	£-221,752	£-128,978	£-202,053	£-109,280	£-208,597	£-188,899
50%	75%	£-471,720	£-368,638	£-449,883	£-346,751	£-457,103	£-435,218
10%	80%	£1,532,890	£1,555,386	£1,536,491	£1,569,387	£1,537,576	£1,541,078
15%	80%	£1,282,368	£1,334,847	£1,290,621	£1,340,100	£1,292,385	£1,297,637
20%	80%	£1,037,838	£1,103,810	£1,044,842	£1,110,814	£1,047,192	£1,054,196
25%	80%	£787,934	£874,782	£798,062	£881,937	£792,011	£810,755
30%	80%	£537,977	£641,736	£553,282	£652,241	£556,808	£567,315
35%	80%	£285,246	£410,699	£307,593	£422,954	£311,617	£323,873
40%	80%	£37,319	£179,660	£67,729	£183,689	£66,425	£80,432
45%	80%	£-109,815	£-251,377	£-184,056	£-36,619	£-178,767	£-183,009
50%	80%	£-447,345	£-282,414	£-429,836	£-264,905	£-423,959	£-406,449

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,457,804	£2,457,804	£2,457,804	£2,457,804	£2,457,804	£2,457,804
10%	71%	£2,208,217	£2,243,589	£2,214,470	£2,249,813	£2,213,228	£2,219,481
15%	71%	£1,958,530	£2,005,952	£1,967,167	£2,014,290	£1,965,511	£1,973,849
20%	71%	£1,708,444	£1,768,346	£1,719,894	£1,778,788	£1,717,798	£1,728,216
25%	71%	£1,458,054	£1,530,739	£1,472,560	£1,543,245	£1,470,077	£1,482,583
30%	71%	£1,210,667	£1,293,132	£1,225,258	£1,307,723	£1,222,359	£1,238,951
35%	71%	£961,278	£1,055,355	£977,865	£1,072,201	£974,942	£991,316
40%	71%	£711,891	£817,918	£730,651	£836,676	£726,925	£745,885
45%	71%	£462,504	£580,311	£483,348	£601,156	£479,208	£500,053
50%	71%	£212,956	£342,809	£234,802	£359,637	£232,011	£254,744
100%	71%	£-2,050,455	£-1,810,869	£-2,008,985	£-1,768,615	£-2,016,501	£-1,974,729
10%	75%	£2,456,444	£2,471,066	£2,460,862	£2,481,457	£2,455,951	£2,461,374
15%	75%	£2,206,476	£2,237,401	£2,213,042	£2,243,967	£2,210,961	£2,217,427
20%	75%	£1,956,508	£1,997,741	£1,965,262	£2,005,496	£1,962,354	£1,971,109
25%	75%	£1,706,540	£1,758,080	£1,716,284	£1,769,824	£1,714,894	£1,724,791
30%	75%	£1,456,572	£1,518,421	£1,469,794	£1,531,553	£1,465,342	£1,478,474
35%	75%	£1,206,604	£1,278,761	£1,221,925	£1,294,082	£1,218,836	£1,232,157
40%	75%	£956,636	£1,039,101	£974,145	£1,056,611	£968,329	£985,838
45%	75%	£706,668	£799,442	£726,366	£819,140	£719,823	£738,521
50%	75%	£456,700	£550,782	£478,587	£581,669	£471,317	£493,204
10%	80%	£2,461,318	£2,494,305	£2,464,821	£2,497,807	£2,465,996	£2,469,498
15%	80%	£2,213,788	£2,263,267	£2,219,041	£2,268,520	£2,220,804	£2,228,087
20%	80%	£1,966,258	£2,032,250	£1,973,462	£2,043,234	£1,975,514	£1,983,657
25%	80%	£1,718,727	£1,801,193	£1,727,482	£1,809,947	£1,730,421	£1,739,175
30%	80%	£1,471,197	£1,570,155	£1,481,702	£1,580,961	£1,485,228	£1,495,734
35%	80%	£1,223,666	£1,335,118	£1,235,823	£1,351,374	£1,240,037	£1,252,283
40%	80%	£976,135	£1,108,080	£990,143	£1,122,088	£994,844	£1,008,852
45%	80%	£728,605	£877,043	£744,364	£902,801	£749,653	£765,411
50%	80%	£481,075	£646,008	£498,584	£663,615	£504,480	£521,971

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,385,651	£3,385,651	£3,385,651	£3,385,651	£3,385,651	£3,385,651
10%	71%	£2,886,876	£2,910,437	£2,891,045	£2,914,606	£2,890,217	£2,894,385
15%	71%	£2,378,486	£2,427,630	£2,383,742	£2,429,984	£2,383,499	£2,388,753
20%	71%	£2,388,101	£2,435,223	£2,396,438	£2,443,562	£2,394,782	£2,403,121
25%	71%	£2,138,713	£2,197,617	£2,149,135	£2,208,039	£2,147,066	£2,157,487
30%	71%	£1,889,325	£1,960,010	£1,901,832	£1,972,517	£1,899,348	£1,911,855
35%	71%	£1,639,938	£1,724,404	£1,654,629	£1,736,904	£1,651,930	£1,665,222
40%	71%	£1,390,550	£1,484,797	£1,407,226	£1,501,472	£1,403,913	£1,420,590
45%	71%	£1,141,163	£1,247,190	£1,159,923	£1,265,950	£1,156,197	£1,174,957
50%	71%	£891,775	£1,009,583	£912,620	£1,030,427	£909,480	£929,324
100%	71%	£-1,621,194	£-1,381,714	£-1,578,813	£-1,339,344	£-1,587,229	£-1,544,857
10%	75%	£2,885,715	£2,906,332	£2,890,093	£2,910,709	£2,888,639	£2,893,015
15%	75%	£2,635,747	£2,656,072	£2,642,313	£2,673,238	£2,640,132	£2,646,098
20%	75%	£2,385,779	£2,421,012	£2,394,634	£2,445,197	£2,391,625	£2,400,381
25%	75%	£2,135,811	£2,187,352	£2,146,755	£2,198,298	£2,143,120	£2,154,063
30%	75%	£1,885,843	£1,947,692	£1,898,976	£1,960,824	£1,894,613	£1,907,745
35%	75%	£1,635,875	£1,708,032	£1,651,186	£1,723,353	£1,646,106	£1,661,428
40%	75%	£1,385,907	£1,468,373	£1,403,416	£1,485,883	£1,397,801	£1,415,110
45%	75%	£1,135,939	£1,228,713	£1,155,638	£1,248,412	£1,149,094	£1,168,792
50%	75%	£885,971	£989,053	£907,858	£1,010,940	£900,588	£922,475
10%	80%	£2,890,590	£2,923,577	£2,894,692	£2,927,078	£2,895,267	£2,899,770
15%	80%	£2,643,059	£2,692,539	£2,648,312	£2,697,792	£2,650,076	£2,655,338
20%	80%	£2,395,529	£2,461,501	£2,402,533	£2,468,505	£2,404,883	£2,411,887
25%	80%	£2,147,998	£2,230,464	£2,156,753	£2,239,219	£2,155,692	£2,168,447
30%	80%	£1,900,468	£1,999,427	£1,910,872	£2,009,832	£1,914,550	£1,925,036
35%	80%	£1,652,937	£1,768,390	£1,665,184	£1,780,646	£1,669,308	£1,681,564
40%	80%	£1,405,407	£1,537,352	£1,419,414	£1,551,359	£1,424,116	£1,438,123
45%	80%	£1,157,876	£1,306,314	£1,173,235	£1,322,075	£1,178,024	£1,194,683
50%	80%	£910,346	£1,075,277	£927,855	£1,092,786	£933,732	£951,242

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY UPDATE

Site typology 1		CIL Zone	2
		Value Area	High
No Units	11	Sales value inflation	0%
Site Area	0.06 Ha	Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,084,826	£4,084,826	£4,084,826	£4,084,826	£4,084,826	£4,084,826
10%	71%	£3,559,826	£3,583,841	£3,563,833	£3,587,849	£3,566,417	£3,560,424
15%	71%	£3,262,826	£3,333,349	£3,303,336	£3,339,360	£3,292,212	£3,286,223
20%	71%	£3,034,826	£3,182,856	£3,042,839	£3,090,870	£3,028,027	£3,036,021
25%	71%	£2,772,824	£2,832,363	£2,782,342	£2,842,381	£2,783,801	£2,773,819
30%	71%	£2,509,824	£2,581,869	£2,521,846	£2,593,892	£2,499,836	£2,511,818
35%	71%	£2,247,823	£2,331,377	£2,261,349	£2,245,402	£2,235,391	£2,249,416
40%	71%	£1,984,823	£2,080,884	£2,000,852	£2,096,913	£1,971,186	£1,987,215
45%	71%	£1,722,823	£1,830,391	£1,740,356	£1,848,424	£1,706,980	£1,725,014
50%	71%	£1,459,822	£1,579,898	£1,479,859	£1,599,936	£1,442,775	£1,462,812
100%	71%	£1,194,238	£940,160	£1,143,510	£989,430	£1,218,991	£1,178,162
10%	75%	£3,558,873	£3,579,686	£3,562,881	£3,583,894	£3,555,890	£3,559,899
15%	75%	£3,295,897	£3,327,116	£3,301,908	£3,333,429	£3,291,121	£3,297,434
20%	75%	£3,032,920	£3,074,546	£3,040,935	£3,082,962	£3,026,554	£3,036,969
25%	75%	£2,769,443	£2,821,976	£2,779,962	£2,832,495	£2,761,985	£2,772,504
30%	75%	£2,506,366	£2,569,407	£2,518,989	£2,582,030	£2,497,416	£2,510,040
35%	75%	£2,243,290	£2,316,836	£2,256,016	£2,331,563	£2,232,848	£2,247,575
40%	75%	£1,980,213	£2,084,266	£1,997,044	£2,081,007	£1,969,290	£1,985,111
45%	75%	£1,717,135	£1,811,696	£1,736,071	£1,830,631	£1,703,712	£1,722,646
50%	75%	£1,454,059	£1,559,126	£1,475,098	£1,580,164	£1,439,143	£1,460,182
60%	60%	£3,663,514	£3,597,135	£3,565,981	£3,607,501	£3,558,741	£3,562,108
15%	60%	£3,302,858	£3,383,290	£3,307,908	£3,358,339	£3,295,698	£3,300,748
20%	60%	£3,042,202	£3,109,445	£3,048,934	£3,116,176	£3,032,655	£3,039,388
25%	60%	£2,781,546	£2,865,599	£2,789,961	£2,874,014	£2,769,612	£2,778,028
30%	60%	£2,520,890	£2,621,753	£2,530,989	£2,611,151	£2,508,369	£2,516,968
35%	60%	£2,260,232	£2,377,908	£2,272,015	£2,389,689	£2,243,527	£2,255,309
40%	60%	£1,999,576	£2,134,062	£2,013,042	£2,147,527	£1,980,484	£1,993,949
45%	60%	£1,738,920	£1,890,216	£1,754,088	£1,905,384	£1,717,441	£1,732,589
50%	60%	£1,478,264	£1,646,371	£1,495,095	£1,663,202	£1,454,398	£1,471,229

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,690,128	£1,690,128	£1,690,128	£1,690,128	£1,690,128	£1,690,128
10%	71%	£2,215,128	£2,191,118	£2,211,118	£2,191,118	£2,197,103	£2,214,658
15%	71%	£2,477,628	£2,441,804	£2,471,815	£2,456,592	£2,482,740	£2,476,735
20%	71%	£2,740,127	£2,692,996	£2,732,112	£2,684,082	£2,746,645	£2,738,931
25%	71%	£3,002,628	£2,942,599	£2,992,699	£2,992,671	£3,011,151	£3,001,133
30%	71%	£3,265,128	£3,193,095	£3,253,105	£3,181,080	£3,275,334	£3,265,316
35%	71%	£3,527,628	£3,443,575	£3,513,692	£3,429,540	£3,536,561	£3,526,538
40%	71%	£3,790,128	£3,694,068	£3,774,099	£3,678,039	£3,803,766	£3,787,737
45%	71%	£4,052,628	£3,944,561	£4,034,596	£3,966,528	£4,067,972	£4,049,698
50%	71%	£4,315,129	£4,195,054	£4,295,091	£4,176,016	£4,332,177	£4,312,146
100%	71%	£6,950,191	£6,715,112	£6,916,462	£6,674,382	£6,963,843	£6,953,114
10%	75%	£2,216,279	£2,195,265	£2,212,071	£2,191,058	£2,210,262	£2,215,054
15%	75%	£2,479,353	£2,458,340	£2,475,137	£2,454,124	£2,473,317	£2,477,511
20%	75%	£2,742,427	£2,721,414	£2,738,017	£2,719,004	£2,746,388	£2,750,983
25%	75%	£3,005,501	£2,982,975	£2,994,990	£2,942,457	£3,012,967	£3,002,448
30%	75%	£3,268,575	£3,205,548	£3,255,963	£3,192,922	£3,271,932	£3,264,912
35%	75%	£3,531,649	£3,458,116	£3,516,389	£3,443,389	£3,542,104	£3,531,649
40%	75%	£3,794,723	£3,710,688	£3,779,508	£3,693,355	£3,806,672	£3,789,841
45%	75%	£4,057,797	£3,963,256	£4,038,881	£3,944,321	£4,071,240	£4,052,306
50%	75%	£4,320,871	£4,215,826	£4,299,894	£4,194,398	£4,335,899	£4,314,770
10%	60%	£2,211,438	£2,177,816	£2,208,071	£2,174,451	£2,216,211	£2,212,844
15%	60%	£2,474,094	£2,421,662	£2,467,044	£2,416,613	£2,479,254	£2,474,204
20%	60%	£2,736,750	£2,665,507	£2,726,017	£2,658,776	£2,742,297	£2,735,984
25%	60%	£2,999,406	£2,909,351	£2,984,980	£2,900,598	£3,005,340	£2,996,924
30%	60%	£3,262,062	£3,153,199	£3,243,984	£3,143,101	£3,268,382	£3,258,284
35%	60%	£3,524,718	£3,397,044	£3,502,937	£3,385,263	£3,531,425	£3,519,643
40%	60%	£3,787,374	£3,640,890	£3,761,910	£3,627,425	£3,794,468	£3,781,003
45%	60%	£4,050,030	£3,884,736	£4,020,884	£3,869,588	£4,057,511	£4,042,363
50%	60%	£4,312,686	£4,128,581	£4,279,657	£4,111,750	£4,320,554	£4,305,723

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£355,989	£355,989	£355,989	£355,989	£355,989	£355,989
10%	71%	£1,080,990	£1,056,974	£1,076,982	£1,052,967	£1,084,399	£1,080,391
15%	71%	£1,343,490	£1,307,468	£1,337,479	£1,301,458	£1,348,604	£1,342,593
20%	71%	£1,606,990	£1,557,966	£1,591,985	£1,545,965	£1,612,812	£1,604,794
25%	71%	£1,870,490	£1,808,463	£1,865,473	£1,798,436	£1,877,015	£1,868,996
30%	71%	£2,133,990	£2,058,960	£2,118,989	£2,046,924	£2,141,220	£2,129,197
35%	71%	£2,397,490	£2,309,458	£2,378,466	£2,295,413	£2,405,425	£2,391,400
40%	71%	£2,660,990	£2,559,955	£2,639,463	£2,543,902	£2,669,429	£2,653,601
45%	71%	£2,924,490	£2,810,452	£2,900,460	£2,792,392	£2,933,838	£2,915,802
50%	71%	£3,187,990	£3,060,949	£3,160,957	£3,040,880	£3,198,040	£3,178,004
100%	71%	£5,822,052	£5,589,076	£5,783,095	£5,540,015	£5,859,708	£5,819,977
10%	75%	£1,082,143	£1,061,129	£1,077,935	£1,056,921	£1,085,125	£1,080,918
15%	75%	£1,345,219	£1,313,699	£1,338,908	£1,307,387	£1,349,694	£1,343,382
20%	75%	£1,608,295	£1,566,269	£1,599,890	£1,567,854	£1,614,262	£1,605,846
25%	75%	£1,871,371	£1,819,750	£1,860,920	£1,809,820	£1,876,839	£1,868,317
30%	75%	£2,134,447	£2,071,409	£2,121,826	£2,058,786	£2,143,399	£2,130,776
35%	75%	£2,397,523	£2,323,980	£2,382,799	£2,309,252	£2,407,968	£2,393,240
40%	75%	£2,660,600	£2,576,977	£2,649,597	£2,566,719	£2,674,597	£2,655,703
45%	75%	£2,923,676	£2,829,120	£2,904,745	£2,810,185	£2,937,104	£2,918,170
50%	75%	£3,186,752	£3,081,890	£3,165,718	£3,060,651	£3,201,673	£3,180,834
10%	60%	£1,077,501	£1,043,880	£1,073,935	£1,040,314	£1,082,075	£1,076,708
15%	60%	£1,340,577	£1,307,269	£1,332,476	£1,302,476	£1,345,111	£1,339,744
20%	60%	£1,603,653	£1,531,371	£1,591,891	£1,524,630	£1,608,160	£1,601,428
25%	60%	£1,866,729	£1,779,217	£1,853,854	£1,766,801	£1,871,203	£1,862,788
30%	60%	£2,129,805	£2,019,063	£2,109,968	£2,006,964	£2,134,246	£2,124,148
35%	60%	£2,392,881	£2,252,906	£2,368,901	£2,251,126	£2,397,285	£2,385,501
40%	60%	£2,655,957	£2,506,754	£2,627,774	£2,493,289	£2,660,332	£2,646,867
45%	60%	£2,919,033	£2,750,600	£2,896,747	£2,735,452	£2,923,375	£2,908,228
50%	60%	£3,182,109	£2,994,446	£3,145,720	£2,947,614	£3,186,417	£3,169,596

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,418,595	£1,418,595	£1,418,595	£1,418,595	£1,418,595	£1,418,595
10%	71%	£393,895	£371,810	£397,897	£372,818	£393,195	£394,193
15%	71%	£631,095	£607,117	£637,105	£613,128	£625,980	£631,991
20%	71%	£868,295	£846,625	£876,608	£842,639	£861,776	£869,790
25%	71%	£1,105,495	£1,086,131	£1,113,111	£1,076,150	£1,075,970	£1,077,688
30%	71%	£1,342,695	£1,324,967	£1,344,995	£1,272,339	£1,266,635	£1,264,613
35%	71%	£1,579,895	£1,563,854	£1,584,882	£1,520,829	£1,510,840	£1,508,815
40%	71%	£1,817,095	£1,803,747	£1,828,779	£1,759,318	£1,750,045	£1,749,016
45%	71%	£2,054,295	£2,042,590	£2,069,971	£1,990,559	£1,981,286	£1,980,257
50%	71%	£2,291,495	£2,280,833	£2,308,173	£2,221,198	£2,211,925	£2,210,896
100%	71%	£3,950,470	£3,808,391	£3,809,741	£3,565,661	£3,880,122	£3,844,393
10%	75%	£392,442	£373,455	£396,650	£377,663	£390,459	£393,667
15%	75%	£639,642	£616,886	£645,850	£626,877	£634,660	£637,868
20%	75%	£876,842	£856,315	£874,704	£846,731	£839,323	£838,738
25%	75%	£1,114,042	£1,095,745	£1,113,731	£1,086,264	£1,076,754	£1,080,273
30%	75%	£1,351,242	£1,334,665	£1,347,242	£1,304,		

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,312,301	£2,312,301	£2,312,301	£2,312,301	£2,312,301	£2,312,301
10%	71%	£1,787,300	£1,811,316	£1,791,388	£1,815,334	£1,783,891	£1,787,899
15%	71%	£1,824,801	£1,869,823	£1,830,811	£1,866,334	£1,819,896	£1,823,904
20%	71%	£1,262,300	£1,310,330	£1,270,314	£1,318,345	£1,255,481	£1,263,496
25%	71%	£998,799	£1,059,837	£1,009,817	£1,069,856	£991,275	£1,001,294
30%	71%	£737,244	£789,344	£749,321	£799,366	£727,071	£739,025
35%	71%	£474,798	£558,852	£488,824	£572,877	£462,866	£476,891
40%	71%	£212,298	£308,359	£228,327	£324,388	£198,661	£214,690
45%	71%	£50,293	£57,866	£52,170	£57,866	£55,845	£57,811
50%	71%	£-192,103	£-192,103	£-226,657	£-226,657	£-226,190	£-230,715
100%	71%	£-2,956,764	£-2,712,688	£-2,916,035	£-2,671,955	£-2,991,416	£-2,950,897
10%	75%	£1,786,148	£1,807,161	£1,790,385	£1,811,369	£1,783,165	£1,787,373
15%	75%	£1,523,071	£1,554,591	£1,520,389	£1,560,903	£1,519,596	£1,524,906
20%	75%	£1,259,994	£1,302,021	£1,268,410	£1,310,437	£1,254,029	£1,262,444
25%	75%	£996,918	£1,049,451	£1,007,437	£1,059,970	£989,460	£999,979
30%	75%	£733,841	£796,881	£746,404	£809,505	£724,891	£737,514
35%	75%	£470,765	£544,310	£485,491	£559,039	£460,323	£475,950
40%	75%	£207,687	£291,740	£224,518	£308,571	£195,755	£212,586
45%	75%	£-56,390	£38,170	£-36,454	£58,106	£-68,814	£-49,879
50%	75%	£-318,466	£-313,400	£-327,427	£-322,361	£-333,382	£-312,348
10%	60%	£1,790,989	£1,824,616	£1,794,356	£1,827,976	£1,788,215	£1,789,582
15%	60%	£1,530,333	£1,580,764	£1,536,382	£1,585,814	£1,523,173	£1,528,222
20%	60%	£1,269,877	£1,336,919	£1,276,409	£1,343,651	£1,260,190	£1,266,862
25%	60%	£999,020	£1,093,073	£1,011,439	£1,111,489	£987,877	£1,005,952
30%	60%	£748,363	£849,227	£758,463	£869,326	£734,044	£744,143
35%	60%	£497,707	£605,382	£499,490	£617,164	£471,001	£482,784
40%	60%	£247,051	£381,537	£249,516	£373,092	£237,899	£247,424
45%	60%	£-53,605	£117,891	£-18,457	£152,839	£-55,084	£-39,936
50%	60%	£-294,261	£-126,154	£-277,430	£-109,323	£-318,127	£-301,295

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,448,816	£2,448,816	£2,448,816	£2,448,816	£2,448,816	£2,448,816
10%	71%	£2,449,816	£2,473,831	£2,453,823	£2,477,839	£2,446,407	£2,450,414
15%	71%	£2,187,316	£2,223,338	£2,193,327	£2,229,350	£2,182,202	£2,188,212
20%	71%	£1,824,815	£1,972,846	£1,832,830	£1,980,860	£1,817,997	£1,826,011
25%	71%	£1,462,314	£1,722,353	£1,472,332	£1,732,371	£1,453,931	£1,463,900
30%	71%	£1,100,814	£1,471,859	£1,111,837	£1,483,882	£1,089,586	£1,101,600
35%	71%	£838,313	£1,221,367	£848,340	£1,235,392	£815,281	£830,406
40%	71%	£575,812	£970,874	£585,843	£989,389	£561,176	£577,400
45%	71%	£313,311	£720,381	£323,346	£738,414	£309,370	£315,904
50%	71%	£50,812	£469,888	£59,849	£489,906	£32,765	£352,802
100%	71%	£-2,294,249	£-2,050,479	£-2,253,526	£-2,009,240	£-2,228,901	£-2,288,172
10%	75%	£2,449,816	£2,469,831	£2,453,816	£2,477,844	£2,445,826	£2,449,836
15%	75%	£2,185,817	£2,217,107	£2,191,898	£2,223,419	£2,181,112	£2,187,224
20%	75%	£1,822,810	£1,964,537	£1,830,925	£1,972,952	£1,816,544	£1,824,959
25%	75%	£1,460,813	£1,711,967	£1,469,952	£1,722,485	£1,451,978	£1,460,494
30%	75%	£1,100,816	£1,360,971	£1,110,979	£1,472,020	£1,087,407	£1,100,033
35%	75%	£838,280	£1,206,826	£848,007	£1,221,553	£815,288	£830,566
40%	75%	£575,703	£954,295	£585,034	£971,087	£561,270	£577,101
45%	75%	£313,126	£703,806	£323,051	£720,621	£309,162	£315,336
50%	75%	£50,049	£449,116	£59,088	£470,154	£32,933	£350,172
10%	60%	£2,453,904	£2,487,126	£2,456,871	£2,490,491	£2,448,731	£2,452,098
15%	60%	£2,192,448	£2,243,280	£2,197,898	£2,246,329	£2,185,688	£2,190,736
20%	60%	£1,832,192	£1,989,435	£1,838,166	£1,996,366	£1,822,945	£1,829,376
25%	60%	£1,471,836	£1,755,589	£1,479,951	£1,764,004	£1,465,620	£1,472,018
30%	60%	£1,111,879	£1,511,743	£1,120,978	£1,521,841	£1,106,559	£1,113,658
35%	60%	£850,223	£1,267,898	£859,398	£1,279,670	£841,517	£850,223
40%	60%	£589,566	£1,024,052	£598,032	£1,037,517	£579,474	£583,939
45%	60%	£328,910	£780,206	£334,058	£796,354	£317,431	£322,979
50%	60%	£68,254	£536,361	£76,085	£563,192	£34,388	£381,216

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,649,523	£3,649,523	£3,649,523	£3,649,523	£3,649,523	£3,649,523
10%	71%	£3,124,523	£3,148,538	£3,128,530	£3,152,546	£3,121,113	£3,125,121
15%	71%	£2,699,523	£2,898,045	£2,703,533	£2,904,056	£2,696,909	£2,699,919
20%	71%	£2,274,523	£2,647,552	£2,278,536	£2,657,567	£2,272,372	£2,275,382
25%	71%	£1,849,523	£2,397,059	£1,853,539	£2,407,078	£1,847,209	£1,850,219
30%	71%	£1,424,523	£2,146,566	£1,428,543	£2,156,589	£1,422,042	£1,425,052
35%	71%	£1,000,523	£1,896,073	£1,004,546	£1,906,602	£998,041	£1,001,051
40%	71%	£575,523	£1,645,580	£579,559	£1,656,613	£573,040	£576,050
45%	71%	£150,523	£1,395,087	£154,562	£1,406,646	£147,541	£150,523
50%	71%	£-124,523	£1,144,594	£-128,545	£1,154,659	£-137,042	£-127,500
100%	71%	£-1,099,523	£-849,101	£-1,099,523	£-849,101	£-1,099,523	£-1,099,523
10%	75%	£3,123,570	£3,144,383	£3,127,578	£3,148,591	£3,120,387	£3,124,595
15%	75%	£2,698,570	£2,891,813	£2,702,605	£2,898,126	£2,695,818	£2,699,130
20%	75%	£2,273,570	£2,640,320	£2,277,607	£2,647,639	£2,271,251	£2,274,660
25%	75%	£1,848,570	£2,388,827	£1,852,607	£2,395,150	£1,846,094	£1,849,076
30%	75%	£1,423,570	£2,137,334	£1,427,607	£2,144,663	£1,421,107	£1,424,089
35%	75%	£1,000,570	£1,885,841	£1,004,607	£1,892,176	£998,110	£1,001,100
40%	75%	£575,570	£1,634,348	£579,607	£1,641,691	£573,113	£576,123
45%	75%	£150,570	£1,383,855	£154,607	£1,391,216	£147,614	£150,570
50%	75%	£-124,570	£1,132,362	£-128,607	£1,139,739	£-137,115	£-126,527
10%	60%	£3,128,611	£3,161,832	£3,131,578	£3,165,198	£3,123,438	£3,128,604
15%	60%	£2,697,611	£2,817,339	£2,701,605	£2,823,709	£2,694,995	£2,697,995
20%	60%	£2,266,611	£2,566,846	£2,270,605	£2,573,179	£2,264,381	£2,267,381
25%	60%	£1,835,611	£2,316,353	£1,839,605	£2,322,692	£1,833,347	£1,836,347
30%	60%	£1,404,611	£2,065,860	£1,408,605	£2,072,205	£1,402,347	£1,405,347
35%	60%	£973,611	£1,815,367	£977,605	£1,818,728	£971,347	£974,347
40%	60%	£542,611	£1,564,874	£546,605	£1,572,242	£540,347	£543,347
45%	60%	£100,611	£1,314,381	£104,605	£1,317,661	£98,347	£101,347
50%	60%	£-124,611	£1,063,888	£-128,605	£1,071,141	£-137,347	£-126,347

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,291,832	£2,291,832	£2,291,832	£2,291,832	£2,291,832	£2,291,832
10%	71%	£1,786,831	£1,790,847	£1,770,839	£1,794,855	£1,783,422	£1,787,430
15%	71%	£1,504,332	£1,540,354	£1,430,342	£1,540,362	£1,499,374	£1,505,228
20%	71%	£1,241,831	£1,289,862	£1,249,845	£1,297,876	£1,235,012	£1,243,027
25%	71%	£979,330	£1,039,868	£989,348	£1,049,387	£970,806	£980,825
30%	71%	£716,829	£789,875	£726,852	£790,897	£708,802	£718,824
35%	71%	£454,329	£538,883	£468,355	£552,408	£442,397	£456,422
40%	71%	£191,829	£287,890	£207,858	£303,919	£178,192	£194,221
45%	71%	£-70,672	£37,897	£-52,636	£39,931	£-86,014	£-87,980
50%	71%	£-233,172	£-213,906	£-213,136	£-213,136	£-193,059	£-207,919
100%	71%	£-2,977,233	£-2,733,154	£-2,936,594	£-2,692,424	£-3,011,885	£-2,871,158
10%	75%	£1,765,879	£1,789,892	£1,769,886	£1,790,900	£1,762,896	£1,768,904
15%	75%	£1,502,302	£1,538,122	£1,508,914	£1,549,434	£1,489,127	£1,508,439
20%	75%	£1,238,825	£1,281,852	£1,247,941	£1,289,968	£1,233,560	£1,241,975
25%	75%	£976,449	£1,028,862	£986,968	£1,039,501	£968,991	£979,510
30%	75%	£713,372	£776,412	£725,995	£789,026	£704,422	£717,045
35%	75%	£450,296	£503,841	£465,022	£505,569	£439,854	£454,591
40%	75%	£187,218	£271,271	£204,049	£288,102	£175,286	£192,117
45%	75%	£-75,859	£18,701	£-56,923	£37,837	£-89,293	£-70,348
50%	75%	£-233,869	£-233,869	£-237,896	£-237,896	£-233,861	£-232,813
10%	60%	£1,770,326	£1,804,141	£1,773,887	£1,807,597	£1,765,746	£1,769,753
15%	60%	£1,509,864	£1,560,295	£1,514,913	£1,565,345	£1,502,704	£1,507,753
20%	60%	£1,249,208	£1,316,450	£1,255,940	£1,323,182	£1,239,661	£1,246,393
25%	60%	£985,551	£1,072,514	£995,991	£1,101,020	£971,615	£985,333
30%	60%	£727,894	£828,758	£737,904	£838,857	£713,575	£723,674
35%	60%	£467,238	£584,913	£479,021	£596,695	£450,532	£462,315
40%	60%	£206,882	£341,958	£220,047	£364,393	£197,480	£203,658
45%	60%	£-54,074	£97,422	£-38,926	£112,370	£-75,553	£-60,405
50%	60%	£-314,730	£-146,623	£-297,899	£-129,792	£-338,596	£-321,765

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,695,251	£2,719,267	£2,695,259	£2,723,274	£2,691,842	£2,695,850
10%	71%	£2,432,751	£2,468,773	£2,438,762	£2,474,785	£2,427,837	£2,433,848
15%	71%	£2,170,250	£2,218,281	£2,176,265	£2,226,296	£2,163,432	£2,171,447
20%	71%	£1,907,749	£1,967,789	£1,913,766	£1,977,806	£1,899,226	£1,909,245
25%	71%	£1,645,250	£1,717,298	£1,651,272	£1,728,317	£1,635,021	£1,647,044
30%	71%	£1,382,749	£1,466,803	£1,388,775	£1,480,828	£1,370,818	£1,384,842
35%	71%	£1,120,248	£1,216,310	£1,126,278	£1,232,359	£1,108,811	£1,122,840
40%	71%	£857,748	£965,816	£873,781	£993,849	£842,406	£860,430
45%	71%	£595,247	£715,323	£615,284	£735,361	£578,201	£598,237
50%	71%	£-2,048,813	£-1,804,734	£-2,008,058	£-1,769,004	£-2,083,482	£-2,042,739
10%	75%	£2,684,888	£2,718,112	£2,696,305	£2,731,601	£2,681,116	£2,685,124
15%	75%	£2,431,022	£2,462,542	£2,437,333	£2,468,854	£2,426,547	£2,432,559
20%	75%	£2,167,045	£2,209,972	£2,173,361	£2,218,387	£2,161,979	£2,167,995
25%	75%	£1,903,869	£1,957,402	£1,910,289	£1,967,821	£1,897,411	£1,903,429
30%	75%	£1,641,792	£1,704,832	£1,654,415	£1,717,455	£1,632,842	£1,645,465
35%	75%	£1,379,715	£1,452,261	£1,393,442	£1,466,889	£1,368,273	£1,383,001
40%	75%	£1,115,638	£1,199,691	£1,132,469	£1,216,522	£1,103,705	£1,120,537
45%	75%	£852,561	£947,121	£871,496	£966,056	£839,137	£858,071
50%	75%	£589,485	£684,551	£610,523	£715,590	£574,568	£595,807
10%	60%	£2,688,940	£2,732,561	£2,702,306	£2,735,927	£2,694,166	£2,697,533
15%	60%	£2,439,294	£2,488,715	£2,443,333	£2,493,765	£2,431,123	£2,438,173
20%	60%	£2,177,827	£2,244,871	£2,184,389	£2,251,022	£2,169,081	£2,174,915
25%	60%	£1,916,971	£2,001,024	£1,925,387	£2,009,440	£1,905,038	£1,913,453
30%	60%	£1,656,314	£1,757,178	£1,666,414	£1,767,277	£1,641,995	£1,652,093
35%	60%	£1,395,658	£1,513,333	£1,407,440	£1,525,115	£1,378,952	£1,390,724
40%	60%	£1,135,002	£1,269,487	£1,148,467	£1,282,952	£1,115,909	£1,129,374
45%	60%	£874,346	£1,025,641	£889,494	£1,040,789	£862,866	£868,015
50%	60%	£613,689	£781,796	£630,521	£798,627	£598,824	£606,658

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,649,523	£3,649,523	£3,649,523	£3,649,523	£3,649,523	£3,649,523
10%	71%	£3,124,523	£3,148,538	£3,128,539	£3,152,546	£3,121,113	£3,125,121
15%	71%	£2,862,023	£2,908,045	£2,866,033	£2,904,056	£2,856,009	£2,862,019
20%	71%	£2,599,522	£2,647,553	£2,603,536	£2,655,567	£2,592,704	£2,600,718
25%	71%	£2,337,021	£2,397,060	£2,347,039	£2,407,078	£2,328,498	£2,338,516
30%	71%	£2,074,521	£2,146,566	£2,084,543	£2,156,589	£2,064,293	£2,076,315
35%	71%	£1,812,020	£1,896,074	£1,822,046	£1,910,099	£1,800,988	£1,814,113
40%	71%	£1,549,520	£1,645,581	£1,559,549	£1,661,610	£1,535,883	£1,551,912
45%	71%	£1,287,020	£1,395,088	£1,305,052	£1,413,121	£1,271,877	£1,289,711
50%	71%	£1,024,519	£1,144,595	£1,044,555	£1,154,632	£1,007,472	£1,027,509
100%	71%	£-1,019,542	£-1,375,463	£-1,578,513	£-1,534,733	£-1,054,194	£-1,613,462
10%	75%	£3,123,370	£3,144,383	£3,127,578	£3,148,591	£3,120,387	£3,124,595
15%	75%	£2,860,294	£2,891,813	£2,865,005	£2,898,126	£2,855,818	£2,862,130
20%	75%	£2,597,218	£2,639,243	£2,601,632	£2,647,659	£2,591,251	£2,599,666
25%	75%	£2,334,140	£2,386,673	£2,344,659	£2,397,192	£2,326,882	£2,337,201
30%	75%	£2,071,063	£2,134,103	£2,083,686	£2,146,727	£2,062,113	£2,074,737
35%	75%	£1,807,987	£1,881,532	£1,822,713	£1,896,260	£1,797,545	£1,812,272
40%	75%	£1,544,910	£1,628,963	£1,561,741	£1,645,793	£1,532,977	£1,549,805
45%	75%	£1,281,832	£1,376,393	£1,300,768	£1,395,328	£1,268,408	£1,287,343
50%	75%	£1,018,756	£1,123,823	£1,039,795	£1,144,861	£1,003,940	£1,024,879
10%	60%	£3,128,211	£3,161,832	£3,131,579	£3,165,198	£3,123,438	£3,128,804
15%	60%	£2,867,555	£2,917,986	£2,872,605	£2,923,036	£2,860,395	£2,865,445
20%	60%	£2,606,899	£2,674,142	£2,613,631	£2,680,873	£2,597,352	£2,604,085
25%	60%	£2,346,243	£2,430,296	£2,354,688	£2,438,711	£2,334,309	£2,342,725
30%	60%	£2,085,586	£2,186,450	£2,095,685	£2,198,248	£2,071,566	£2,081,365
35%	60%	£1,824,929	£1,942,605	£1,836,712	£1,964,388	£1,808,224	£1,820,006
40%	60%	£1,564,273	£1,698,759	£1,577,738	£1,712,224	£1,545,181	£1,558,646
45%	60%	£1,303,617	£1,454,913	£1,318,785	£1,491,061	£1,284,138	£1,297,285
50%	60%	£1,042,961	£1,211,068	£1,059,792	£1,227,899	£1,019,095	£1,035,926

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY UPDATE

Site typology 1

CIL Zone	2
Value Area	Med

No Units	11
Site Area	0.06 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,342,869	£2,342,869	£2,342,869	£2,342,869	£2,342,869	£2,342,869
10%	71%	£1,987,302	£2,005,420	£1,996,071	£2,014,189	£1,981,896	£1,990,665
15%	71%	£1,809,108	£1,836,895	£1,822,672	£1,849,849	£1,801,410	£1,814,564
20%	71%	£1,631,734	£1,667,972	£1,649,274	£1,685,510	£1,620,923	£1,636,462
25%	71%	£1,453,951	£1,499,247	£1,475,874	£1,521,170	£1,440,437	£1,462,360
30%	71%	£1,276,167	£1,330,522	£1,302,476	£1,356,830	£1,259,950	£1,286,258
35%	71%	£1,098,384	£1,161,797	£1,129,257	£1,202,490	£1,079,463	£1,110,155
40%	71%	£920,601	£993,073	£955,677	£1,028,151	£898,976	£934,054
45%	71%	£742,817	£824,348	£782,279	£863,811	£718,490	£757,953
50%	71%	£565,033	£655,624	£608,880	£699,471	£538,004	£581,850
100%	71%	£1,232,938	£1,045,494	£1,143,510	£959,365	£1,237,581	£1,189,453
10%	75%	£1,985,911	£2,001,765	£1,995,119	£2,010,973	£1,981,181	£1,990,388
15%	75%	£1,807,432	£1,831,212	£1,821,244	£1,845,025	£1,800,337	£1,814,149
20%	75%	£1,629,953	£1,660,860	£1,647,369	£1,679,075	£1,619,493	£1,637,909
25%	75%	£1,450,474	£1,490,108	£1,473,494	£1,513,127	£1,438,649	£1,461,669
30%	75%	£1,271,995	£1,319,555	£1,299,619	£1,347,179	£1,257,805	£1,285,428
35%	75%	£1,093,517	£1,149,003	£1,125,744	£1,181,231	£1,076,960	£1,109,168
40%	75%	£915,038	£978,451	£951,869	£1,015,293	£896,117	£932,694
45%	75%	£736,559	£807,899	£777,993	£849,334	£715,273	£756,709
50%	75%	£558,080	£637,346	£604,119	£683,386	£534,429	£580,468
60%	75%	£379,601	£466,793	£439,119	£517,438	£384,471	£432,510
15%	60%	£1,816,194	£1,854,242	£1,827,243	£1,865,291	£1,804,841	£1,815,891
20%	60%	£1,640,635	£1,691,367	£1,655,368	£1,706,099	£1,625,498	£1,640,231
25%	60%	£1,465,077	£1,528,490	£1,483,492	£1,546,907	£1,446,156	£1,484,572
30%	60%	£1,289,519	£1,365,815	£1,311,619	£1,387,714	£1,266,514	£1,328,912
35%	60%	£1,113,960	£1,202,739	£1,139,742	£1,228,521	£1,087,471	£1,113,253
40%	60%	£938,402	£1,039,863	£967,866	£1,069,328	£908,129	£937,594
45%	60%	£762,844	£876,988	£806,991	£870,136	£748,786	£781,834
50%	60%	£587,285	£714,111	£624,116	£750,943	£549,444	£586,275

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,432,083	£3,432,083	£3,432,083	£3,432,083	£3,432,083	£3,432,083
10%	71%	£3,187,680	£3,199,632	£3,179,891	£3,170,162	£3,193,598	£3,174,281
15%	71%	£3,065,434	£3,038,256	£3,052,900	£3,026,103	£3,073,524	£3,060,358
20%	71%	£2,943,218	£2,916,980	£2,928,077	£2,899,442	£2,944,029	£2,936,490
25%	71%	£2,821,002	£2,775,705	£2,799,077	£2,753,782	£2,834,515	£2,812,992
30%	71%	£2,698,786	£2,634,430	£2,674,271	£2,628,517	£2,715,002	£2,693,579
35%	71%	£2,576,570	£2,493,155	£2,549,465	£2,482,252	£2,601,487	£2,578,064
40%	71%	£2,454,354	£2,351,880	£2,424,659	£2,375,987	£2,487,972	£2,464,551
45%	71%	£2,332,138	£2,210,605	£2,300,853	£2,259,716	£2,374,457	£2,351,129
50%	71%	£2,209,922	£2,069,330	£2,181,047	£2,118,449	£2,260,942	£2,236,802
60%	71%	£1,087,706	£1,087,706	£1,087,706	£1,087,706	£1,087,706	£1,087,706
10%	75%	£3,789,041	£3,773,187	£3,779,833	£3,763,979	£3,793,771	£3,784,954
15%	75%	£3,667,825	£3,641,971	£3,653,617	£3,637,763	£3,673,555	£3,664,738
20%	75%	£3,546,609	£3,520,755	£3,532,401	£3,516,547	£3,552,339	£3,543,522
25%	75%	£3,425,393	£3,399,540	£3,411,186	£3,395,332	£3,431,124	£3,422,307
30%	75%	£3,304,177	£3,277,985	£3,290,031	£3,274,177	£3,309,916	£3,301,100
35%	75%	£3,182,961	£3,156,430	£3,168,476	£3,152,622	£3,188,708	£3,180,892
40%	75%	£3,061,745	£3,035,214	£3,047,270	£3,031,416	£3,067,500	£3,059,684
45%	75%	£2,940,529	£2,914,003	£2,926,065	£2,910,211	£2,939,292	£2,931,476
50%	75%	£2,819,313	£2,792,787	£2,804,057	£2,788,053	£2,816,084	£2,808,268
60%	75%	£1,698,097	£1,698,097	£1,698,097	£1,698,097	£1,698,097	£1,698,097
10%	60%	£3,958,758	£3,920,710	£3,947,709	£3,909,660	£3,970,711	£3,959,061
15%	60%	£3,837,542	£3,799,494	£3,824,543	£3,786,494	£3,847,545	£3,835,895
20%	60%	£3,716,326	£3,678,278	£3,701,327	£3,683,278	£3,722,279	£3,710,629
25%	60%	£3,595,110	£3,556,162	£3,580,111	£3,562,162	£3,583,112	£3,571,462
30%	60%	£3,473,894	£3,434,146	£3,458,895	£3,440,896	£3,461,847	£3,450,197
35%	60%	£3,352,678	£3,312,430	£3,337,679	£3,319,680	£3,348,631	£3,336,981
40%	60%	£3,231,462	£3,191,214	£3,216,463	£3,198,214	£3,227,165	£3,215,515
45%	60%	£3,110,246	£3,069,998	£3,100,247	£3,082,748	£3,111,166	£3,100,016
50%	60%	£2,989,030	£2,947,782	£2,974,031	£2,956,532	£2,985,017	£2,973,367
60%	60%	£1,867,814	£1,867,814	£1,867,814	£1,867,814	£1,867,814	£1,867,814

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,827,417	£2,827,417	£2,827,417	£2,827,417	£2,827,417	£2,827,417
10%	71%	£2,653,513	£2,635,395	£2,644,744	£2,626,626	£2,658,920	£2,650,150
15%	71%	£2,529,297	£2,504,120	£2,518,143	£2,499,966	£2,529,406	£2,520,252
20%	71%	£2,405,081	£2,379,903	£2,393,562	£2,375,385	£2,403,846	£2,394,692
25%	71%	£2,280,865	£2,255,688	£2,269,321	£2,251,144	£2,261,527	£2,252,373
30%	71%	£2,156,649	£2,131,471	£2,145,080	£2,126,893	£2,137,310	£2,128,156
35%	71%	£2,032,433	£1,999,253	£2,018,689	£1,999,066	£2,028,727	£2,019,573
40%	71%	£1,908,217	£1,875,037	£1,894,298	£1,874,843	£1,885,144	£1,876,741
45%	71%	£1,784,001	£1,750,821	£1,763,109	£1,743,654	£1,754,061	£1,745,658
50%	71%	£1,659,785	£1,625,605	£1,635,897	£1,616,500	£1,627,068	£1,618,665
60%	71%	£537,569	£537,569	£537,569	£537,569	£537,569	£537,569
10%	75%	£3,289,041	£3,273,187	£3,279,833	£3,263,979	£3,293,771	£3,284,954
15%	75%	£3,167,825	£3,141,971	£3,153,617	£3,137,763	£3,163,555	£3,154,738
20%	75%	£3,046,609	£3,020,755	£3,032,401	£3,016,547	£3,042,339	£3,033,522
25%	75%	£2,925,393	£2,899,540	£2,910,031	£2,894,177	£2,920,124	£2,911,307
30%	75%	£2,804,177	£2,777,985	£2,789,031	£2,773,177	£2,793,916	£2,785,100
35%	75%	£2,682,961	£2,656,795	£2,668,476	£2,652,622	£2,678,708	£2,670,892
40%	75%	£2,561,745	£2,535,530	£2,547,270	£2,531,416	£2,557,165	£2,548,349
45%	75%	£2,440,529	£2,414,313	£2,426,065	£2,410,211	£2,436,292	£2,427,476
50%	75%	£2,319,313	£2,293,097	£2,305,057	£2,289,203	£2,315,084	£2,306,268
60%	75%	£1,198,097	£1,198,097	£1,198,097	£1,198,097	£1,198,097	£1,198,097
10%	60%	£4,037,542	£4,000,494	£4,022,543	£3,984,494	£4,044,545	£4,032,895
15%	60%	£3,916,326	£3,879,278	£3,901,327	£3,883,278	£3,912,279	£3,900,629
20%	60%	£3,795,110	£3,757,985	£3,780,111	£3,762,843	£3,791,784	£3,780,134
25%	60%	£3,673,894	£3,635,688	£3,658,895	£3,640,689	£3,667,830	£3,656,180
30%	60%	£3,552,678	£3,514,472	£3,537,679	£3,519,473	£3,548,611	£3,536,961
35%	60%	£3,431,462	£3,393,256	£3,416,463	£3,398,050	£3,427,152	£3,415,502
40%	60%	£3,310,246	£3,272,040	£3,295,247	£3,277,741	£3,286,242	£3,274,592
45%	60%	£3,189,030	£3,150,824	£3,172,031	£3,154,525	£3,181,733	£3,170,083
50%	60%	£3,067,814	£3,029,608	£3,050,815	£3,033,316	£3,060,224	£3,048,574
60%	60%	£1,946,598	£1,946,598	£1,946,598	£1,946,598	£1,946,598	£1,946,598

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£323,362	£323,362	£323,362	£323,362	£323,362	£323,362
10%	71%	£618,020	£680,811	£670,180	£653,082	£684,335	£675,566
15%	71%	£856,713	£929,536	£918,382	£891,284	£924,821	£916,052
20%	71%	£1,094,497	£1,163,260	£1,152,106	£1,135,008	£1,169,538	£1,160,769
25%	71%	£1,332,281	£1,402,033	£1,390,951	£1,373,853	£1,408,368	£1,400,000
30%	71%	£1,570,065	£1,640,806	£1,629,647	£1,612,549	£1,647,883	£1,639,515
35%	71%	£1,807,849	£1,879,577	£1,868,418	£1,851,320	£1,886,417	£1,878,049
40%	71%	£2,045,633	£2,118,350	£2,107,191	£2,090,093	£2,115,188	£2,106,820
45%	71%	£2,283,417	£2,352,123	£2,340,964	£2,323,866	£2,348,961	£2,340,593
50%	71%	£2,521,201	£2,590,896	£2,579,737	£2,562,639	£2,587,734	£2,579,366
60%	71%	£899,085	£899,085	£899,085	£899,085	£899,085	£899,085
10%	75%	£3,789,041	£3,773,187				

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£570,344	£570,344	£570,344	£570,344	£570,344	£570,344
10%	71%	£214,777	£232,866	£220,546	£241,664	£209,371	£218,140
15%	71%	£36,993	£64,170	£50,147	£77,324	£28,835	£42,038
20%	71%	£-140,791	£-104,554	£-123,252	£-87,015	£-151,003	£-134,063
25%	71%	£-318,574	£-273,279	£-296,651	£-251,356	£-332,089	£-310,166
30%	71%	£-468,558	£-402,005	£-470,049	£-416,695	£-512,576	£-486,267
35%	71%	£-674,142	£-610,727	£-643,448	£-580,035	£-693,062	£-662,370
40%	71%	£-851,925	£-779,452	£-816,848	£-744,374	£-873,549	£-838,471
45%	71%	£-1,029,708	£-948,177	£-989,246	£-906,715	£-1,054,035	£-1,014,573
50%	71%	£-1,207,492	£-1,116,901	£-1,153,645	£-1,073,054	£-1,234,521	£-1,193,075
100%	71%	£-3,005,163	£-2,821,019	£-2,916,035	£-2,731,690	£-3,060,106	£-2,970,978
10%	75%	£213,386	£229,240	£222,563	£236,447	£208,655	£217,863
15%	75%	£34,957	£58,687	£46,719	£72,499	£27,812	£41,623
20%	75%	£-143,572	£-111,865	£-125,156	£-90,450	£-153,032	£-134,617
25%	75%	£-322,051	£-282,417	£-299,031	£-259,398	£-333,876	£-310,856
30%	75%	£-500,530	£-452,970	£-472,906	£-425,346	£-514,720	£-487,097
35%	75%	£-679,008	£-623,522	£-646,761	£-591,294	£-695,565	£-663,337
40%	75%	£-857,487	£-794,074	£-820,657	£-757,242	£-876,408	£-839,577
45%	75%	£-1,035,966	£-964,626	£-994,832	£-923,191	£-1,057,252	£-1,015,817
50%	75%	£-1,214,445	£-1,125,179	£-1,156,486	£-1,080,940	£-1,236,927	£-1,193,057
10%	80%	£219,227	£244,592	£226,594	£251,959	£211,658	£219,025
15%	80%	£43,668	£81,717	£54,718	£92,766	£32,316	£43,365
20%	80%	£-131,890	£-91,159	£-117,158	£-66,426	£-147,027	£-132,294
25%	80%	£-307,448	£-244,035	£-289,039	£-225,619	£-326,369	£-307,653
30%	80%	£-483,007	£-406,910	£-460,908	£-384,811	£-505,711	£-483,613
35%	80%	£-658,565	£-569,789	£-632,783	£-544,005	£-685,054	£-659,272
40%	80%	£-834,124	£-722,629	£-804,659	£-703,197	£-854,596	£-834,322
45%	80%	£-1,009,682	£-895,537	£-976,534	£-862,390	£-1,043,793	£-1,010,991
50%	80%	£-1,185,241	£-1,058,414	£-1,148,409	£-1,021,582	£-1,223,082	£-1,186,250

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,358,889	£1,358,889	£1,358,889	£1,358,889	£1,358,889	£1,358,889
10%	71%	£877,292	£895,410	£886,061	£904,180	£871,886	£880,655
15%	71%	£699,508	£726,685	£712,662	£739,839	£691,400	£704,554
20%	71%	£521,724	£577,962	£539,264	£576,500	£510,913	£526,452
25%	71%	£343,940	£389,337	£365,864	£411,160	£330,427	£352,350
30%	71%	£166,158	£220,512	£192,466	£246,820	£149,940	£176,348
35%	71%	£-11,626	£41,788	£19,067	£89,481	£-30,546	£146
40%	71%	£-159,489	£-116,897	£-154,324	£-81,859	£-211,034	£-175,959
45%	71%	£-327,193	£-235,662	£-327,731	£-246,199	£-391,520	£-352,027
50%	71%	£-494,977	£-354,388	£-501,130	£-410,539	£-572,006	£-528,160
100%	71%	£-2,342,648	£-2,158,504	£-2,253,626	£-2,069,375	£-2,397,591	£-2,308,463
10%	75%	£697,422	£721,292	£711,235	£735,015	£690,327	£704,130
15%	75%	£518,943	£550,650	£537,359	£569,066	£509,483	£527,899
20%	75%	£340,464	£380,988	£363,484	£403,117	£328,639	£351,959
25%	75%	£161,985	£203,545	£189,609	£227,169	£147,765	£175,116
30%	75%	£-16,493	£38,693	£15,734	£71,221	£-33,049	£-822
35%	75%	£-194,372	£-131,559	£-158,141	£-94,727	£-273,893	£-217,061
40%	75%	£-374,461	£-252,111	£-332,017	£-200,676	£-394,737	£-333,201
45%	75%	£-551,930	£-427,664	£-505,891	£-426,624	£-575,581	£-520,542
50%	75%	£-729,400	£-597,107	£-685,109	£-594,474	£-747,174	£-681,540
10%	80%	£706,184	£744,232	£717,233	£755,282	£694,351	£705,981
15%	80%	£528,623	£561,327	£545,357	£586,089	£515,488	£530,221
20%	80%	£356,067	£418,480	£373,482	£436,897	£336,146	£354,562
25%	80%	£179,508	£255,605	£201,606	£277,704	£156,804	£178,902
30%	80%	£3,950	£92,730	£79,732	£118,511	£-22,538	£1,244
35%	80%	£-171,608	£-70,147	£-142,143	£-40,682	£-201,881	£-172,416
40%	80%	£-347,167	£-233,022	£-314,019	£-199,874	£-381,224	£-348,076
45%	80%	£-522,725	£-395,898	£-485,894	£-359,067	£-550,566	£-523,735

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,907,596	£1,907,596	£1,907,596	£1,907,596	£1,907,596	£1,907,596
10%	71%	£1,561,999	£1,670,117	£1,560,768	£1,578,886	£1,546,593	£1,555,362
15%	71%	£1,374,215	£1,401,392	£1,367,369	£1,414,546	£1,366,107	£1,379,261
20%	71%	£1,186,431	£1,232,666	£1,213,911	£1,259,207	£1,185,620	£1,203,159
25%	71%	£1,018,646	£1,063,944	£1,040,571	£1,085,867	£1,005,134	£1,027,057
30%	71%	£840,864	£895,219	£867,173	£921,527	£824,647	£850,955
35%	71%	£663,081	£726,495	£693,774	£751,187	£644,180	£674,853
40%	71%	£485,298	£557,770	£520,574	£562,848	£463,673	£498,751
45%	71%	£307,514	£389,045	£346,976	£428,508	£283,187	£322,650
50%	71%	£129,730	£220,321	£173,577	£264,165	£102,701	£146,347
100%	71%	£-1,687,494	£-1,463,707	£-1,674,815	£-1,594,665	£-1,722,854	£-1,633,754
10%	75%	£1,550,608	£1,566,462	£1,559,816	£1,575,670	£1,545,878	£1,555,085
15%	75%	£1,372,129	£1,395,909	£1,365,941	£1,409,722	£1,365,034	£1,378,845
20%	75%	£1,193,650	£1,225,357	£1,212,086	£1,243,772	£1,184,160	£1,202,606
25%	75%	£1,015,171	£1,054,805	£1,038,191	£1,077,524	£1,003,346	£1,026,366
30%	75%	£836,692	£884,252	£864,316	£911,876	£822,502	£850,125
35%	75%	£658,214	£715,700	£690,441	£745,928	£641,657	£673,885
40%	75%	£479,735	£543,148	£516,595	£579,980	£460,814	£497,645
45%	75%	£301,256	£372,596	£342,690	£414,031	£279,970	£321,406
50%	75%	£122,777	£202,043	£168,816	£248,083	£99,126	£145,165
10%	80%	£1,556,449	£1,581,814	£1,563,819	£1,589,181	£1,540,981	£1,556,247
15%	80%	£1,380,991	£1,418,939	£1,371,940	£1,429,988	£1,369,538	£1,380,558
20%	80%	£1,205,332	£1,256,064	£1,220,065	£1,270,796	£1,190,195	£1,204,928
25%	80%	£1,029,774	£1,093,187	£1,048,189	£1,111,603	£1,010,853	£1,029,269
30%	80%	£854,215	£930,312	£876,315	£932,411	£851,511	£863,609
35%	80%	£678,657	£767,436	£704,439	£763,217	£652,188	£677,950
40%	80%	£503,099	£604,580	£532,563	£634,025	£472,826	£502,291
45%	80%	£327,540	£441,665	£360,686	£474,832	£293,463	£326,631
50%	80%	£151,982	£278,836	£198,815	£315,640	£114,140	£150,072

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£549,875	£549,875	£549,875	£549,875	£549,875	£549,875
10%	71%	£184,308	£212,426	£203,077	£221,195	£188,802	£197,671
15%	71%	£16,504	£43,701	£29,678	£56,855	£9,416	£21,860
20%	71%	£-161,260	£-125,023	£-143,721	£-107,484	£-172,072	£-154,532
25%	71%	£-339,043	£-293,748	£-317,120	£-271,825	£-352,558	£-330,535
30%	71%	£-482,827	£-402,472	£-400,516	£-346,184	£-433,045	£-406,736
35%	71%	£-694,611	£-631,196	£-663,917	£-600,504	£-713,531	£-682,839
40%	71%	£-872,394	£-799,921	£-837,317	£-764,843	£-894,018	£-858,940
45%	71%	£-1,050,177	£-988,646	£-1,010,715	£-929,184	£-1,074,504	£-1,036,042
50%	71%	£-1,227,961	£-1,133,370	£-1,164,134	£-1,060,503	£-1,224,990	£-1,171,344
100%	71%	£-3,025,632	£-2,841,468	£-2,936,504	£-2,752,359	£-3,080,575	£-2,991,447
10%	75%	£192,917	£208,771	£202,124	£217,978	£198,196	£197,394
15%	75%	£14,438	£38,819	£29,250	£52,030	£17,343	£21,154
20%	75%	£-164,041	£-132,334	£-145,625	£-113,919	£-173,501	£-155,086
25%	75%	£-342,520	£-302,888	£-319,500	£-279,887	£-354,345	£-331,323
30%	75%	£-520,999	£-473,439	£-493,375	£-445,815	£-535,189	£-507,565
35%	75%	£-699,477	£-643,991	£-667,250	£-611,763	£-716,034	£-683,808
40%	75%	£-877,956	£-814,543	£-841,126	£-777,711	£-896,877	£-860,046
45%	75%	£-1,056,435	£-985,095	£-1,015,001	£-943,660	£-1,077,721	£-1,036,288
50%	75%	£-1,234,914	£-1,155,645	£-1,186,895	£-1,100,889	£-1,238,568	£-1,172,526
10%	60%	£198,758	£224,123	£206,125	£231,499	£191,189	£198,556
15%	60%	£23,199	£61,248	£34,249	£72,267	£11,847	£22,896
20%	60%	£-152,359	£-101,628	£-137,627	£-86,895	£-167,496	£-152,763
25%	60%	£-327,824	£-237,202	£-309,502	£-246,508	£-346,838	£-326,422
30%	60%	£-503,476	£-427,379	£-481,377	£-405,280	£-526,180	£-504,082
35%	60%	£-679,034	£-590,255	£-653,252	£-564,474	£-705,523	£-679,741
40%	60%	£-854,593	£-753,131	£-825,128	£-723,666	£-864,665	£-835,401
45%	60%	£-1,030,151	£-916,036	£-990,004	£-860,659	£-1,094,208	£-1,051,050
50%	60%	£-1,205,710	£-1,078,883	£-1,168,878	£-1,042,051	£-1,243,551	£-1,208,719

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,122,728	£1,140,846	£1,131,497	£1,149,615	£1,117,321	£1,126,051
10%	71%	£944,944	£972,121	£958,056	£985,275	£936,835	£949,989
15%	71%	£767,160	£803,397	£784,690	£820,935	£756,348	£773,588
20%	71%	£589,377	£634,672	£611,305	£656,595	£579,862	£597,765
25%	71%	£411,593	£465,947	£437,902	£492,256	£395,375	£421,684
30%	71%	£233,809	£297,223	£264,502	£327,916	£214,889	£245,581
35%	71%	£59,025	£129,499	£91,103	£163,576	£34,402	£59,490
40%	71%	£-121,758	£-40,226	£-82,295	£-764	£-146,064	£-106,622
45%	71%	£-299,542	£-208,950	£-255,695	£-165,103	£-326,570	£-282,724
50%	71%	£-477,327	£-313,059	£-408,086	£-273,358	£-502,155	£-463,027
10%	75%	£1,121,137	£1,139,544	£1,130,544	£1,148,958	£1,116,668	£1,125,814
15%	75%	£942,857	£966,636	£950,670	£980,450	£935,763	£949,574
20%	75%	£764,378	£796,086	£782,755	£814,501	£764,919	£773,334
25%	75%	£586,899	£638,607	£609,623	£646,373	£574,074	£591,094
30%	75%	£407,420	£454,981	£435,044	£482,605	£393,231	£420,854
35%	75%	£228,942	£284,429	£261,169	£316,657	£212,386	£244,614
40%	75%	£59,453	£113,977	£97,294	£159,708	£31,622	£58,374
45%	75%	£-122,016	£-56,675	£-86,951	£-12,241	£-140,351	£-107,866
50%	75%	£-306,495	£-227,223	£-260,455	£-181,189	£-330,146	£-284,107
10%	60%	£1,127,178	£1,152,543	£1,134,544	£1,159,910	£1,119,609	£1,128,978
15%	60%	£951,619	£989,867	£962,665	£1,000,717	£940,267	£951,316
20%	60%	£773,061	£826,792	£790,154	£831,545	£760,924	£773,856
25%	60%	£600,502	£663,916	£618,918	£682,332	£581,581	£599,988
30%	60%	£424,944	£501,040	£447,043	£523,140	£402,240	£424,338
35%	60%	£249,386	£338,165	£275,165	£363,946	£232,867	£249,679
40%	60%	£73,827	£175,280	£103,292	£204,754	£43,554	£73,019
45%	60%	£-101,731	£12,413	£-68,584	£45,561	£-135,788	£-102,841
50%	60%	£-277,290	£-150,463	£-240,458	£-113,631	£-315,131	£-278,299

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,907,566	£1,907,566	£1,907,566	£1,907,566	£1,907,566	£1,907,566
10%	71%	£1,551,099	£1,670,117	£1,560,768	£1,578,886	£1,546,993	£1,555,362
15%	71%	£1,274,215	£1,401,392	£1,367,369	£1,414,546	£1,366,107	£1,379,261
20%	71%	£1,196,431	£1,232,668	£1,213,971	£1,250,207	£1,185,620	£1,203,159
25%	71%	£1,018,648	£1,063,944	£1,040,571	£1,085,867	£1,005,134	£1,027,057
30%	71%	£840,864	£895,219	£867,173	£921,527	£824,647	£850,955
35%	71%	£663,081	£729,495	£693,774	£751,167	£644,160	£674,853
40%	71%	£485,298	£557,770	£520,374	£582,848	£463,673	£498,751
45%	71%	£307,514	£389,045	£348,976	£428,508	£293,167	£322,650
50%	71%	£129,730	£220,321	£178,577	£264,169	£102,701	£146,547
100%	71%	£-1,067,941	£-1,483,797	£-1,578,813	£-1,394,668	£-1,722,884	£-1,633,758
10%	75%	£1,550,608	£1,566,462	£1,559,816	£1,575,670	£1,545,878	£1,555,085
15%	75%	£1,272,120	£1,395,909	£1,385,941	£1,409,722	£1,365,034	£1,378,845
20%	75%	£1,193,650	£1,229,357	£1,213,086	£1,243,772	£1,194,190	£1,202,995
25%	75%	£1,015,171	£1,054,805	£1,038,191	£1,077,824	£1,003,346	£1,026,366
30%	75%	£836,692	£884,252	£864,316	£911,876	£822,502	£850,125
35%	75%	£658,214	£713,700	£690,441	£745,928	£641,657	£673,365
40%	75%	£479,735	£543,146	£516,565	£579,960	£460,914	£497,645
45%	75%	£301,256	£372,596	£342,690	£414,031	£279,970	£321,406
50%	75%	£122,777	£202,043	£168,816	£248,083	£99,126	£145,165
10%	60%	£1,559,449	£1,581,814	£1,563,816	£1,589,181	£1,549,881	£1,556,247
15%	60%	£1,380,891	£1,418,939	£1,391,940	£1,429,988	£1,369,538	£1,380,588
20%	60%	£1,205,332	£1,256,054	£1,220,065	£1,270,796	£1,190,195	£1,204,928
25%	60%	£1,029,774	£1,089,187	£1,048,189	£1,111,693	£1,010,653	£1,029,269
30%	60%	£854,215	£930,312	£876,315	£952,411	£831,611	£853,809
35%	60%	£678,657	£767,436	£704,439	£793,217	£652,168	£677,950
40%	60%	£503,099	£604,560	£532,563	£624,025	£472,826	£502,291
45%	60%	£327,540	£441,685	£360,685	£474,832	£293,483	£326,631
50%	60%	£151,982	£278,808	£188,813	£316,640	£114,140	£150,972

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY UPDATE

Site typology 1

CIL Zone	2
Value Area	Low

No Units	11
Site Area	0.06 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,592,487	£1,592,487	£1,592,487	£1,592,487	£1,592,487	£1,592,487
10%	71%	£1,307,936	£1,321,434	£1,320,728	£1,335,126	£1,298,451	£1,312,143
15%	71%	£1,184,910	£1,185,908	£1,184,908	£1,206,445	£1,151,434	£1,171,759
20%	71%	£1,021,585	£1,050,382	£1,048,968	£1,077,785	£1,004,415	£1,031,759
25%	71%	£878,869	£914,856	£913,088	£949,084	£867,398	£891,627
30%	71%	£736,134	£779,329	£777,209	£820,404	£710,380	£751,454
35%	71%	£593,408	£643,803	£641,329	£691,723	£563,361	£611,282
40%	71%	£450,683	£508,276	£505,449	£563,043	£416,344	£471,110
45%	71%	£307,957	£372,751	£369,569	£434,362	£269,326	£330,937
50%	71%	£165,231	£237,224	£233,689	£305,682	£122,308	£190,765
100%	71%	£1,082,864	£1,195,324	£1,143,610	£1,397,170	£1,399,916	£1,293,762
10%	75%	£1,305,399	£1,317,998	£1,319,775	£1,332,374	£1,297,887	£1,312,263
15%	75%	£1,161,895	£1,180,754	£1,183,419	£1,202,317	£1,150,588	£1,172,152
20%	75%	£1,018,112	£1,043,509	£1,047,084	£1,072,261	£1,003,288	£1,032,040
25%	75%	£874,768	£906,264	£910,708	£942,204	£855,988	£891,929
30%	75%	£731,224	£769,019	£774,351	£812,148	£708,688	£751,816
35%	75%	£587,679	£631,775	£637,996	£682,081	£561,388	£611,705
40%	75%	£444,135	£494,530	£501,840	£550,935	£414,089	£471,593
45%	75%	£300,591	£357,286	£365,284	£421,978	£266,789	£331,482
50%	75%	£157,048	£220,041	£228,928	£291,921	£119,490	£191,369
60%	60%	£1,122,774	£1,232,422	£1,223,775	£1,343,933	£1,300,256	£1,211,755
15%	60%	£1,172,167	£1,202,404	£1,189,418	£1,219,655	£1,154,139	£1,171,391
20%	60%	£1,032,060	£1,072,377	£1,055,062	£1,095,378	£1,008,023	£1,031,025
25%	60%	£891,954	£942,349	£920,706	£971,101	£861,907	£890,659
30%	60%	£751,847	£812,321	£796,350	£846,824	£715,192	£750,294
35%	60%	£611,741	£682,293	£661,994	£722,546	£569,676	£609,929
40%	60%	£471,634	£552,266	£537,637	£598,269	£423,560	£469,563
45%	60%	£331,527	£422,238	£403,281	£473,992	£277,443	£329,197
50%	60%	£191,421	£292,210	£282,925	£349,714	£131,327	£188,832

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,182,465	£4,182,465	£4,182,465	£4,182,465	£4,182,465	£4,182,465
10%	71%	£4,067,916	£4,053,518	£4,054,224	£4,069,828	£4,076,591	£4,065,209
15%	71%	£4,010,642	£4,059,044	£4,056,104	£4,088,506	£4,023,513	£4,004,882
20%	71%	£4,753,367	£4,724,570	£4,725,984	£4,697,187	£4,770,537	£4,743,153
25%	71%	£4,996,933	£4,880,096	£4,881,944	£4,855,368	£4,917,554	£4,893,325
30%	71%	£4,993,622	£4,993,622	£4,993,622	£4,993,622	£4,993,622	£4,993,622
35%	71%	£5,181,544	£5,141,149	£5,133,629	£5,084,548	£5,044,572	£5,019,597
40%	71%	£5,234,289	£5,269,675	£5,269,503	£5,211,909	£5,358,608	£5,303,842
45%	71%	£5,486,995	£5,402,201	£5,405,383	£5,340,590	£5,505,626	£5,444,015
50%	71%	£5,900,721	£5,537,722	£5,541,282	£5,469,470	£5,632,644	£5,564,167
100%	71%	£7,057,616	£6,811,276	£6,816,462	£6,772,122	£7,144,868	£7,005,714
10%	75%	£4,489,553	£4,459,954	£4,455,177	£4,442,378	£4,477,085	£4,462,699
15%	75%	£4,013,097	£4,004,198	£4,001,745	£4,007,635	£4,024,824	£4,019,496
20%	75%	£4,756,640	£4,731,443	£4,727,598	£4,702,691	£4,771,664	£4,742,912
25%	75%	£4,900,184	£4,888,687	£4,884,244	£4,832,748	£4,916,963	£4,893,023
30%	75%	£5,043,728	£5,030,933	£5,030,660	£4,962,604	£5,066,263	£5,023,136
35%	75%	£5,187,272	£5,143,177	£5,136,860	£5,062,460	£5,193,045	£5,163,242
40%	75%	£5,330,817	£5,280,422	£5,273,312	£5,222,917	£5,360,862	£5,303,359
45%	75%	£5,474,361	£5,417,666	£5,409,698	£5,352,974	£5,508,162	£5,443,470
50%	75%	£5,617,905	£5,551,011	£5,543,036	£5,483,090	£5,635,469	£5,569,823
10%	60%	£4,462,678	£4,442,520	£4,451,177	£4,431,019	£4,474,696	£4,463,196
15%	60%	£4,602,785	£4,572,548	£4,585,534	£4,555,297	£4,620,813	£4,603,561
20%	60%	£4,742,892	£4,702,575	£4,719,890	£4,679,573	£4,766,929	£4,743,927
25%	60%	£4,882,998	£4,832,681	£4,850,261	£4,803,851	£4,894,263	£4,864,293
30%	60%	£5,023,105	£4,962,631	£4,988,602	£4,928,128	£5,059,160	£5,024,657
35%	60%	£5,163,211	£5,092,658	£5,122,958	£5,052,406	£5,205,276	£5,165,023
40%	60%	£5,303,318	£5,222,686	£5,251,235	£5,176,683	£5,351,392	£5,308,389
45%	60%	£5,443,425	£5,352,714	£5,391,671	£5,300,960	£5,497,509	£5,445,755
50%	60%	£5,583,531	£5,482,741	£5,526,027	£5,425,238	£5,604,624	£5,556,120

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,935,335	£3,935,335	£3,935,335	£3,935,335	£3,935,335	£3,935,335
10%	71%	£3,333,779	£3,319,381	£3,320,088	£3,305,690	£3,342,364	£3,328,673
15%	71%	£3,476,505	£3,454,908	£3,455,998	£3,434,370	£3,489,882	£3,469,845
20%	71%	£3,619,231	£3,590,437	£3,591,847	£3,563,050	£3,638,606	£3,609,917
25%	71%	£3,761,956	£3,725,960	£3,727,727	£3,691,732	£3,783,418	£3,745,189
30%	71%	£3,904,681	£3,861,488	£3,863,607	£3,820,412	£3,930,436	£3,891,361
35%	71%	£4,047,407	£3,997,013	£3,999,487	£3,949,092	£4,077,454	£4,029,534
40%	71%	£4,190,132	£4,132,538	£4,135,368	£4,077,772	£4,224,472	£4,169,798
45%	71%	£4,332,858	£4,268,065	£4,271,246	£4,206,454	£4,371,489	£4,309,878
50%	71%	£4,475,584	£4,403,591	£4,407,126	£4,335,134	£4,518,508	£4,450,051
100%	71%	£5,023,480	£5,173,149	£5,183,398	£5,037,988	£5,010,731	£5,017,457
10%	75%	£3,335,416	£3,322,818	£3,321,041	£3,308,442	£3,342,922	£3,328,552
15%	75%	£3,478,961	£3,460,062	£3,457,396	£3,438,498	£3,480,227	£3,468,664
20%	75%	£3,622,506	£3,597,307	£3,595,752	£3,568,555	£3,637,527	£3,608,775
25%	75%	£3,766,051	£3,744,552	£3,743,107	£3,709,612	£3,749,897	£3,749,897
30%	75%	£3,909,596	£3,871,796	£3,866,484	£3,828,667	£3,932,127	£3,888,999
35%	75%	£4,053,141	£4,009,040	£4,002,820	£3,958,724	£4,079,427	£4,029,111
40%	75%	£4,196,686	£4,146,288	£4,140,381	£4,086,881	£4,226,728	£4,169,223
45%	75%	£4,340,231	£4,283,530	£4,275,532	£4,218,637	£4,374,026	£4,309,334
50%	75%	£4,483,776	£4,420,775	£4,411,888	£4,348,894	£4,521,326	£4,449,448
10%	60%	£3,328,541	£3,308,384	£3,317,040	£3,296,593	£3,340,560	£3,329,060
15%	60%	£3,468,086	£3,448,387	£3,457,143	£3,431,100	£3,485,617	£3,469,426
20%	60%	£3,608,631	£3,588,439	£3,585,753	£3,545,437	£3,632,792	£3,605,790
25%	60%	£3,749,176	£3,699,487	£3,720,109	£3,669,715	£3,778,908	£3,750,156
30%	60%	£3,889,721	£3,828,494	£3,824,466	£3,783,991	£3,925,024	£3,895,921
35%	60%	£4,029,074	£3,958,522	£3,955,821	£3,918,269	£4,071,140	£4,030,887
40%	60%	£4,169,181	£4,088,550	£4,123,178	£4,042,547	£4,217,256	£4,171,253
45%	60%	£4,309,288	£4,218,577	£4,257,534	£4,166,824	£4,363,372	£4,311,618
50%	60%	£4,449,394	£4,348,605	£4,391,991	£4,281,101	£4,509,488	£4,451,953

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,073,744	£1,073,744	£1,073,744	£1,073,744	£1,073,744	£1,073,744
10%	71%	£1,399,105	£1,344,787	£1,345,993	£1,331,105	£1,397,780	£1,358,088
15%	71%	£1,501,921	£1,480,323	£1,481,383	£1,459,786	£1,514,797	£1,494,261
20%	71%	£1,644,646	£1,615,849	£1,617,263	£1,588,466	£1,661,816	£1,634,432
25%	71%	£1,787,372	£1,751,375	£1,753,143	£1,717,147	£1,808,834	£1,774,695
30%	71%	£1,930,097	£1,896,902	£1,898,023	£1,845,827	£1,935,851	£1,914,777
35%	71%	£2,072,823	£2,022,428	£2,024,502	£1,974,508	£2,102,870	£2,054,949
40%	71%	£2,215,548	£2,157,953	£2,160,782	£2,103,188	£2,249,887	£2,195,122
45%	71%	£2,358,274	£2,293,480	£2,296,609	£2,231,869	£2,396,905	£2,338,294
50%	71%	£2,501,000	£2,429,007	£2,432,542	£2,360,549	£2,543,923	£2,476,466
100%	71%	£3,948,895	£3,802,559	£3,809,741	£3,663,401	£4,036,147	£3,896,993
10%	75%	£1,380,832	£1,348,233	£1,346,456	£1,333,867	£1,388,344	£1,353,968
15%	75%	£1,524,376	£1,485,477	£1,483,814	£1,463,914	£1,515,643	£1,484,099
20%	75%	£1,647,919	£1,622,723	£1,619,167	£1,593,971	£1,662,943	£1,634,191
25%	75%	£1,791,463	£1,759,987	£1,755,523	£1,724,027	£1,810,243	£1,774,302
30%	75%	£1,935,007	£1,897,212	£1,891,960	£1,864,083	£1,927,54	

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£180,038	-£180,038	-£180,038	-£180,038	-£180,038	-£180,038
10%	71%	-£65,489	-£451,091	-£451,799	-£437,399	-£474,074	-£460,343
15%	71%	-£608,215	-£586,817	-£587,677	-£566,080	-£621,092	-£600,555
20%	71%	-£760,940	-£722,143	-£723,557	-£694,760	-£768,110	-£740,726
25%	71%	-£893,666	-£857,669	-£859,437	-£823,441	-£915,128	-£880,891
30%	71%	-£1,026,391	-£985,106	-£986,317	-£952,122	-£1,042,145	-£1,011,611
35%	71%	-£1,170,117	-£1,128,722	-£1,131,196	-£1,080,802	-£1,209,164	-£1,181,243
40%	71%	-£1,321,842	-£1,284,249	-£1,287,076	-£1,239,482	-£1,356,181	-£1,301,416
45%	71%	-£1,484,568	-£1,399,774	-£1,402,956	-£1,358,163	-£1,503,199	-£1,441,588
50%	71%	-£1,607,294	-£1,539,301	-£1,538,838	-£1,486,844	-£1,650,217	-£1,581,750
100%	71%	-£3,056,189	-£2,908,849	-£2,916,035	-£2,769,695	-£3,142,441	-£3,003,287
10%	75%	-£487,126	-£454,527	-£452,750	-£440,151	-£474,638	-£460,262
15%	75%	-£610,670	-£591,771	-£589,106	-£570,298	-£621,937	-£600,373
20%	75%	-£754,213	-£729,017	-£725,462	-£700,265	-£769,237	-£740,485
25%	75%	-£897,758	-£866,261	-£861,817	-£830,321	-£916,537	-£880,596
30%	75%	-£1,041,302	-£1,008,506	-£1,004,174	-£960,377	-£1,063,837	-£1,026,709
35%	75%	-£1,184,846	-£1,149,750	-£1,144,509	-£1,080,434	-£1,211,137	-£1,169,820
40%	75%	-£1,328,390	-£1,277,995	-£1,270,885	-£1,220,490	-£1,356,436	-£1,300,932
45%	75%	-£1,471,934	-£1,415,239	-£1,407,242	-£1,350,547	-£1,503,736	-£1,441,043
50%	75%	-£1,615,478	-£1,559,485	-£1,549,597	-£1,480,604	-£1,650,036	-£1,581,158
10%	60%	-£460,251	-£440,093	-£448,750	-£428,592	-£472,270	-£460,770
15%	60%	-£600,358	-£570,121	-£583,107	-£552,870	-£618,386	-£601,134
20%	60%	-£740,465	-£700,149	-£717,463	-£677,147	-£764,502	-£741,500
25%	60%	-£880,571	-£830,176	-£851,819	-£801,204	-£910,619	-£881,866
30%	60%	-£1,020,678	-£960,204	-£988,175	-£925,701	-£1,056,734	-£1,022,231
35%	60%	-£1,160,784	-£1,090,232	-£1,120,531	-£1,049,979	-£1,202,849	-£1,169,597
40%	60%	-£1,300,891	-£1,220,259	-£1,254,988	-£1,174,307	-£1,348,955	-£1,302,082
45%	60%	-£1,440,998	-£1,350,287	-£1,389,244	-£1,298,533	-£1,495,062	-£1,445,238
50%	60%	-£1,581,104	-£1,480,315	-£1,523,600	-£1,422,811	-£1,641,168	-£1,583,693

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£180,038	-£180,038	-£180,038	-£180,038	-£180,038	-£180,038
10%	71%	£197,026	£211,424	£210,718	£225,116	£188,441	£202,133
15%	71%	£54,300	£75,898	£74,838	£96,436	£41,424	£61,960
20%	71%	-£88,425	-£59,628	-£81,042	-£32,245	-£105,595	-£78,211
25%	71%	-£241,154	-£106,154	-£106,302	-£160,906	-£252,032	-£219,353
30%	71%	-£373,878	-£330,681	-£332,801	-£289,606	-£399,630	-£358,556
35%	71%	-£516,602	-£469,207	-£469,681	-£418,296	-£546,648	-£498,728
40%	71%	-£659,327	-£601,733	-£604,561	-£546,967	-£693,666	-£638,800
45%	71%	-£802,051	-£737,259	-£740,441	-£675,548	-£840,684	-£779,073
50%	71%	-£944,775	-£878,785	-£878,320	-£804,328	-£987,702	-£919,245
100%	71%	-£2,392,674	-£2,248,334	-£2,255,926	-£2,107,180	-£2,499,925	-£2,340,772
10%	75%	£165,389	£207,989	£207,765	£226,364	£187,617	£202,353
15%	75%	£51,845	£70,744	£73,400	£92,307	£40,578	£62,142
20%	75%	-£91,698	-£66,501	-£62,946	-£37,749	-£106,772	-£77,970
25%	75%	-£235,242	-£203,745	-£199,302	-£167,806	-£254,022	-£218,081
30%	75%	-£378,186	-£340,911	-£335,852	-£291,892	-£401,922	-£358,194
35%	75%	-£522,330	-£478,235	-£472,014	-£427,918	-£548,621	-£498,305
40%	75%	-£665,875	-£615,480	-£608,370	-£557,975	-£695,920	-£638,417
45%	75%	-£809,419	-£752,724	-£744,726	-£688,032	-£843,220	-£778,528
50%	75%	-£952,962	-£890,969	-£881,082	-£818,089	-£990,520	-£918,641
10%	60%	£202,264	£222,422	£213,768	£233,923	£190,246	£201,746
15%	60%	£62,157	£82,394	£87,608	£108,695	£45,129	£61,381
20%	60%	-£177,850	-£57,633	-£54,945	-£19,631	-£101,987	-£78,965
25%	60%	-£321,056	-£167,661	-£189,304	-£138,909	-£248,103	-£219,351
30%	60%	-£464,262	-£297,889	-£323,660	-£263,186	-£394,218	-£359,715
35%	60%	-£607,468	-£427,716	-£458,016	-£381,464	-£540,334	-£500,281
40%	60%	-£750,674	-£557,744	-£592,373	-£511,741	-£686,450	-£640,447
45%	60%	-£893,880	-£687,772	-£726,729	-£636,018	-£832,567	-£780,813
50%	60%	-£1,037,086	-£817,800	-£861,085	-£760,296	-£978,682	-£921,178

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,157,184	£1,157,184	£1,157,184	£1,157,184	£1,157,184	£1,157,184
10%	71%	£871,733	£886,131	£885,426	£899,823	£863,148	£876,840
15%	71%	£729,207	£750,605	£749,545	£771,142	£716,131	£726,667
20%	71%	£586,262	£615,079	£613,965	£642,462	£569,112	£586,486
25%	71%	£443,566	£479,553	£477,785	£513,781	£422,084	£446,324
30%	71%	£300,831	£344,026	£341,906	£385,101	£275,077	£316,151
35%	71%	£158,105	£208,500	£206,026	£256,420	£138,556	£175,379
40%	71%	£15,380	£72,973	£70,146	£127,740	£-18,959	£35,307
45%	71%	-£127,346	-£62,852	-£65,734	-£941	-£165,977	-£104,366
50%	71%	-£270,072	-£108,079	-£109,814	-£129,621	-£312,095	-£244,538
100%	71%	-£1,017,667	-£1,074,867	-£1,074,867	-£1,142,473	-£1,066,210	-£1,066,210
10%	75%	£870,086	£882,895	£884,472	£907,071	£862,584	£876,960
15%	75%	£726,552	£745,451	£748,116	£767,014	£715,285	£726,849
20%	75%	£583,020	£609,206	£611,761	£636,957	£567,980	£580,737
25%	75%	£439,465	£470,961	£475,405	£506,901	£420,985	£446,626
30%	75%	£295,921	£333,716	£339,048	£376,845	£273,385	£316,513
35%	75%	£152,376	£196,472	£202,693	£246,788	£126,085	£176,402
40%	75%	£8,837	£59,277	£56,337	£116,732	£-21,214	£36,260
45%	75%	-£134,712	-£78,017	-£70,020	-£13,325	-£168,514	-£103,821
50%	75%	-£278,255	-£215,262	-£206,375	-£143,382	-£315,814	-£243,934
10%	60%	£916,917	£901,729	£908,472	£938,636	£864,953	£876,453
15%	60%	£736,364	£767,101	£754,115	£784,392	£718,338	£736,388
20%	60%	£596,757	£637,073	£619,759	£660,075	£572,720	£595,722
25%	60%	£456,651	£507,046	£485,403	£535,798	£426,604	£455,356
30%	60%	£316,544	£377,019	£351,043	£411,521	£280,480	£314,901
35%	60%	£176,438	£246,990	£218,601	£287,243	£134,373	£174,626
40%	60%	£36,331	£116,963	£82,334	£162,966	£-11,743	£34,260
45%	60%	-£103,776	-£13,065	-£52,022	-£38,686	-£157,660	-£106,106
50%	60%	-£243,662	-£143,063	-£169,376	-£99,650	-£303,676	-£246,471

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£200,507	-£200,507	-£200,507	-£200,507	-£200,507	-£200,507
10%	71%	-£485,868	-£471,560	-£472,267	-£487,868	-£494,543	-£480,852
15%	71%	-£523,684	-£507,036	-£508,146	-£538,549	-£541,561	-£521,024
20%	71%	-£771,409	-£742,612	-£744,026	-£775,229	-£788,579	-£761,195
25%	71%	-£914,135	-£878,138	-£879,906	-£943,910	-£935,597	-£901,368
30%	71%	-£1,066,860	-£1,015,665	-£1,015,786	-£1,072,981	-£1,082,614	-£1,041,540
35%	71%	-£1,196,586	-£1,148,191	-£1,151,665	-£1,191,271	-£1,226,633	-£1,181,712
40%	71%	-£1,342,311	-£1,284,718	-£1,287,545	-£1,329,951	-£1,376,650	-£1,321,885
45%	71%	-£1,485,937	-£1,420,243	-£1,423,426	-£1,538,632	-£1,523,688	-£1,485,057
50%	71%	-£1,627,763	-£1,555,770	-£1,559,395	-£1,687,313	-£1,670,686	-£1,602,229
100%	71%	-£3,076,658	-£2,929,318	-£2,936,504	-£2,790,164	-£3,162,910	-£3,023,758
15%	75%	-£487,595	-£474,999	-£473,219	-£480,620	-£495,107	-£480,731
20%	75%	-£631,139	-£612,240	-£609,575	-£609,677	-£624,406	-£620,842
25%	75%	-£774,682	-£749,486	-£745,931	-£720,734	-£789,706	-£760,954
30%	75%	-£918,227	-£886,730	-£882,286	-£850,790	-£937,006	-£901,065
35%	75%	-£1,061,771	-£1,023,975	-£1,018,643	-£980,846	-£1,084,306	-£1,041,178
40%	75%	-£1,205,315	-£1,161,210	-£1,154,988	-£1,110,905	-£1,231,606	-£1,181,289
45%	75%	-£1,348,859	-£1,298,464	-£1,291,354	-£1,240,959	-£1,376,905	-£1,321,401
50%	75%	-£1,492,403	-£1,435,708	-£1,427,711	-£1,371,016	-£1,526,205	-£1,461,512
10%	60%	-£1,035,856	-£1,017,854	-£1,018,986	-£1,061,073	-£1,073,605	-£1,001,626
15%	60%	-£1,180,400	-£1,150,210	-£1,151,283	-£1,193,369	-£1,206,139	-£1,134,647
20%	60%	-£1,324,944	-£1,292,760	-£1,293,833	-£1,335,724	-£1,348,594	-£1,276,155
25%	60%	-£1,469,488	-£1,437,276	-£1,438,349	-£1,479,079	-£1,491,949	-£1,419,616
30%	60%	-£1,614,032	-£1,581,820	-£1,582,893	-£1,622,434	-£1,635,304	-£1,563,171
35%	60%	-£1,758,576	-£1,724,364	-£1,725,437	-£1,767,789	-£1,780,659	-£1,708,526
40%	60%	-£1,903,120	-£1,868,908	-£1,869,981	-£1,913,140	-£1,926,010	-£1,853,877
45%	60%	-£2,047,664	-£2,013,452	-£2,014,525	-£2,059,491	-£2,072,361	-£2,000,228
50%	60%	-£2,192,208	-£2,157,996	-£2,159,069	-£2,205,842	-£2,218,712	-£2,146,579

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£442,462	-£442,462	-£442,462	-£442,462	-£442,462	-£442,462
10%	71%	-£999,736	-£932,333	-£930,273	-£944,871	-£988,859	-£937,396
15%	71%	-£1,557,011	-£1,465,808	-£1,464,394	-£1,513,191	-£1,593,911	-£1,487,234
20%	71%	-£2,114,285	-£1,924,281	-£1,924,514	-£1,944,509	-£2,117,177	-£1,977,662
25%	71%	-£2,671,559	-£2,482,775	-£2,483,008	-£2,503,003	-£2,686,271	-£2,507,146
30%	71%	-£3,228,833	-£3,041,269	-£3,041,502	-£3,061,497	-£3,244,365	-£3,067,640
35%	71%	-£3,786,107	-£3,600,763	-£3,601,000	-£3,621,495	-£3,799,459	-£3,620,134
40%	71%	-£4,343,381	-£4,160,257	-£4,160,494	-£4,180,489	-£4,337,553	-£4,157,618
45%	71%	-£4,900,655	-£4,719,751	-£4,719,988	-£4,739,983	-£4,901,647	-£4,732,702
50%	71%	-£5,457,929	-£5,279,245	-£5,279,482	-£5,299,477	-£5,461,741	-£5,292,796
100%	71%	-£10,915,858	-£10,558,490	-£10,558,964	-£10,818,954	-£11,323,482	-£10,915,858
15%	75%	-£697,280	-£616,179	-£615,845	-£637,743	-£696,014	-£637,577
20%	75%	-£1,153,737	-£1,018,934	-£1,018,489	-£1,037,686	-£1,138,714	-£1,067,466
25%	75%	-£1,609,194	-£1,449,630	-£1,449,185	-£1,468,382	-£1,589,410	-£1,518,162
30%	75%	-£2,064,651	-£1,805,555	-£1,805,110	-£1,824,277	-£1,945,304	-£1,874,056
35%	75%	-£2,520,107	-£2,261,480	-£2,261,035	-£2,280,172	-£2,401,131	-£2,329,883
40%	75%	-£2,975,564	-£2,717,405	-£2,716,960	-£2,735,907	-£2,856,690	-£2,785,637
45%	75%	-£3,431,020	-£3,173,330	-£3,172,885	-£3,191,832	-£3,317,475	-£3,246,427
50%	75%	-£3,886,477	-£3,629,255	-£3,628,810	-£3,647,757	-£3,768,318	-£3,697,170
10%	60%	-£447,700	-£467,537	-£459,201	-£479,358	-£435,681	-£447,181
15%	60%	-£907,863	-£937,830	-£924,844	-£955,081	-£899,504	-£906,918
20%	60%	-£1,368,026	-£1,407,893	-£1,390,807	-£1,421,054	-£1,365,647	-£1,373,981
25%	60%	-£1,828,189	-£1,877,956	-£1,850,870	-£1,881,117	-£1,856,410	-£1,864,744
30%	60%	-£2,288,352	-£2,338,023	-£2,310,937	-£2,321,184	-£2,296,713	-£2,305,047
35%	60%	-£2,748,515	-£2,798,094	-£2,770,008	-£2,780,255	-£2,755,484	-£2,763,818
40%	60%	-£3,208,678	-£3,258,267	-£3,230,181	-£3,240,428	-£3,215,661	-£3,223,995
45%	60%	-£3,668,841	-£3,718,346	-£3,690,260	-£3,700,517	-£3,675,750	-£3,684,084
50%	60%	-£4,129,004	-£4,178,421	-£4,150,335	-£4,160,582	-£4,135,815	-£4,144,149

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,157,184	£1,157,184	£1,157,184	£1,157,184	£1,157,184	£1,157,184
10%	71%	£971,733	£986,131	£985,426	£999,823	£963,148	£976,640
15%	71%	£729,007	£750,805	£749,545	£771,142	£718,131	£726,867
20%	71%	£586,282	£615,079	£613,965	£642,462	£569,112	£596,496
25%	71%	£443,556	£479,553	£477,785	£513,781	£422,094	£456,324
30%	71%	£300,831	£344,026	£341,906	£385,101	£275,077	£316,151
35%	71%	£158,105	£209,520	£208,026	£250,420	£139,058	£175,978
40%	71%	£15,380	£72,973	£70,146	£127,740	£-18,959	£35,807
45%	71%	-£127,346	-£62,552	-£65,734	-£941	-£165,977	-£104,366
50%	71%	-£270,072	-£198,079	-£201,614	-£229,621	-£312,995	-£244,538
100%	71%	-£1,117,967	-£1,571,627	-£1,576,813	-£1,432,473	-£1,805,219	-£1,668,963
10%	75%	£870,096	£882,695	£884,472	£897,071	£862,584	£876,960
15%	75%	£726,252	£745,451	£745,116	£767,014	£715,285	£726,849
20%	75%	£583,009	£609,206	£607,761	£630,957	£567,685	£596,137
25%	75%	£439,465	£470,961	£470,405	£506,901	£420,685	£456,626
30%	75%	£295,921	£333,716	£333,048	£376,845	£273,385	£316,513
35%	75%	£152,376	£190,472	£189,604	£246,788	£126,885	£176,402
40%	75%	£8,832	£59,257	£56,337	£116,732	£-21,214	£36,290
45%	75%	-£134,712	-£78,017	-£79,020	-£13,325	-£168,514	-£103,821
50%	75%	-£278,295	-£215,262	-£208,375	-£143,382	-£315,814	-£243,934
10%	60%	£833,074	£807,129	£808,472	£808,630	£841,655	£816,453
15%	60%	£736,864	£767,101	£764,115	£784,352	£718,936	£736,088
20%	60%	£640,654	£670,345	£667,359	£687,596	£622,520	£641,212
25%	60%	£544,444	£577,135	£574,149	£594,386	£529,300	£548,392
30%	60%	£448,234	£480,925	£477,939	£497,624	£434,114	£453,484
35%	60%	£352,024	£384,715	£381,729	£404,859	£338,928	£358,298
40%	60%	£255,814	£289,506	£286,520	£308,084	£243,742	£263,112
45%	60%	£159,604	£194,297	£191,311	£211,319	£148,556	£167,926
50%	60%	£63,394	£98,088	£95,102	£120,364	£53,370	£72,740

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY UPDATE

Site typology 1

CIL Zone 3  
Value Area High

No Units 11  
Site Area 0.06 Ha

Sales value inflation 0%  
Build cost inflation 0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,039,034	£2,039,034	£2,039,034	£2,039,034	£2,039,034	£2,039,034
10%	71%	£1,711,585	£1,728,343	£1,722,619	£1,739,377	£1,707,074	£1,718,108
15%	71%	£1,547,961	£1,572,997	£1,564,412	£1,589,548	£1,541,983	£1,557,644
20%	71%	£1,384,137	£1,417,852	£1,405,295	£1,439,720	£1,375,113	£1,387,181
25%	71%	£1,220,413	£1,262,306	£1,247,998	£1,289,892	£1,209,132	£1,236,717
30%	71%	£1,056,689	£1,106,961	£1,089,791	£1,140,063	£1,043,152	£1,076,254
35%	71%	£892,964	£951,515	£931,584	£990,234	£877,171	£915,792
40%	71%	£729,241	£796,269	£773,376	£840,406	£711,191	£755,328
45%	71%	£565,516	£640,924	£615,169	£690,578	£545,211	£594,865
50%	71%	£401,792	£485,579	£456,962	£540,749	£379,231	£434,401
100%	71%	£1,255,957	£1,089,242	£1,143,531	£973,196	£1,301,517	£1,189,370
10%	75%	£1,710,081	£1,724,744	£1,721,668	£1,736,330	£1,706,133	£1,717,719
15%	75%	£1,545,906	£1,567,600	£1,562,985	£1,584,978	£1,539,683	£1,557,062
20%	75%	£1,381,129	£1,410,454	£1,404,300	£1,433,626	£1,373,233	£1,396,404
25%	75%	£1,216,653	£1,253,310	£1,245,618	£1,282,275	£1,206,782	£1,235,747
30%	75%	£1,052,177	£1,096,164	£1,086,935	£1,130,922	£1,040,332	£1,075,090
35%	75%	£887,700	£939,020	£928,252	£979,570	£873,882	£914,433
40%	75%	£723,224	£781,976	£769,569	£820,219	£717,432	£753,776
45%	75%	£558,748	£624,330	£610,885	£676,867	£540,981	£593,117
50%	75%	£394,272	£467,585	£452,202	£525,515	£374,531	£432,460
10%	60%	£1,713,398	£1,739,057	£1,725,067	£1,749,127	£1,710,881	£1,718,353
15%	60%	£1,555,080	£1,590,271	£1,568,983	£1,604,173	£1,545,605	£1,559,507
20%	60%	£1,393,782	£1,440,683	£1,412,300	£1,459,220	£1,381,128	£1,399,665
25%	60%	£1,232,484	£1,291,095	£1,255,617	£1,314,266	£1,216,651	£1,239,824
30%	60%	£1,071,126	£1,141,207	£1,098,932	£1,163,313	£1,052,178	£1,079,981
35%	60%	£909,809	£991,919	£942,249	£1,024,360	£887,699	£920,139
40%	60%	£748,491	£842,331	£785,565	£879,406	£723,223	£760,297
45%	60%	£587,173	£692,744	£628,892	£734,453	£558,746	£600,456
50%	60%	£425,855	£543,157	£472,199	£589,499	£394,270	£464,613

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£3,735,918	-£3,735,918	-£3,735,918	-£3,735,918	-£3,735,918	-£3,735,918
10%	71%	-£4,046,698	-£4,046,698	-£4,046,698	-£4,046,698	-£4,046,698	-£4,046,698
15%	71%	-£4,227,881	-£4,201,855	-£4,210,540	-£4,185,404	-£4,233,835	-£4,217,308
20%	71%	-£4,390,615	-£4,357,300	-£4,368,747	-£4,335,232	-£4,399,633	-£4,377,771
25%	71%	-£4,554,539	-£4,512,648	-£4,526,954	-£4,485,080	-£4,565,820	-£4,538,235
30%	71%	-£4,719,263	-£4,667,291	-£4,685,491	-£4,643,489	-£4,711,800	-£4,684,697
35%	71%	-£4,884,987	-£4,823,337	-£4,843,398	-£4,784,717	-£4,897,780	-£4,859,150
40%	71%	-£5,050,711	-£4,979,882	-£5,001,575	-£4,934,546	-£5,063,761	-£4,919,624
45%	71%	-£5,216,436	-£5,134,028	-£5,159,753	-£5,084,374	-£5,229,740	-£5,168,087
50%	71%	-£5,382,161	-£5,288,170	-£5,317,930	-£5,234,003	-£5,395,721	-£5,300,551
100%	60%	-£7,030,608	-£6,860,294	-£6,816,462	-£6,748,148	-£7,076,669	-£6,964,322
10%	75%	-£4,064,870	-£4,050,208	-£4,053,284	-£4,038,622	-£4,068,819	-£4,057,333
15%	75%	-£4,229,346	-£4,207,357	-£4,211,987	-£4,189,974	-£4,235,266	-£4,217,890
20%	75%	-£4,393,823	-£4,364,498	-£4,370,651	-£4,341,326	-£4,401,719	-£4,378,548
25%	75%	-£4,558,299	-£4,521,842	-£4,529,334	-£4,492,877	-£4,568,170	-£4,539,205
30%	75%	-£4,722,775	-£4,678,787	-£4,688,017	-£4,644,630	-£4,734,620	-£4,695,862
35%	75%	-£4,887,251	-£4,835,932	-£4,845,700	-£4,795,362	-£4,901,070	-£4,860,519
40%	75%	-£5,051,727	-£4,993,077	-£5,005,384	-£4,946,733	-£5,067,520	-£5,021,176
45%	75%	-£5,216,203	-£5,150,222	-£5,164,087	-£5,098,085	-£5,233,971	-£5,181,834
50%	75%	-£5,380,679	-£5,307,367	-£5,323,750	-£5,249,407	-£5,401,420	-£5,349,492
10%	60%	-£4,058,554	-£4,035,093	-£4,049,285	-£4,025,825	-£4,064,871	-£4,055,602
15%	60%	-£4,219,872	-£4,184,681	-£4,205,968	-£4,170,779	-£4,229,347	-£4,215,444
20%	60%	-£4,381,190	-£4,334,269	-£4,362,652	-£4,315,732	-£4,393,824	-£4,375,287
25%	60%	-£4,542,508	-£4,483,935	-£4,510,349	-£4,460,695	-£4,538,987	-£4,519,126
30%	60%	-£4,703,825	-£4,633,445	-£4,676,020	-£4,605,839	-£4,722,778	-£4,694,971
35%	60%	-£4,865,143	-£4,783,033	-£4,832,703	-£4,750,592	-£4,887,253	-£4,854,813
40%	60%	-£5,026,461	-£4,932,620	-£4,983,386	-£4,895,546	-£5,051,729	-£4,914,654
45%	60%	-£5,187,779	-£5,082,208	-£5,146,070	-£5,040,409	-£5,216,206	-£5,174,497
50%	60%	-£5,349,097	-£5,231,795	-£5,302,753	-£5,185,453	-£5,380,682	-£5,334,339

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2,801,752	-£2,801,752	-£2,801,752	-£2,801,752	-£2,801,752	-£2,801,752
10%	71%	-£2,929,230	-£2,912,472	-£2,918,196	-£2,901,438	-£2,933,742	-£2,922,708
15%	71%	-£3,056,708	-£3,037,818	-£3,043,493	-£3,026,735	-£3,059,727	-£3,048,711
20%	71%	-£3,184,186	-£3,163,158	-£3,169,168	-£3,152,408	-£3,187,712	-£3,176,704
25%	71%	-£3,311,664	-£3,288,200	-£3,293,843	-£3,276,483	-£3,311,664	-£3,299,788
30%	71%	-£3,439,142	-£3,413,242	-£3,418,886	-£3,401,566	-£3,435,762	-£3,424,872
35%	71%	-£3,566,620	-£3,537,784	-£3,543,929	-£3,526,649	-£3,561,860	-£3,550,964
40%	71%	-£3,694,098	-£3,664,826	-£3,670,000	-£3,652,732	-£3,687,958	-£3,677,062
45%	71%	-£3,821,576	-£3,790,868	-£3,796,041	-£3,778,815	-£3,804,056	-£3,793,160
50%	71%	-£3,949,054	-£3,916,910	-£3,922,114	-£3,904,898	-£3,920,154	-£3,909,264
100%	60%	-£4,930,608	-£4,850,294	-£4,816,462	-£4,748,148	-£4,976,669	-£4,864,322
10%	75%	-£3,095,210	-£3,073,218	-£3,077,831	-£3,065,837	-£3,101,132	-£3,083,753
15%	75%	-£3,259,686	-£3,230,361	-£3,236,515	-£3,220,189	-£3,267,883	-£3,244,411
20%	75%	-£3,424,162	-£3,391,208	-£3,397,362	-£3,380,936	-£3,417,678	-£3,405,206
25%	75%	-£3,588,638	-£3,544,651	-£3,553,881	-£3,509,894	-£3,600,483	-£3,585,728
30%	75%	-£3,753,114	-£3,701,795	-£3,712,964	-£3,661,245	-£3,766,934	-£3,729,393
35%	75%	-£3,917,590	-£3,859,941	-£3,871,297	-£3,812,697	-£3,878,487	-£3,853,240
40%	75%	-£4,082,066	-£4,016,085	-£4,028,931	-£3,963,949	-£4,099,634	-£4,047,698
45%	75%	-£4,246,542	-£4,173,230	-£4,188,014	-£4,115,301	-£4,266,284	-£4,208,358
50%	75%	-£4,411,018	-£4,329,272	-£4,345,148	-£4,261,689	-£4,433,935	-£4,371,468
100%	60%	-£5,392,572	-£5,302,258	-£5,268,426	-£5,180,112	-£5,419,690	-£5,329,364
20%	60%	-£3,247,063	-£3,200,132	-£3,228,515	-£3,181,586	-£3,256,887	-£3,241,150
25%	60%	-£3,408,371	-£3,349,720	-£3,385,198	-£3,335,549	-£3,424,164	-£3,400,992
30%	60%	-£3,569,679	-£3,499,308	-£3,541,983	-£3,471,502	-£3,588,640	-£3,560,834
35%	60%	-£3,731,007	-£3,648,896	-£3,698,567	-£3,616,456	-£3,753,117	-£3,720,677
40%	60%	-£3,892,325	-£3,798,484	-£3,855,250	-£3,761,409	-£3,917,593	-£3,880,518
45%	60%	-£4,053,643	-£3,948,072	-£3,991,933	-£3,906,363	-£4,082,070	-£4,040,390
50%	60%	-£4,214,961	-£4,097,660	-£4,168,617	-£4,061,316	-£4,246,545	-£4,200,923

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£627,198	-£627,198	-£627,198	-£627,198	-£627,198	-£627,198
10%	71%	-£641,646	-£637,688	-£643,612	-£635,354	-£650,157	-£645,123
15%	71%	-£1,118,970	-£1,093,234	-£1,101,819	-£1,076,683	-£1,125,158	-£1,108,587
20%	71%	-£1,282,995	-£1,248,580	-£1,260,026	-£1,226,511	-£1,291,118	-£1,269,590
25%	71%	-£1,446,919	-£1,403,925	-£1,418,233	-£1,376,339	-£1,457,099	-£1,429,514
30%	71%	-£1,610,843	-£1,559,270	-£1,576,440	-£1,530,169	-£1,623,079	-£1,589,977
35%	71%	-£1,774,767	-£1,714,616	-£1,734,648	-£1,675,997	-£1,780,060	-£1,750,440
40%	71%	-£1,938,691	-£1,869,962	-£1,892,855	-£1,825,825	-£1,955,040	-£1,910,903
45%	71%	-£2,102,615	-£2,025,307	-£2,051,982	-£1,976,653	-£2,121,020	-£2,071,396
50%	71%	-£2,266,539	-£2,180,652	-£2,209,269	-£2,126,482	-£2,287,000	-£2,231,830
100%	71%	-£3,921,888	-£3,751,574	-£3,809,741	-£3,639,427	-£3,967,748	-£3,855,601
10%	75%	-£395,150	-£394,187	-£394,564	-£393,901	-£390,088	-£394,512
15%	75%	-£1,150,626	-£1,108,626	-£1,101,243	-£1,081,253	-£1,156,168	-£1,108,168
20%	75%	-£1,285,102	-£1,255,777	-£1,261,931	-£1,232,605	-£1,292,988	-£1,265,827
25%	75%	-£1,419,578	-£1,412,921	-£1,420,614	-£1,383,956	-£1,459,449	-£1,430,434
30%	75%	-£1,554,054	-£1,510,067	-£1,519,297	-£1,479,297	-£1,555,939	-£1,521,141
35%	75%	-£1,688,530	-£1,617,531	-£1,623,980	-£1,586,861	-£1,702,549	-£1,671,758
40%	75%	-£1,823,006	-£1,844,350	-£1,866			

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£266,508	£266,508	£266,508	£266,508	£266,508	£266,508
10%	71%	£50,940	£44,182	£49,806	£33,148	£55,452	£54,417
15%	71%	£224,664	£199,528	£205,113	£182,977	£251,432	£214,881
20%	71%	£388,389	£354,874	£366,320	£332,805	£397,412	£375,344
25%	71%	£552,112	£510,219	£524,927	£482,633	£553,393	£535,805
30%	71%	£715,836	£665,564	£682,735	£632,463	£723,373	£696,271
35%	71%	£879,561	£820,910	£840,942	£782,291	£893,354	£866,734
40%	71%	£1,043,285	£976,256	£999,149	£932,119	£1,061,334	£1,017,197
45%	71%	£1,207,009	£1,131,602	£1,157,356	£1,081,947	£1,227,314	£1,177,660
50%	71%	£1,370,733	£1,286,948	£1,315,583	£1,231,776	£1,393,294	£1,338,124
100%	71%	£3,028,182	£2,857,868	£2,916,035	£2,745,721	£3,074,042	£2,961,895
10%	75%	£62,444	£47,781	£50,858	£36,195	£66,392	£54,806
15%	75%	£226,919	£204,926	£209,541	£181,547	£232,842	£215,463
20%	75%	£391,396	£362,071	£368,225	£338,899	£399,292	£376,121
25%	75%	£555,873	£519,215	£526,908	£490,251	£565,743	£536,778
30%	75%	£720,348	£676,361	£685,591	£641,603	£732,193	£697,435
35%	75%	£884,825	£833,505	£844,274	£792,955	£898,644	£868,093
40%	75%	£1,049,300	£990,650	£1,002,958	£944,307	£1,065,083	£1,018,750
45%	75%	£1,213,777	£1,147,395	£1,161,641	£1,095,659	£1,231,544	£1,179,408
50%	75%	£1,378,254	£1,304,949	£1,324,384	£1,247,010	£1,397,998	£1,344,065
10%	60%	£56,127	£32,666	£46,858	£23,398	£62,444	£53,175
15%	60%	£217,445	£182,254	£203,542	£168,352	£226,920	£213,018
20%	60%	£378,763	£331,842	£360,225	£313,305	£391,397	£372,860
25%	60%	£540,081	£481,424	£516,909	£458,239	£555,874	£532,102
30%	60%	£701,399	£631,018	£673,593	£603,212	£720,350	£692,544
35%	60%	£862,717	£780,605	£830,276	£748,166	£884,827	£852,386
40%	60%	£1,024,035	£930,194	£988,960	£893,119	£1,049,302	£1,012,228
45%	60%	£1,185,352	£1,079,782	£1,143,643	£1,038,072	£1,213,775	£1,172,070
50%	60%	£1,346,670	£1,229,369	£1,300,527	£1,183,026	£1,378,255	£1,331,813

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£66,508	£66,508	£66,508	£66,508	£66,508	£66,508
10%	71%	£601,575	£618,333	£612,609	£629,367	£597,064	£608,098
15%	71%	£437,851	£462,987	£454,402	£479,538	£431,083	£447,634
20%	71%	£274,127	£307,942	£296,195	£329,710	£265,103	£287,171
25%	71%	£110,403	£152,986	£137,982	£179,882	£96,122	£136,520
30%	71%	£53,321	£3,049	£20,219	£30,953	£66,858	£33,755
35%	71%	£217,046	£158,395	£178,426	£119,775	£232,839	£194,218
40%	71%	£360,369	£313,740	£338,633	£269,694	£398,619	£354,662
45%	71%	£504,694	£469,088	£494,841	£419,432	£564,798	£515,145
50%	71%	£708,218	£624,431	£653,048	£569,261	£730,779	£675,609
100%	71%	£2,986,567	£2,185,322	£2,253,626	£2,069,206	£2,411,527	£2,299,359
10%	75%	£260,772	£914,134	£811,856	£626,300	£395,125	£607,709
15%	75%	£435,596	£457,590	£452,975	£474,968	£429,674	£447,952
20%	75%	£271,119	£300,444	£294,291	£323,617	£263,223	£286,394
25%	75%	£106,843	£158,605	£172,265	£195,772	£95,772	£125,737
30%	75%	£57,653	£13,845	£23,975	£34,916	£59,076	£34,920
35%	75%	£222,309	£170,990	£181,758	£130,440	£236,128	£195,577
40%	75%	£386,785	£328,135	£340,442	£281,792	£402,578	£356,234
45%	75%	£551,262	£485,261	£499,125	£433,143	£569,029	£516,892
50%	75%	£715,738	£642,425	£657,808	£584,495	£735,476	£677,550
10%	60%	£506,388	£629,849	£615,657	£639,117	£600,071	£609,340
15%	60%	£445,070	£480,261	£488,973	£494,163	£435,595	£449,498
20%	60%	£283,752	£330,673	£326,292	£346,210	£271,118	£289,655
25%	60%	£122,434	£181,085	£145,607	£204,297	£106,641	£129,814
30%	60%	£38,883	£31,487	£11,078	£59,303	£57,834	£30,029
35%	60%	£200,201	£118,201	£167,761	£85,650	£222,311	£189,871
40%	60%	£361,519	£267,678	£324,444	£230,604	£386,787	£340,712
45%	60%	£522,837	£417,266	£481,128	£375,557	£551,264	£509,555
50%	60%	£684,155	£586,853	£637,811	£520,511	£715,740	£669,397

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,603,731	£1,603,731	£1,603,731	£1,603,731	£1,603,731	£1,603,731
10%	71%	£1,276,282	£1,293,040	£1,287,316	£1,304,074	£1,271,771	£1,282,805
15%	71%	£1,112,658	£1,137,694	£1,129,109	£1,154,245	£1,105,790	£1,122,341
20%	71%	£948,834	£982,348	£970,902	£1,004,417	£939,810	£961,878
25%	71%	£785,110	£827,093	£812,696	£854,589	£773,829	£801,414
30%	71%	£621,386	£671,658	£654,488	£704,760	£607,849	£640,951
35%	71%	£457,661	£516,312	£496,281	£554,931	£441,888	£480,488
40%	71%	£293,938	£360,966	£338,673	£405,103	£275,988	£320,025
45%	71%	£130,213	£205,621	£179,866	£255,275	£109,908	£159,562
50%	71%	£33,511	£90,276	£21,659	£70,446	£56,072	£9,002
100%	71%	£1,603,731	£1,603,731	£1,603,731	£1,603,731	£1,603,731	£1,603,731
10%	75%	£1,274,778	£1,289,441	£1,286,365	£1,301,027	£1,270,830	£1,282,416
15%	75%	£1,110,303	£1,132,296	£1,127,682	£1,149,675	£1,104,380	£1,121,759
20%	75%	£945,828	£975,151	£968,998	£998,323	£937,930	£961,101
25%	75%	£781,350	£818,007	£810,315	£846,972	£771,479	£800,444
30%	75%	£616,874	£660,861	£651,632	£686,619	£605,029	£639,787
35%	75%	£452,397	£503,717	£492,949	£544,267	£438,579	£479,130
40%	75%	£287,922	£346,972	£334,265	£392,915	£272,129	£318,173
45%	75%	£123,445	£189,427	£175,582	£241,564	£105,678	£157,814
50%	75%	£41,031	£32,262	£16,898	£90,212	£60,772	£2,843
10%	60%	£1,201,995	£1,304,556	£1,291,364	£1,313,824	£1,274,778	£1,288,041
15%	60%	£1,110,777	£1,154,965	£1,133,650	£1,168,970	£1,110,302	£1,124,264
20%	60%	£958,469	£1,005,380	£976,997	£1,023,917	£945,825	£964,362
25%	60%	£797,141	£855,792	£820,314	£878,963	£781,348	£804,621
30%	60%	£635,823	£706,204	£693,829	£724,010	£618,812	£644,078
35%	60%	£474,506	£556,816	£508,946	£569,057	£452,396	£484,836
40%	60%	£313,188	£407,028	£350,262	£444,103	£287,920	£324,994
45%	60%	£151,870	£257,441	£193,579	£299,150	£123,445	£185,152
50%	60%	£34,449	£107,854	£36,886	£154,186	£41,033	£53,310

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£246,039	£246,039	£246,039	£246,039	£246,039	£246,039
10%	71%	-£1,409	-£64,851	-£70,375	-£53,617	-£35,521	-£74,866
15%	71%	-£245,133	-£419,991	-£228,582	-£233,446	-£251,901	-£235,350
20%	71%	-£408,858	-£375,343	-£386,789	-£353,274	-£417,881	-£395,813
25%	71%	-£572,581	-£530,688	-£544,996	-£503,102	-£583,802	-£566,277
30%	71%	-£736,305	-£686,033	-£703,204	-£652,992	-£749,842	-£716,740
35%	71%	-£900,030	-£841,379	-£861,411	-£802,760	-£875,823	-£877,203
40%	71%	-£1,063,754	-£996,725	-£1,019,618	-£952,588	-£1,081,803	-£1,037,668
45%	71%	-£1,227,478	-£1,152,071	-£1,107,956	-£1,102,416	-£1,247,783	-£1,198,128
50%	71%	-£1,391,202	-£1,307,416	-£1,336,092	-£1,292,245	-£1,413,763	-£1,358,793
100%	71%	-£3,048,651	-£2,878,337	-£2,936,504	-£2,786,190	-£3,094,511	-£2,982,364
10%	75%	-£82,913	-£88,250	-£71,327	-£56,664	-£86,861	-£75,275
15%	75%	-£247,386	-£225,365	-£230,010	-£208,016	-£233,311	-£225,332
20%	75%	-£411,865	-£382,640	-£388,694	-£359,368	-£419,761	-£396,590
25%	75%	-£576,342	-£539,684	-£547,377	-£510,720	-£586,212	-£567,247
30%	75%	-£740,817	-£696,830	-£706,060	-£662,072	-£752,662	-£717,904
35%	75%	-£905,294	-£853,974	-£864,743	-£813,424	-£919,113	-£876,562
40%	75%	-£1,069,769	-£1,011,119	-£1,023,427	-£984,776	-£1,085,562	-£1,038,219
45%	75%	-£1,234,244	-£1,168,264	-£1,182,110	-£1,116,128	-£1,252,013	-£1,199,877
50%	75%	-£1,398,719	-£1,326,409	-£1,340,768	-£1,267,409	-£1,416,463	-£1,366,594
10%	60%	-£76,596	-£53,135	-£67,327	-£43,867	-£52,913	-£73,644
15%	60%	-£237,914	-£202,723	-£224,011	-£188,821	-£247,389	-£233,487
20%	60%	-£399,232	-£352,311	-£380,694	-£333,774	-£411,866	-£393,329
25%	60%	-£560,550	-£501,698	-£531,378	-£478,298	-£576,343	-£553,171
30%	60%	-£721,868	-£651,487	-£684,062	-£623,681	-£740,819	-£713,013
35%	60%	-£883,186	-£801,075	-£850,745	-£768,635	-£905,296	-£872,855
40%	60%	-£1,044,504	-£950,663	-£1,007,429	-£913,588	-£1,069,771	-£1,036,897
45%	60%	-£1,205,821	-£1,100,241	-£1,164,112	-£1,068,641	-£1,234,245	-£1,192,530
50%	60%	-£1,367,139	-£1,249,838	-£1,320,796	-£1,203,495	-£1,388,724	-£1,352,382

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,149,899	£1,149,899	£1,149,899	£1,149,899	£1,149,899	£1,149,899
10%	71%	£847,011	£863,769	£858,045	£874,803	£842,499	£853,333
15%	71%	£683,287	£708,423	£699,838	£724,974	£676,519	£683,070
20%	71%	£519,562	£553,077	£541,631	£575,145	£510,538	£522,807
25%	71%	£355,837	£397,731	£387,423	£426,317	£344,658	£372,143
30%	71%	£192,112	£242,387	£225,216	£275,488	£178,577	£211,680
35%	71%	£28,390	£87,041	£67,009	£125,660	£12,597	£51,217
40%	71%	-£136,334	-£88,305	-£91,198	-£24,168	-£153,384	-£109,247
45%	71%	-£299,059	-£223,651	-£249,405	-£173,996	-£319,363	-£269,710
50%	71%	-£462,782	-£378,996	-£407,612	-£323,826	-£485,343	-£430,173
100%	71%	-£2,120,231	-£1,949,917	-£2,006,085	-£1,832,270	-£2,180,091	-£2,067,349
10%	75%	£681,031	£681,031	£681,031	£681,031	£681,031	£681,031
15%	75%	£516,555	£545,880	£539,726	£569,052	£508,658	£531,830
20%	75%	£352,079	£388,730	£381,040	£411,700	£342,282	£371,172
25%	75%	£187,603	£231,980	£222,360	£266,347	£175,758	£210,515
30%	75%	£23,126	£74,446	£63,677	£114,966	£9,307	£49,858
35%	75%	-£141,350	-£82,700	-£95,007	-£36,356	-£157,143	-£110,799
40%	75%	-£295,824	-£219,844	-£253,090	-£167,708	-£323,903	-£271,422
45%	75%	-£470,303	-£396,980	-£412,373	-£339,060	-£490,043	-£432,114
50%	75%	-£644,782	-£565,264	-£581,052	-£484,552	-£644,782	-£584,775
10%	60%	£680,566	£725,996	£704,496	£738,599	£681,031	£684,933
15%	60%	£516,090	£576,176	£547,725	£584,645	£510,564	£535,901
20%	60%	£351,614	£426,521	£391,042	£449,692	£362,077	£437,249
25%	60%	£187,138	£276,933	£234,358	£304,739	£187,603	£215,407
30%	60%	£25,658	£127,345	£77,674	£159,785	£23,126	£55,864
35%	60%	-£116,084	-£22,243	-£79,005	-£14,832	-£141,352	-£104,277
40%	60%	-£277,402	-£171,831	-£235,692	-£130,122	-£305,829	-£264,119
45%	60%	-£438,719	-£321,418	-£392,376	-£275,075	-£470,304	-£423,962

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,603,731	£1,603,731	£1,603,731	£1,603,731	£1,603,731	£1,603,731
10%	71%	£1,276,282	£1,293,040	£1,287,316	£1,304,074	£1,271,771	£1,282,805
15%	71%	£1,112,458	£1,137,694	£1,123,169	£1,154,245	£1,105,769	£1,122,341
20%	71%	£948,834	£982,348	£970,902	£1,004,417	£939,810	£961,878
25%	71%	£785,110	£827,003	£812,695	£854,589	£773,829	£801,414
30%	71%	£621,386	£671,688	£654,488	£704,700	£607,849	£640,951
35%	71%	£457,662	£516,112	£496,251	£544,931	£441,868	£480,468
40%	71%	£293,938	£360,966	£338,073	£405,103	£275,888	£320,025
45%	71%	£130,213	£205,621	£179,866	£255,275	£109,908	£159,562
50%	71%	-£33,511	£50,279	£21,895	£105,446	-£56,072	£902
100%	71%	-£1,090,960	-£1,520,944	-£1,578,813	-£1,408,499	-£1,796,620	-£1,624,673
10%	75%	£1,274,778	£1,289,441	£1,286,365	£1,301,027	£1,270,830	£1,282,416
15%	75%	£1,110,303	£1,132,206	£1,127,692	£1,149,675	£1,104,380	£1,121,759
20%	75%	£945,828	£975,151	£968,995	£996,323	£937,930	£961,101
25%	75%	£781,350	£818,007	£810,315	£846,972	£771,479	£800,444
30%	75%	£616,874	£660,861	£651,632	£695,619	£605,029	£636,787
35%	75%	£452,397	£503,717	£492,949	£544,267	£438,619	£479,130
40%	75%	£287,922	£348,572	£334,615	£390,815	£272,129	£318,473
45%	75%	£123,445	£189,427	£175,582	£241,564	£105,678	£157,814
50%	75%	-£41,031	£32,282	£16,898	£90,212	-£60,772	-£2,843
10%	60%	£1,091,995	£1,104,555	£1,100,364	£1,113,624	£1,074,778	£1,088,047
15%	60%	£1,119,777	£1,154,968	£1,133,690	£1,168,870	£1,110,302	£1,124,204
20%	60%	£958,459	£1,005,380	£979,997	£1,023,917	£945,825	£964,362
25%	60%	£797,141	£855,792	£826,314	£878,963	£781,348	£804,521
30%	60%	£635,823	£709,204	£683,626	£724,010	£616,874	£644,678
35%	60%	£474,506	£556,616	£506,946	£589,057	£482,396	£484,836
40%	60%	£313,188	£407,029	£350,262	£444,103	£297,920	£324,994
45%	60%	£151,870	£257,441	£193,375	£299,150	£133,443	£195,152
50%	60%	-£9,448	£107,854	£36,896	£154,196	-£41,033	£5,310

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY UPDATE

Site typology 1

CIL Zone 3  
Value Area Med

No Units 11  
Site Area 0.06 Ha

Sales value inflation 10%  
Build cost inflation 5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,771,040	£1,771,040	£1,771,040	£1,771,040	£1,771,040	£1,771,040
10%	71%	£1,468,347	£1,483,290	£1,481,425	£1,496,368	£1,461,755	£1,474,833
15%	71%	£1,317,070	£1,338,414	£1,336,616	£1,359,032	£1,307,112	£1,326,730
20%	71%	£1,185,654	£1,195,540	£1,191,811	£1,212,696	£1,152,470	£1,178,627
25%	71%	£1,014,308	£1,051,664	£1,047,003	£1,084,361	£987,827	£1,030,524
30%	71%	£862,961	£907,789	£902,196	£947,024	£843,185	£882,419
35%	71%	£711,615	£753,914	£757,388	£800,688	£688,442	£734,916
40%	71%	£560,268	£620,030	£612,580	£672,352	£533,900	£586,213
45%	71%	£408,922	£476,163	£467,774	£535,016	£379,257	£438,109
50%	71%	£257,574	£322,299	£322,966	£397,680	£224,615	£290,006
100%	71%	£1,076,432	£1,124,860	£1,143,510	£991,638	£1,343,430	£1,210,508
10%	75%	£1,466,741	£1,479,816	£1,480,474	£1,493,549	£1,460,973	£1,474,705
15%	75%	£1,314,592	£1,334,204	£1,335,190	£1,354,802	£1,305,940	£1,326,538
20%	75%	£1,162,442	£1,181,992	£1,180,986	£1,218,656	£1,150,905	£1,178,370
25%	75%	£1,010,292	£1,042,080	£1,044,623	£1,077,310	£995,872	£1,030,203
30%	75%	£858,143	£897,368	£899,339	£938,564	£840,838	£882,035
35%	75%	£705,993	£751,756	£754,055	£799,818	£685,805	£733,867
40%	75%	£553,843	£606,163	£608,772	£661,071	£531,771	£585,700
45%	75%	£401,693	£460,631	£463,488	£522,325	£375,738	£437,632
50%	75%	£249,544	£314,919	£318,204	£383,580	£220,704	£289,365
10%	60%	£1,715,487	£1,694,473	£1,684,473	£1,665,392	£1,644,258	£1,625,244
15%	60%	£1,324,710	£1,356,090	£1,341,189	£1,372,569	£1,310,867	£1,327,346
20%	60%	£1,175,933	£1,217,774	£1,197,905	£1,239,745	£1,157,476	£1,179,448
25%	60%	£1,027,156	£1,079,456	£1,054,621	£1,106,921	£1,004,085	£1,031,549
30%	60%	£878,380	£941,140	£911,338	£974,089	£860,694	£903,651
35%	60%	£729,603	£802,823	£768,053	£841,274	£697,303	£735,752
40%	60%	£580,826	£664,507	£624,769	£708,450	£543,911	£587,854
45%	60%	£432,050	£526,189	£481,485	£575,626	£390,520	£439,968
50%	60%	£283,273	£387,873	£338,201	£442,802	£237,130	£292,058

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,003,912	£4,003,912	£4,003,912	£4,003,912	£4,003,912	£4,003,912
10%	71%	£4,306,442	£4,289,682	£4,293,527	£4,278,583	£4,313,197	£4,338,116
15%	71%	£4,457,951	£4,435,537	£4,438,333	£4,415,920	£4,467,833	£4,445,222
20%	71%	£4,609,298	£4,579,412	£4,583,141	£4,563,256	£4,622,482	£4,596,325
25%	71%	£4,760,644	£4,723,287	£4,727,949	£4,690,591	£4,774,724	£4,744,428
30%	71%	£4,911,991	£4,867,163	£4,871,926	£4,837,926	£4,931,767	£4,891,767
35%	71%	£5,063,337	£5,011,037	£5,015,799	£4,985,264	£5,066,405	£5,040,638
40%	71%	£5,214,684	£5,154,913	£5,159,675	£5,126,802	£5,241,052	£5,189,739
45%	71%	£5,366,030	£5,298,788	£5,303,548	£5,293,936	£5,356,694	£5,336,842
50%	71%	£5,517,377	£5,442,663	£5,447,425	£5,414,772	£5,509,336	£5,489,966
100%	71%	£7,051,384	£6,899,512	£6,918,462	£6,766,590	£7,116,382	£6,985,460
10%	75%	£4,460,360	£4,295,135	£4,294,478	£4,281,403	£4,313,979	£4,300,247
15%	75%	£4,611,911	£4,440,746	£4,440,150	£4,427,150	£4,459,712	£4,445,414
20%	75%	£4,763,462	£4,586,360	£4,585,046	£4,568,806	£4,624,045	£4,598,532
25%	75%	£4,915,013	£4,731,972	£4,730,329	£4,697,842	£4,779,080	£4,744,749
30%	75%	£5,066,564	£4,877,584	£4,876,513	£4,836,388	£4,934,114	£4,892,619
35%	75%	£5,218,115	£5,023,197	£5,022,601	£4,975,194	£5,089,147	£5,041,084
40%	75%	£5,369,666	£5,168,809	£5,168,180	£5,113,881	£5,244,181	£5,189,252
45%	75%	£5,521,217	£5,314,421	£5,313,484	£5,252,627	£5,399,214	£5,337,420
50%	75%	£5,672,768	£5,459,033	£5,458,306	£5,391,372	£5,554,248	£5,485,987
10%	60%	£4,301,465	£4,280,545	£4,280,479	£4,269,560	£4,310,693	£4,299,708
15%	60%	£4,452,242	£4,418,862	£4,433,763	£4,402,383	£4,464,085	£4,447,608
20%	60%	£4,603,019	£4,557,178	£4,571,047	£4,535,207	£4,617,476	£4,595,504
25%	60%	£4,753,796	£4,695,491	£4,709,351	£4,668,690	£4,720,967	£4,743,407
30%	60%	£4,904,573	£4,833,812	£4,863,614	£4,800,854	£4,924,258	£4,891,301
35%	60%	£5,055,350	£4,972,129	£5,006,898	£4,933,678	£5,077,649	£5,039,200
40%	60%	£5,206,127	£5,110,446	£5,150,182	£5,066,807	£5,231,041	£5,197,098
45%	60%	£5,356,904	£5,248,763	£5,293,467	£5,199,326	£5,384,432	£5,334,964
50%	60%	£5,507,681	£5,387,079	£5,436,751	£5,332,150	£5,537,822	£5,482,894

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,885,776	£2,885,776	£2,885,776	£2,885,776	£2,885,776	£2,885,776
10%	71%	£3,172,469	£3,157,528	£3,159,390	£3,144,447	£3,179,601	£3,165,982
15%	71%	£3,323,815	£3,301,401	£3,304,197	£3,281,793	£3,333,703	£3,314,085
20%	71%	£3,475,161	£3,452,276	£3,455,072	£3,441,120	£3,489,246	£3,469,627
25%	71%	£3,626,507	£3,598,151	£3,593,813	£3,556,455	£3,642,988	£3,610,292
30%	71%	£3,777,853	£3,743,027	£3,738,619	£3,693,791	£3,797,631	£3,758,396
35%	71%	£3,929,200	£3,876,901	£3,883,427	£3,831,327	£3,952,273	£3,906,499
40%	71%	£4,080,546	£4,020,777	£4,028,303	£3,968,469	£4,105,916	£4,054,631
45%	71%	£4,231,892	£4,164,652	£4,173,042	£4,105,800	£4,261,558	£4,202,708
50%	71%	£4,383,238	£4,308,527	£4,317,890	£4,243,135	£4,416,201	£4,350,809
100%	71%	£5,017,247	£5,059,376	£5,059,376	£5,059,376	£5,059,376	£5,059,376
10%	75%	£3,174,074	£3,160,999	£3,160,342	£3,147,267	£3,179,843	£3,166,111
15%	75%	£3,325,224	£3,306,611	£3,305,626	£3,286,013	£3,334,876	£3,314,278
20%	75%	£3,476,374	£3,452,224	£3,450,999	£3,424,759	£3,489,910	£3,462,446
25%	75%	£3,627,524	£3,603,074	£3,601,849	£3,566,193	£3,644,943	£3,610,613
30%	75%	£3,778,674	£3,743,448	£3,741,477	£3,702,252	£3,790,977	£3,750,977
35%	75%	£3,929,824	£3,889,090	£3,886,790	£3,840,989	£3,955,010	£3,900,948
40%	75%	£4,080,974	£4,034,965	£4,032,765	£3,979,144	£4,110,044	£4,054,944
45%	75%	£4,232,124	£4,180,840	£4,177,328	£4,118,490	£4,265,078	£4,203,283
50%	75%	£4,383,274	£4,326,715	£4,322,611	£4,257,236	£4,420,112	£4,351,490
10%	60%	£3,167,329	£3,146,409	£3,156,343	£3,136,423	£3,176,567	£3,165,972
15%	60%	£3,318,479	£3,294,727	£3,292,646	£3,268,246	£3,314,410	£3,303,616
20%	60%	£3,469,629	£3,423,042	£3,421,911	£3,393,894	£3,483,340	£3,461,368
25%	60%	£3,620,779	£3,561,359	£3,559,195	£3,533,894	£3,636,730	£3,609,288
30%	60%	£3,771,929	£3,699,676	£3,729,476	£3,686,718	£3,790,122	£3,751,164
35%	60%	£3,923,079	£3,837,992	£3,876,702	£3,789,542	£3,943,513	£3,895,053
40%	60%	£4,074,229	£3,976,309	£4,016,046	£3,932,366	£4,096,904	£4,052,961
45%	60%	£4,225,379	£4,114,626	£4,158,330	£4,085,180	£4,250,295	£4,200,589
50%	60%	£4,376,529	£4,252,943	£4,300,644	£4,186,014	£4,403,686	£4,348,756

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£895,191	£895,191	£895,191	£895,191	£895,191	£895,191
10%	71%	£1,197,964	£1,183,941	£1,184,995	£1,169,893	£1,214,476	£1,191,398
15%	71%	£1,349,230	£1,328,817	£1,329,613	£1,307,199	£1,359,119	£1,339,501
20%	71%	£1,500,577	£1,479,891	£1,474,420	£1,444,535	£1,513,717	£1,487,804
25%	71%	£1,651,922	£1,614,967	£1,619,228	£1,581,871	£1,688,404	£1,635,708
30%	71%	£1,803,267	£1,759,442	£1,764,035	£1,719,207	£1,823,046	£1,769,619
35%	71%	£1,954,612	£1,902,317	£1,908,843	£1,856,543	£1,977,689	£1,931,915
40%	71%	£2,105,957	£2,046,192	£2,053,651	£1,993,879	£2,132,331	£2,080,018
45%	71%	£2,257,302	£2,186,067	£2,193,598	£2,131,216	£2,286,974	£2,228,132
50%	71%	£2,408,647	£2,325,942	£2,343,285	£2,268,551	£2,441,616	£2,376,225
100%	71%	£3,942,663	£3,790,791	£3,809,741	£3,657,869	£4,009,661	£3,878,739
10%	75%	£1,199,490	£1,186,415	£1,185,798	£1,172,883	£1,205,255	£1,191,526
15%	75%	£1,350,835	£1,332,027	£1,331,429	£1,311,429	£1,344,801	£1,330,693
20%	75%	£1,502,180	£1,477,639	£1,476,335	£1,450,175	£1,515,326	£1,487,861
25%	75%	£1,653,525	£1,623,251	£1,621,609	£1,588,921	£1,670,359	£1,639,029
30%	75%	£1,804,870	£1,768,984	£1,768,892	£1,727,667	£1,825,395	£1,784,196
35%	75%	£1,956,215	£1,914,476	£1,914,178	£1,866,41		

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,485	-£1,485	-£1,485	-£1,485	-£1,485	-£1,485
10%	71%	-£304,376	-£309,235	-£291,100	-£278,157	-£310,370	-£307,692
15%	71%	-£455,524	-£433,111	-£435,907	-£413,493	-£465,413	-£445,765
20%	71%	-£606,671	-£576,985	-£580,715	-£550,829	-£620,055	-£593,898
25%	71%	-£758,218	-£720,861	-£725,522	-£688,195	-£774,698	-£742,002
30%	71%	-£909,565	-£864,736	-£870,339	-£835,591	-£929,105	-£896,105
35%	71%	-£1,060,911	-£1,008,611	-£1,015,157	-£962,837	-£1,083,983	-£1,058,209
40%	71%	-£1,212,258	-£1,152,488	-£1,159,945	-£1,100,173	-£1,236,625	-£1,188,312
45%	71%	-£1,363,604	-£1,296,362	-£1,304,752	-£1,237,510	-£1,389,268	-£1,334,416
50%	71%	-£1,514,951	-£1,440,236	-£1,445,559	-£1,374,645	-£1,541,910	-£1,469,519
100%	71%	-£3,048,967	-£2,897,085	-£2,916,035	-£2,784,163	-£3,115,955	-£2,983,033
10%	75%	-£305,784	-£292,709	-£292,052	-£278,977	-£311,553	-£297,820
15%	75%	-£457,933	-£436,321	-£437,335	-£411,723	-£466,896	-£445,989
20%	75%	-£610,083	-£583,933	-£582,619	-£556,469	-£621,620	-£594,156
25%	75%	-£762,233	-£729,545	-£727,903	-£696,215	-£776,853	-£742,323
30%	75%	-£914,383	-£875,158	-£873,186	-£833,961	-£933,187	-£890,490
35%	75%	-£1,066,533	-£1,029,770	-£1,028,420	-£972,708	-£1,088,722	-£1,038,558
40%	75%	-£1,218,682	-£1,168,382	-£1,163,754	-£1,111,454	-£1,241,754	-£1,188,825
45%	75%	-£1,370,832	-£1,311,994	-£1,309,037	-£1,250,200	-£1,386,787	-£1,334,993
50%	75%	-£1,522,981	-£1,457,607	-£1,454,321	-£1,386,945	-£1,535,821	-£1,483,189
10%	60%	-£299,039	-£278,118	-£288,052	-£267,133	-£308,267	-£297,282
15%	60%	-£447,815	-£416,435	-£431,338	-£399,056	-£461,659	-£445,180
20%	60%	-£596,592	-£554,751	-£574,621	-£532,780	-£615,049	-£593,078
25%	60%	-£745,369	-£693,929	-£717,793	-£665,934	-£768,440	-£740,976
30%	60%	-£894,145	-£831,385	-£861,188	-£798,428	-£921,832	-£888,874
35%	60%	-£1,042,922	-£989,702	-£1,024,472	-£931,252	-£1,075,222	-£1,036,773
40%	60%	-£1,191,699	-£1,138,019	-£1,147,756	-£1,064,075	-£1,228,614	-£1,185,071
45%	60%	-£1,340,476	-£1,246,358	-£1,291,040	-£1,198,599	-£1,382,005	-£1,332,569
50%	60%	-£1,489,252	-£1,354,653	-£1,434,524	-£1,329,723	-£1,535,935	-£1,480,467

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,485	£1,485	£1,485	£1,485	£1,485	£1,485
10%	71%	£338,337	£373,280	£371,415	£366,358	£351,745	£364,823
15%	71%	£206,991	£229,405	£228,609	£249,022	£197,103	£216,720
20%	71%	£55,844	£85,520	£81,801	£111,896	£42,490	£58,617
25%	71%	-£82,702	-£68,345	-£63,007	-£23,649	-£112,182	-£79,486
30%	71%	-£247,049	-£202,221	-£207,814	-£162,996	-£286,825	-£227,591
35%	71%	-£398,395	-£346,095	-£352,622	-£300,322	-£421,467	-£375,694
40%	71%	-£549,742	-£489,971	-£497,429	-£437,658	-£576,110	-£523,797
45%	71%	-£701,088	-£633,845	-£642,236	-£574,994	-£730,752	-£671,900
50%	71%	-£852,435	-£777,721	-£787,044	-£712,330	-£885,395	-£820,004
100%	71%	-£2,386,142	-£2,234,579	-£2,253,529	-£2,101,848	-£2,483,440	-£2,329,519
10%	75%	£385,132	£369,807	£370,464	£363,539	£360,863	£364,065
15%	75%	£204,582	£224,194	£225,180	£244,792	£195,930	£216,528
20%	75%	£52,432	£78,582	£79,896	£106,406	£40,896	£68,360
25%	75%	-£89,718	-£67,030	-£65,387	-£32,700	-£114,138	-£79,807
30%	75%	-£251,867	-£212,671	-£210,671	-£171,446	-£269,172	-£227,974
35%	75%	-£404,017	-£358,255	-£355,955	-£310,192	-£424,205	-£376,143
40%	75%	-£556,167	-£503,867	-£501,238	-£448,939	-£579,239	-£524,310
45%	75%	-£708,316	-£649,479	-£646,522	-£597,685	-£734,272	-£672,478
50%	75%	-£860,466	-£795,091	-£791,806	-£726,430	-£899,306	-£820,645
10%	60%	£363,477	£384,397	£374,463	£366,382	£354,249	£365,234
15%	60%	£274,750	£246,980	£231,179	£262,359	£220,857	£217,536
20%	60%	£85,963	£107,784	£97,895	£129,745	£47,466	£68,438
25%	60%	-£82,853	-£30,554	-£55,389	-£3,088	-£105,925	-£78,461
30%	60%	-£231,630	-£168,870	-£198,672	-£135,912	-£259,316	-£226,359
35%	60%	-£380,407	-£307,167	-£341,956	-£268,736	-£412,107	-£374,258
40%	60%	-£529,184	-£445,503	-£485,240	-£401,560	-£566,099	-£522,156
45%	60%	-£677,960	-£583,821	-£628,525	-£534,384	-£719,490	-£670,054
50%	60%	-£826,737	-£722,137	-£771,809	-£667,208	-£872,880	-£817,952

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,335,737	£1,335,737	£1,335,737	£1,335,737	£1,335,737	£1,335,737
10%	71%	£1,033,044	£1,047,987	£1,046,122	£1,061,065	£1,026,452	£1,039,530
15%	71%	£681,898	£694,111	£691,215	£692,729	£671,809	£691,427
20%	71%	£330,351	£360,237	£356,598	£366,393	£317,167	£343,324
25%	71%	£-79,005	£616,361	£611,700	£649,058	£582,524	£595,221
30%	71%	£427,658	£472,486	£468,893	£511,721	£407,882	£447,116
35%	71%	£238,312	£329,111	£322,085	£324,385	£253,239	£299,013
40%	71%	£124,965	£184,736	£177,277	£227,049	£98,597	£150,910
45%	71%	-£26,382	£40,880	£32,471	£99,713	-£56,046	£2,806
50%	71%	-£177,729	-£103,014	-£112,337	-£37,823	-£210,688	-£145,297
100%	71%	-£1,111,958	-£1,059,263	-£1,079,813	-£1,029,941	-£1,178,753	-£1,045,911
10%	75%	£1,031,438	£1,044,513	£1,045,171	£1,058,245	£1,025,870	£1,039,402
15%	75%	£679,289	£698,901	£699,887	£690,499	£670,637	£691,235
20%	75%	£271,139	£253,289	£254,803	£260,753	£215,602	£243,367
25%	75%	£574,989	£607,677	£609,320	£642,007	£560,569	£594,900
30%	75%	£422,840	£462,064	£464,036	£503,261	£405,535	£446,732
35%	75%	£270,690	£316,452	£318,752	£364,515	£250,502	£298,584
40%	75%	£118,540	£170,940	£173,469	£225,769	£95,468	£150,397
45%	75%	-£33,610	£35,228	£28,185	£87,022	-£59,565	£2,229
50%	75%	-£185,759	-£120,384	-£117,099	-£51,723	-£214,599	-£145,938
10%	60%	£1,038,163	£1,059,104	£1,049,170	£1,070,089	£1,026,955	£1,039,941
15%	60%	£689,407	£620,787	£625,985	£637,296	£575,354	£592,043
20%	60%	£240,630	£282,471	£282,602	£284,442	£222,173	£244,144
25%	60%	£591,853	£644,153	£619,318	£671,618	£568,782	£596,246
30%	60%	£443,077	£505,337	£476,035	£538,795	£415,560	£448,348
35%	60%	£294,300	£367,520	£332,750	£405,071	£262,000	£300,449
40%	60%	£145,523	£229,204	£189,466	£273,147	£108,008	£152,551
45%	60%	-£3,253	£49,886	£46,160	£140,323	-£44,783	£14,853
50%	60%	-£162,030	-£47,430	-£27,102	£7,466	-£168,173	-£143,245

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£21,954	-£21,954	-£21,954	-£21,954	-£21,954	-£21,954
10%	71%	-£324,647	-£309,704	-£311,569	-£296,626	-£331,239	-£316,161
15%	71%	-£415,893	-£403,561	-£406,376	-£393,982	-£426,892	-£406,294
20%	71%	-£627,340	-£597,454	-£601,184	-£571,298	-£640,524	-£614,367
25%	71%	-£778,887	-£741,330	-£745,991	-£708,634	-£795,167	-£762,471
30%	71%	-£930,034	-£895,205	-£899,789	-£865,970	-£949,809	-£919,575
35%	71%	-£1,081,380	-£1,029,080	-£1,035,606	-£983,306	-£1,104,452	-£1,058,878
40%	71%	-£1,232,727	-£1,172,955	-£1,180,414	-£1,120,641	-£1,259,094	-£1,206,781
45%	71%	-£1,384,073	-£1,316,831	-£1,325,221	-£1,257,679	-£1,413,737	-£1,354,885
50%	71%	-£1,535,420	-£1,469,705	-£1,479,029	-£1,395,314	-£1,568,379	-£1,502,289
100%	71%	-£3,069,426	-£2,917,554	-£2,936,504	-£2,784,632	-£3,136,424	-£3,003,502
10%	75%	-£326,253	-£313,178	-£312,521	-£299,446	-£332,022	-£318,289
15%	75%	-£478,402	-£459,799	-£457,804	-£438,192	-£487,055	-£466,451
20%	75%	-£630,552	-£604,402	-£603,068	-£576,938	-£642,089	-£614,625
25%	75%	-£782,702	-£750,014	-£748,372	-£715,684	-£797,122	-£762,792
30%	75%	-£934,852	-£895,627	-£893,655	-£854,430	-£932,156	-£897,959
35%	75%	-£1,087,002	-£1,041,299	-£1,038,090	-£993,177	-£1,107,189	-£1,059,127
40%	75%	-£1,239,151	-£1,188,851	-£1,184,223	-£1,131,923	-£1,262,223	-£1,207,294
45%	75%	-£1,391,301	-£1,332,483	-£1,329,506	-£1,270,689	-£1,417,256	-£1,359,482
50%	75%	-£1,543,451	-£1,478,079	-£1,474,790	-£1,409,614	-£1,572,290	-£1,509,629
10%	60%	-£319,508	-£298,587	-£298,521	-£287,502	-£328,736	-£317,751
15%	60%	-£468,284	-£436,904	-£431,805	-£420,425	-£482,128	-£465,649
20%	60%	-£617,061	-£575,220	-£569,090	-£553,249	-£635,518	-£613,547
25%	60%	-£765,838	-£713,374	-£706,374	-£686,073	-£769,809	-£745,445
30%	60%	-£914,614	-£851,854	-£841,657	-£818,897	-£942,301	-£909,343
35%	60%	-£1,063,391	-£990,171	-£982,941	-£951,721	-£1,095,691	-£1,057,242
40%	60%	-£1,212,168	-£1,128,488	-£1,124,225	-£1,086,844	-£1,249,083	-£1,205,149
45%	60%	-£1,360,945	-£1,266,805	-£1,261,509	-£1,217,368	-£1,402,474	-£1,353,036
50%	60%	-£1,509,721	-£1,405,122	-£1,404,793	-£1,350,192	-£1,555,865	-£1,500,939

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£66,486	£66,486	£66,486	£66,486	£66,486	£66,486
10%	71%	£603,772	£618,715	£618,851	£631,794	£597,180	£610,259
15%	71%	£452,426	£474,840	£472,044	£494,458	£442,538	£462,156
20%	71%	£301,079	£330,965	£327,236	£357,121	£287,896	£314,052
25%	71%	£149,733	£187,090	£182,426	£210,786	£133,253	£165,949
30%	71%	-£1,614	£43,214	£37,622	£82,450	-£21,390	£17,845
35%	71%	-£152,960	-£100,660	-£107,186	-£54,886	-£176,032	-£130,258
40%	71%	-£304,907	-£144,538	-£151,984	-£102,223	-£330,675	-£278,362
45%	71%	-£455,853	-£298,411	-£306,801	-£229,559	-£485,317	-£426,465
50%	71%	-£607,000	-£452,285	-£461,609	-£366,894	-£639,960	-£574,568
100%	71%	-£2,141,005	-£1,989,134	-£1,999,098	-£1,859,219	-£2,306,004	-£2,075,089
10%	75%	£662,167	£615,242	£619,896	£639,074	£598,368	£610,136
15%	75%	£450,017	£469,630	£470,615	£490,228	£441,365	£461,963
20%	75%	£297,868	£324,018	£325,332	£351,462	£296,331	£313,795
25%	75%	£146,520	£180,046	£179,046	£212,785	£137,289	£165,529
30%	75%	-£8,432	£32,793	£34,764	£73,989	-£23,738	£17,491
35%	75%	-£168,582	-£112,819	-£110,519	-£64,757	-£178,769	-£130,707
40%	75%	-£310,731	-£258,431	-£255,803	-£203,503	-£333,803	-£279,874
45%	75%	-£452,881	-£404,044	-£401,097	-£342,249	-£486,937	-£427,042
50%	75%	-£595,031	-£546,656	-£546,370	-£480,094	-£643,871	-£575,209
10%	60%	£608,912	£629,832	£619,898	£640,818	£599,684	£610,669
15%	60%	£460,135	£491,516	£478,614	£507,985	£446,292	£462,771
20%	60%	£311,359	£353,139	£353,336	£375,171	£329,262	£344,673
25%	60%	£162,582	£214,882	£190,046	£242,347	£139,511	£166,975
30%	60%	£13,805	£76,945	£48,763	£109,523	-£13,881	£19,177
35%	60%	-£104,971	-£61,751	-£60,521	-£23,301	-£167,272	-£129,822
40%	60%	-£233,748	-£200,068	-£208,805	-£156,125	-£320,663	-£276,720
45%	60%	-£382,525	-£338,385	-£343,089	-£288,049	-£474,054	-£424,618
50%	60%	-£531,301	-£476,762	-£482,373	-£421,772	-£627,445	-£572,817

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,335,737	£1,335,737	£1,335,737	£1,335,737	£1,335,737	£1,335,737
10%	71%	£1,033,044	£1,047,987	£1,046,122	£1,061,065	£1,026,452	£1,039,530
15%	71%	£881,698	£904,111	£901,315	£923,729	£871,659	£891,427
20%	71%	£730,351	£760,237	£758,508	£786,393	£717,167	£743,324
25%	71%	£579,005	£616,361	£611,700	£649,058	£562,524	£595,221
30%	71%	£427,658	£472,486	£468,893	£511,721	£407,882	£447,116
35%	71%	£276,312	£328,515	£322,085	£364,985	£263,239	£309,013
40%	71%	£124,965	£184,736	£177,277	£227,049	£98,597	£150,910
45%	71%	-£26,392	£40,869	£32,471	£99,712	-£56,046	£2,896
50%	71%	-£177,729	-£103,014	-£112,337	-£37,623	-£210,688	-£145,297
100%	71%	-£1,111,735	-£1,559,863	-£1,578,813	-£1,426,941	-£1,778,733	-£1,645,811
10%	75%	£1,031,438	£1,044,513	£1,045,171	£1,058,245	£1,025,670	£1,039,402
15%	75%	£879,289	£908,901	£899,887	£919,499	£870,637	£891,235
20%	75%	£727,139	£753,299	£754,893	£780,753	£715,602	£743,067
25%	75%	£574,989	£607,677	£609,320	£642,007	£569,589	£594,900
30%	75%	£422,840	£462,064	£464,036	£503,261	£405,535	£446,732
35%	75%	£270,690	£310,452	£310,759	£354,515	£269,802	£309,564
40%	75%	£118,540	£170,840	£173,469	£225,769	£95,469	£150,307
45%	75%	-£33,610	£25,228	£28,185	£87,022	-£59,565	£2,239
50%	75%	-£185,799	-£120,384	-£117,099	-£57,723	-£214,599	-£145,938
10%	60%	£1,038,183	£1,059,106	£1,060,170	£1,070,689	£1,039,354	£1,059,941
15%	60%	£889,407	£920,797	£905,886	£937,266	£875,564	£902,043
20%	60%	£740,630	£782,471	£782,602	£804,442	£722,173	£744,144
25%	60%	£591,853	£644,153	£619,316	£671,618	£568,162	£596,246
30%	60%	£443,077	£505,537	£476,035	£538,795	£415,390	£448,548
35%	60%	£294,300	£367,520	£332,750	£405,971	£262,000	£300,449
40%	60%	£145,523	£229,204	£189,486	£273,147	£108,608	£152,551
45%	60%	-£3,253	£90,886	£46,162	£160,353	-£44,193	£14,685
50%	60%	-£182,030	-£47,430	-£97,102	£7,499	-£198,173	-£143,245

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY UPDATE

Site typology 1

CIL Zone	3
Value Area	Low

No Units	11
Site Area	0.06 Ha

Sales value inflation	0%
Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,369,050	£1,369,050	£1,369,050	£1,369,050	£1,369,050	£1,369,050
10%	71%	£1,103,490	£1,115,711	£1,119,634	£1,131,855	£1,093,379	£1,109,523
15%	71%	£917,010	£939,041	£964,826	£1,013,256	£955,942	£979,759
20%	71%	£837,930	£862,372	£870,219	£986,660	£877,706	£894,995
25%	71%	£705,149	£735,702	£745,511	£776,063	£679,871	£720,232
30%	71%	£572,369	£609,032	£620,802	£657,465	£542,034	£590,468
35%	71%	£439,589	£482,362	£496,094	£538,868	£404,190	£460,704
40%	71%	£306,809	£355,693	£371,386	£420,271	£268,363	£330,940
45%	71%	£174,029	£229,024	£246,679	£301,673	£128,527	£201,177
50%	71%	£41,248	£102,354	£121,971	£183,077	£-49,462	£71,413
100%	71%	£-307,585	£-1183,385	£-1,143,910	£-1,019,300	£-1,410,384	£-1,246,279
10%	75%	£1,101,730	£1,112,424	£1,118,682	£1,129,375	£1,092,883	£1,109,834
15%	75%	£968,070	£984,111	£993,498	£1,009,538	£954,800	£980,226
20%	75%	£834,410	£850,798	£866,314	£889,701	£818,115	£850,519
25%	75%	£700,750	£727,485	£743,130	£769,864	£678,632	£721,011
30%	75%	£567,090	£599,172	£617,946	£650,026	£540,548	£591,403
35%	75%	£433,431	£470,559	£492,761	£530,189	£402,465	£461,796
40%	75%	£299,771	£342,546	£362,576	£410,381	£264,390	£332,187
45%	75%	£166,111	£214,231	£242,394	£290,515	£126,297	£202,580
50%	75%	£32,451	£85,918	£117,206	£170,677	£-11,980	£72,872
60%	75%	£1,193,120	£1,122,692	£1,122,692	£1,138,971	£1,094,964	£1,108,525
15%	60%	£979,156	£1,004,819	£999,497	£1,025,162	£957,921	£978,263
20%	60%	£849,190	£883,409	£876,313	£910,532	£820,878	£848,001
25%	60%	£719,225	£761,999	£753,129	£786,902	£693,834	£717,738
30%	60%	£589,260	£640,589	£629,944	£663,272	£568,911	£592,476
35%	60%	£459,295	£519,179	£506,759	£566,643	£469,748	£487,213
40%	60%	£329,330	£397,788	£383,575	£452,013	£372,705	£386,950
45%	60%	£199,365	£276,359	£260,391	£337,384	£235,662	£250,888
50%	60%	£69,399	£154,948	£137,206	£222,755	£-1,404	£66,425

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,405,902	£4,405,902	£4,405,902	£4,405,902	£4,405,902	£4,405,902
10%	71%	£4,089,241	£4,099,241	£4,099,241	£4,089,241	£4,081,573	£4,089,429
15%	71%	£4,004,242	£4,185,911	£4,185,025	£4,761,684	£4,819,410	£4,795,153
20%	71%	£4,037,022	£4,912,580	£4,904,733	£4,880,292	£4,957,245	£4,924,957
25%	71%	£5,093,803	£5,039,250	£5,029,441	£4,999,889	£5,095,081	£5,054,720
30%	71%	£5,003,613	£5,165,910	£5,154,148	£5,117,486	£5,232,556	£5,194,454
35%	71%	£5,335,363	£5,292,589	£5,278,858	£5,236,084	£5,370,753	£5,314,248
40%	71%	£5,468,143	£5,419,259	£5,403,585	£5,354,681	£5,508,589	£5,444,012
45%	71%	£5,600,923	£5,545,928	£5,528,273	£5,473,279	£5,646,425	£5,573,775
50%	71%	£5,733,704	£5,672,598	£5,655,917	£5,601,875	£5,744,414	£5,703,539
100%	71%	£7,082,547	£6,958,337	£6,918,462	£6,794,251	£7,185,316	£7,021,231
10%	75%	£4,073,222	£4,662,528	£4,656,270	£4,645,577	£4,982,069	£4,665,117
15%	75%	£4,008,861	£4,709,841	£4,701,454	£4,705,413	£4,630,152	£4,739,726
20%	75%	£4,940,542	£4,918,154	£4,906,638	£4,885,251	£4,958,227	£4,924,333
25%	75%	£5,074,201	£5,047,487	£5,031,622	£5,005,088	£5,096,320	£5,053,941
30%	75%	£5,207,861	£5,175,760	£5,157,096	£5,124,926	£5,234,404	£5,183,549
35%	75%	£5,341,521	£5,304,056	£5,284,163	£5,254,163	£5,372,487	£5,315,157
40%	75%	£5,475,181	£5,432,407	£5,407,374	£5,384,601	£5,510,572	£5,442,765
45%	75%	£5,608,841	£5,560,720	£5,532,558	£5,484,437	£5,648,655	£5,572,372
50%	75%	£5,742,501	£5,689,033	£5,657,743	£5,604,975	£5,766,931	£5,701,980
10%	60%	£4,605,832	£4,648,722	£4,652,270	£4,635,161	£4,670,988	£4,666,427
15%	60%	£4,739,796	£4,770,132	£4,775,455	£4,749,790	£4,817,031	£4,796,689
20%	60%	£4,873,762	£4,891,543	£4,898,638	£4,864,420	£4,954,074	£4,926,951
25%	60%	£5,007,727	£5,012,863	£5,021,649	£4,979,649	£5,059,214	£5,022,214
30%	60%	£5,141,692	£5,134,363	£5,145,008	£5,093,680	£5,226,161	£5,187,476
35%	60%	£5,275,657	£5,259,773	£5,268,192	£5,208,309	£5,365,204	£5,317,739
40%	60%	£5,409,622	£5,377,184	£5,391,376	£5,322,939	£5,502,247	£5,448,001
45%	60%	£5,543,587	£5,498,993	£5,514,561	£5,437,568	£5,639,289	£5,578,264
50%	60%	£5,677,552	£5,620,034	£5,637,946	£5,552,197	£5,776,355	£5,708,527

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,671,705	£3,671,705	£3,671,705	£3,671,705	£3,671,705	£3,671,705
10%	71%	£3,537,326	£3,525,105	£3,521,181	£3,508,960	£3,547,437	£3,531,293
15%	71%	£3,670,105	£3,651,774	£3,645,889	£3,627,558	£3,685,273	£3,661,057
20%	71%	£3,802,884	£3,784,447	£3,778,562	£3,760,231	£3,823,106	£3,798,890
25%	71%	£3,935,663	£3,905,113	£3,895,305	£3,884,753	£3,960,445	£3,920,584
30%	71%	£4,068,442	£4,031,783	£4,020,013	£4,008,350	£4,086,781	£4,050,347
35%	71%	£4,201,221	£4,158,453	£4,144,721	£4,101,947	£4,236,617	£4,180,112
40%	71%	£4,334,000	£4,285,122	£4,269,429	£4,220,545	£4,374,453	£4,309,877
45%	71%	£4,466,779	£4,411,792	£4,394,137	£4,339,142	£4,512,288	£4,439,639
50%	71%	£4,599,558	£4,538,461	£4,516,845	£4,457,739	£4,650,277	£4,569,402
100%	71%	£5,048,410	£5,029,201	£5,018,336	£4,986,115	£5,051,170	£5,027,095
10%	75%	£3,530,085	£3,528,302	£3,522,134	£3,511,440	£3,547,933	£3,530,961
15%	75%	£3,672,745	£3,656,705	£3,647,318	£3,631,277	£3,686,016	£3,660,589
20%	75%	£3,805,405	£3,785,018	£3,772,591	£3,751,515	£3,824,100	£3,796,197
25%	75%	£3,938,065	£3,913,331	£3,897,689	£3,870,854	£3,927,184	£3,899,891
30%	75%	£4,070,725	£4,041,644	£4,022,870	£3,990,790	£4,100,267	£4,049,413
35%	75%	£4,203,385	£4,169,957	£4,148,054	£4,110,626	£4,238,351	£4,179,020
40%	75%	£4,336,045	£4,298,271	£4,273,664	£4,229,664	£4,316,335	£4,268,635
45%	75%	£4,468,705	£4,426,584	£4,398,422	£4,350,301	£4,514,519	£4,458,236
50%	75%	£4,601,365	£4,554,897	£4,523,006	£4,470,139	£4,652,759	£4,567,844
10%	60%	£3,531,695	£3,514,388	£3,518,134	£3,501,025	£3,545,851	£3,532,291
15%	60%	£3,664,355	£3,639,399	£3,641,519	£3,615,634	£3,660,460	£3,635,290
20%	60%	£3,797,015	£3,757,407	£3,754,503	£3,730,284	£3,810,937	£3,762,816
25%	60%	£3,929,675	£3,879,816	£3,877,687	£3,844,913	£3,956,981	£3,927,077
30%	60%	£4,062,335	£4,009,228	£4,010,672	£3,989,843	£4,094,024	£4,053,340
35%	60%	£4,195,000	£4,121,637	£4,134,056	£4,074,172	£4,231,067	£4,183,603
40%	60%	£4,327,660	£4,243,047	£4,257,240	£4,188,802	£4,368,110	£4,313,865
45%	60%	£4,460,320	£4,364,457	£4,380,424	£4,303,431	£4,405,153	£4,444,128
50%	60%	£4,592,980	£4,485,867	£4,503,693	£4,418,061	£4,542,216	£4,574,590

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,297,181	£1,297,181	£1,297,181	£1,297,181	£1,297,181	£1,297,181
10%	71%	£1,897,741	£1,859,500	£1,845,997	£1,834,370	£1,872,853	£1,858,708
15%	71%	£1,695,521	£1,677,190	£1,671,305	£1,652,973	£1,710,689	£1,686,473
20%	71%	£1,828,301	£1,803,860	£1,796,012	£1,771,571	£1,848,525	£1,816,238
25%	71%	£1,961,082	£1,930,529	£1,920,720	£1,890,168	£1,969,380	£1,945,999
30%	71%	£2,093,862	£2,057,199	£2,045,429	£2,009,766	£2,124,197	£2,079,763
35%	71%	£2,226,642	£2,183,868	£2,170,137	£2,127,363	£2,262,033	£2,205,527
40%	71%	£2,359,422	£2,310,538	£2,294,845	£2,245,960	£2,399,868	£2,335,291
45%	71%	£2,492,202	£2,437,207	£2,415,953	£2,364,658	£2,537,704	£2,469,054
50%	71%	£2,624,982	£2,563,877	£2,544,280	£2,483,154	£2,675,693	£2,594,818
100%	71%	£3,973,826	£3,849,616	£3,809,741	£3,685,531	£4,076,595	£3,912,511
10%	75%	£1,964,501	£1,953,807	£1,947,590	£1,936,696	£1,973,349	£1,956,397
15%	75%	£1,898,181	£1,889,123	£1,882,783	£1,866,693	£1,911,432	£1,886,056
20%	75%	£1,831,821	£1,810,433	£1,797,917	£1,776,530	£1,846,516	£1,815,612
25%	75%	£1,965,481	£1,939,746	£1,923,102	£1,898,367	£1,987,600	£1,945,220
30%	75%	£2,099,141	£2,067,080	£2,048,286	£2,016,205	£2,125,693	£2,074,629
35%	75%	£2,232,801	£2,193,971				

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£403,475	-£403,475	-£403,475	-£403,475	-£403,475	-£403,475
10%	71%	-£690,005	-£690,005	-£690,005	-£690,005	-£690,005	-£690,005
15%	71%	-£801,515	-£783,484	-£777,559	-£759,208	-£816,983	-£792,767
20%	71%	-£934,595	-£910,154	-£902,307	-£877,865	-£949,819	-£922,530
25%	71%	-£1,067,375	-£1,036,823	-£1,027,034	-£996,462	-£1,092,654	-£1,052,294
30%	71%	-£1,200,155	-£1,163,493	-£1,151,723	-£1,115,060	-£1,230,491	-£1,182,057
35%	71%	-£1,332,935	-£1,290,162	-£1,276,431	-£1,233,657	-£1,368,327	-£1,311,822
40%	71%	-£1,465,715	-£1,416,832	-£1,401,139	-£1,352,255	-£1,506,162	-£1,441,585
45%	71%	-£1,598,495	-£1,543,502	-£1,525,847	-£1,470,852	-£1,643,998	-£1,571,348
50%	71%	-£1,731,275	-£1,670,171	-£1,650,554	-£1,589,449	-£1,781,833	-£1,701,112
100%	71%	-£3,080,120	-£2,955,910	-£2,916,035	-£2,791,825	-£3,182,889	-£3,018,805
10%	75%	-£670,795	-£660,101	-£653,844	-£643,150	-£679,642	-£662,691
15%	75%	-£804,465	-£788,414	-£779,027	-£762,987	-£817,726	-£792,299
20%	75%	-£938,135	-£916,728	-£904,211	-£882,825	-£955,810	-£921,906
25%	75%	-£1,071,775	-£1,045,041	-£1,029,398	-£1,002,681	-£1,093,894	-£1,051,534
30%	75%	-£1,205,435	-£1,173,354	-£1,154,579	-£1,122,499	-£1,231,977	-£1,181,123
35%	75%	-£1,339,095	-£1,301,667	-£1,279,784	-£1,242,336	-£1,370,051	-£1,319,739
40%	75%	-£1,472,755	-£1,429,981	-£1,404,948	-£1,362,174	-£1,508,155	-£1,440,338
45%	75%	-£1,606,415	-£1,558,294	-£1,530,131	-£1,482,011	-£1,646,228	-£1,569,945
50%	75%	-£1,740,075	-£1,686,607	-£1,658,316	-£1,601,849	-£1,784,302	-£1,699,558
10%	60%	-£663,405	-£646,295	-£649,843	-£632,735	-£677,561	-£664,004
15%	60%	-£793,370	-£767,706	-£773,029	-£747,364	-£814,604	-£794,262
20%	60%	-£923,335	-£898,116	-£896,213	-£861,994	-£951,647	-£924,525
25%	60%	-£1,053,300	-£1,014,526	-£1,018,307	-£978,691	-£1,088,691	-£1,054,767
30%	60%	-£1,183,265	-£1,131,936	-£1,142,582	-£1,091,253	-£1,225,734	-£1,185,050
35%	60%	-£1,313,230	-£1,253,947	-£1,255,786	-£1,205,882	-£1,362,777	-£1,319,312
40%	60%	-£1,443,195	-£1,375,957	-£1,383,990	-£1,320,912	-£1,499,820	-£1,445,575
45%	60%	-£1,573,160	-£1,496,167	-£1,512,134	-£1,435,141	-£1,636,863	-£1,575,837
50%	60%	-£1,703,125	-£1,617,377	-£1,635,319	-£1,549,270	-£1,773,925	-£1,706,100

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£6,599	-£6,599	-£6,599	-£6,599	-£6,599	-£6,599
10%	71%	-£8,520	-£5,701	-£9,624	-£21,845	-£16,831	-£4,687
15%	71%	-£139,300	-£120,969	-£115,083	-£96,752	-£164,468	-£130,251
20%	71%	-£272,080	-£247,638	-£239,791	-£215,350	-£292,304	-£260,015
25%	71%	-£404,860	-£374,308	-£364,499	-£333,947	-£430,138	-£389,178
30%	71%	-£537,641	-£500,978	-£485,208	-£452,544	-£567,976	-£510,542
35%	71%	-£670,421	-£627,647	-£613,916	-£571,142	-£705,811	-£649,306
40%	71%	-£803,201	-£754,317	-£738,624	-£689,739	-£843,647	-£779,070
45%	71%	-£935,981	-£880,988	-£865,331	-£808,537	-£981,483	-£908,833
50%	71%	-£1,068,762	-£1,007,658	-£988,039	-£926,933	-£1,119,472	-£1,038,597
100%	71%	-£2,417,905	-£2,292,395	-£2,252,529	-£2,129,210	-£2,520,374	-£2,395,289
10%	75%	-£9,280	-£4,414	-£8,672	-£19,365	-£17,127	-£1,75
15%	75%	-£141,940	-£125,899	-£116,512	-£100,471	-£155,210	-£129,784
20%	75%	-£275,600	-£254,212	-£241,696	-£220,309	-£293,295	-£259,391
25%	75%	-£409,260	-£382,525	-£369,880	-£340,146	-£431,378	-£388,999
30%	75%	-£542,919	-£510,839	-£492,964	-£459,664	-£589,462	-£516,607
35%	75%	-£676,579	-£639,151	-£617,249	-£579,821	-£707,545	-£648,215
40%	75%	-£810,239	-£767,455	-£742,432	-£699,659	-£845,630	-£777,823
45%	75%	-£943,899	-£895,776	-£867,616	-£819,485	-£983,918	-£907,430
50%	75%	-£1,077,559	-£1,024,952	-£992,801	-£939,333	-£1,121,989	-£1,037,638
10%	60%	-£890	-£16,220	-£12,672	-£29,781	-£15,046	-£1,485
15%	60%	-£130,854	-£105,190	-£110,513	-£84,848	-£152,089	-£131,747
20%	60%	-£260,601	-£226,601	-£223,601	-£199,478	-£299,192	-£262,299
25%	60%	-£390,785	-£348,010	-£356,881	-£314,108	-£426,176	-£392,272
30%	60%	-£520,750	-£469,421	-£480,066	-£428,738	-£563,219	-£522,534
35%	60%	-£650,715	-£590,311	-£603,250	-£543,387	-£700,262	-£652,797
40%	60%	-£780,680	-£712,242	-£726,434	-£657,997	-£837,305	-£783,059
45%	60%	-£910,645	-£833,651	-£849,619	-£772,626	-£974,347	-£913,322
50%	60%	-£1,040,610	-£955,062	-£972,804	-£887,255	-£1,111,414	-£1,043,685

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£933,747	£933,747	£933,747	£933,747	£933,747	£933,747
10%	71%	£698,187	£680,408	£684,331	£696,552	£698,076	£674,220
15%	71%	£535,407	£533,738	£569,623	£577,955	£520,239	£544,456
20%	71%	£402,627	£427,069	£434,916	£456,357	£392,403	£414,892
25%	71%	£269,846	£300,399	£310,208	£340,760	£244,568	£284,929
30%	71%	£137,066	£173,729	£185,499	£222,162	£106,731	£155,165
35%	71%	£4,285	£17,660	£59,791	£103,665	£31,105	£25,601
40%	71%	-£128,494	-£79,610	-£93,917	-£15,032	-£168,940	-£104,363
45%	71%	-£261,274	-£206,279	-£188,624	-£133,630	-£306,776	-£234,126
50%	71%	-£394,055	-£332,949	-£313,332	-£222,226	-£444,765	-£363,890
100%	71%	-£1,042,696	-£1,018,065	-£1,044,605	-£1,044,605	-£1,045,667	-£1,045,667
10%	75%	£696,427	£677,121	£683,379	£694,072	£657,580	£674,531
15%	75%	£532,767	£548,908	£558,195	£574,235	£519,496	£544,923
20%	75%	£399,107	£420,466	£433,011	£464,388	£381,412	£415,316
25%	75%	£265,447	£292,182	£307,827	£334,561	£243,329	£285,708
30%	75%	£131,787	£163,869	£182,843	£214,723	£105,245	£156,099
35%	75%	-£1,872	£35,555	£57,458	£94,866	-£32,838	£36,492
40%	75%	-£335,332	-£292,759	-£277,726	-£224,952	-£470,923	-£303,116
45%	75%	-£469,192	-£421,072	-£402,909	-£344,789	-£609,006	-£432,723
50%	75%	-£602,852	-£549,385	-£538,094	-£464,626	-£847,283	-£602,331
10%	60%	£673,817	£690,427	£687,379	£704,468	£656,861	£673,222
15%	60%	£543,353	£569,516	£564,194	£589,859	£522,619	£542,960
20%	60%	£413,887	£448,106	£441,010	£475,228	£385,575	£412,688
25%	60%	£283,922	£326,696	£317,826	£360,599	£248,531	£282,435
30%	60%	£153,657	£205,386	£194,840	£240,969	£111,488	£152,173
35%	60%	£23,892	£83,875	£71,456	£131,340	£25,555	£21,910
40%	60%	-£105,973	-£37,535	-£51,728	-£16,710	-£162,598	-£108,353
45%	60%	-£235,558	-£158,944	-£174,912	-£97,919	-£299,641	-£238,615
50%	60%	-£365,604	-£260,355	-£268,107	-£121,648	-£436,707	-£368,678

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£423,944	-£423,944	-£423,944	-£423,944	-£423,944	-£423,944
10%	71%	-£689,504	-£677,283	-£673,360	-£661,139	-£699,616	-£683,471
15%	71%	-£922,294	-£903,833	-£898,058	-£879,727	-£937,402	-£913,236
20%	71%	-£955,064	-£930,623	-£922,776	-£898,334	-£975,288	-£942,999
25%	71%	-£1,087,845	-£1,057,292	-£1,047,483	-£1,016,931	-£1,113,123	-£1,072,763
30%	71%	-£1,203,625	-£1,163,952	-£1,172,193	-£1,136,639	-£1,250,969	-£1,209,536
35%	71%	-£1,353,405	-£1,310,831	-£1,286,900	-£1,254,126	-£1,388,796	-£1,332,290
40%	71%	-£1,486,185	-£1,437,301	-£1,421,608	-£1,372,724	-£1,526,631	-£1,462,054
45%	71%	-£1,619,965	-£1,563,971	-£1,546,316	-£1,491,321	-£1,664,467	-£1,591,817
50%	71%	-£1,651,746	-£1,609,640	-£1,617,023	-£1,609,917	-£1,802,303	-£1,723,581
100%	71%	-£3,100,589	-£2,978,379	-£2,936,504	-£2,812,284	-£3,203,358	-£3,038,274
10%	75%	-£691,264	-£680,570	-£674,313	-£663,619	-£700,111	-£683,160
15%	75%	-£924,924	-£909,833	-£903,498	-£893,456	-£930,195	-£912,708
20%	75%	-£958,584	-£937,197	-£924,680	-£903,294	-£976,278	-£942,375
25%	75%	-£1,092,244	-£1,065,510	-£1,049,865	-£1,023,130	-£1,114,363	-£1,071,983
30%	75%	-£1,225,904	-£1,193,823	-£1,175,048	-£1,142,968	-£1,252,446	-£1,201,992
35%	75%	-£1,359,564	-£1,322,136	-£1,300,233	-£1,262,805	-£1,399,530	-£1,333,198
40%	75%	-£1,493,224	-£1,450,450	-£1,425,417	-£1,382,643	-£1,526,614	-£1,460,807
45%	75%	-£1,626,884	-£1,578,763	-£1,550,600	-£1,502,480	-£1,666,697	-£1,590,414
50%	75%	-£1,660,544	-£1,607,076	-£1,675,785	-£1,622,918	-£1,804,874	-£1,720,028
10%	60%	-£683,874	-£666,764	-£670,312	-£653,204	-£698,030	-£684,469
15%	60%	-£813,839	-£788,175	-£793,498	-£787,833	-£835,073	-£814,731
20%	60%	-£943,804	-£909,585	-£916,682	-£892,463	-£972,116	-£944,994
25%	60%	-£1,073,769	-£1,037,949	-£1,038,986	-£999,895	-£1,109,163	-£1,076,256
30%	60%	-£1,203,734	-£1,162,405	-£1,163,051	-£1,111,722	-£1,246,203	-£1,205,519
35%	60%	-£1,333,699	-£1,273,816	-£1,286,235	-£1,226,351	-£1,383,246	-£1,338,781
40%	60%	-£1,463,664	-£1,385,226	-£1,409,419	-£1,340,981	-£1,520,289	-£1,468,044
45%	60%	-£1,593,629	-£1,516,636	-£1,532,603	-£1,465,610	-£1,657,332	-£1,596,306
50%	60%	-£1,723,595	-£1,638,046	-£1,655,788	-£1,570,230	-£1,794,385	-£1,728,569

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£238,915	£238,915	£238,915	£238,915	£238,915	£238,915
10%	71%	£106,135	£124,467	£130,352	£148,883	£90,968	£115,184
15%	71%	£26,844	£22,893	£30,095	£30,095	£46,868	£14,979
20%	71%	-£169,425	-£128,872	-£119,054	-£99,512	-£164,704	-£144,343
25%	71%	-£292,205	-£255,542	-£243,772	-£207,109	-£322,540	-£274,106
30%	71%	-£424,985	-£382,212	-£368,480	-£325,706	-£460,376	-£403,871
35%	71%	-£557,765	-£508,981	-£493,184	-£448,304	-£598,212	-£533,334
40%	71%	-£690,545	-£635,551	-£617,896	-£562,901	-£736,047	-£663,398
45%	71%	-£823,325	-£762,220	-£742,604	-£681,498	-£874,036	-£793,161
50%	71%	-£956,105	-£904,969	-£876,088	-£789,874	-£1,012,009	-£910,854
10%	75%	£103,496	£119,536	£128,923	£144,964	£90,225	£115,652
15%	75%	£30,164	£87,777	£93,740	£95,126	£47,859	£13,955
20%	75%	-£163,824	-£107,603	-£121,445	-£94,711	-£185,943	-£143,564
25%	75%	-£297,484	-£205,403	-£246,629	-£214,548	-£324,026	-£273,172
30%	75%	-£431,144	-£303,716	-£371,813	-£334,385	-£462,110	-£402,779
35%	75%	-£564,804	-£422,030	-£496,997	-£454,223	-£600,194	-£532,387
40%	75%	-£698,464	-£560,343	-£622,191	-£574,080	-£738,276	-£661,905
45%	75%	-£832,124	-£778,655	-£817,365	-£693,898	-£876,554	-£791,603
50%	75%	-£965,784	-£906,968	-£928,107	-£776,216	-£1,013,930	-£924,950
10%	60%	£114,881	£140,245	£134,922	£160,587	£83,387	£110,899
15%	60%	£15,364	£18,855	£11,736	£46,957	£43,696	£16,574
20%	60%	-£145,350	-£102,575	-£111,446	-£68,672	-£180,740	-£146,836
25%	60%	-£275,314	-£223,985	-£234,631	-£183,392	-£317,783	-£277,099
30%	60%	-£405,280	-£345,399	-£357,815	-£297,031	-£454,826	-£407,361
35%	60%	-£535,244	-£466,806	-£480,999	-£412,581	-£591,869	-£537,624
40%	60%	-£665,210	-£588,216	-£604,183	-£527,190	-£728,912	-£667,887
45%	60%	-£795,175	-£709,626	-£727,368	-£641,820	-£865,978	-£798,149

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£933,747	£933,747	£933,747	£933,747	£933,747	£933,747
10%	71%	£668,167	£680,408	£684,331	£696,552	£668,076	£674,220
15%	71%	£535,807	£553,738	£559,623	£577,985	£532,230	£544,456
20%	71%	£402,627	£427,089	£434,916	£459,357	£382,403	£414,892
25%	71%	£269,848	£300,399	£310,208	£340,760	£244,568	£284,929
30%	71%	£137,068	£173,729	£185,499	£222,162	£106,731	£155,165
35%	71%	£4,286	£47,660	£50,791	£103,565	£-11,105	£25,401
40%	71%	-£128,484	-£79,810	-£63,917	-£15,032	-£188,940	-£104,363
45%	71%	-£261,274	-£206,279	-£188,624	-£133,630	-£306,776	-£234,126
50%	71%	-£394,065	-£332,949	-£313,332	-£252,226	-£444,765	-£363,890
100%	71%	-£1,742,898	-£1,618,868	-£1,578,813	-£1,464,603	-£1,846,667	-£1,681,563
10%	75%	£666,427	£677,121	£683,379	£694,072	£667,580	£674,531
15%	75%	£532,767	£548,938	£558,195	£574,235	£519,496	£544,923
20%	75%	£399,107	£409,995	£433,015	£454,389	£381,412	£415,316
25%	75%	£265,447	£262,182	£307,827	£334,561	£243,329	£265,708
30%	75%	£131,787	£163,869	£182,643	£214,723	£105,245	£156,099
35%	75%	£1,872	£35,556	£57,458	£94,896	£32,839	£56,492
40%	75%	-£136,532	-£92,759	-£67,726	-£24,952	-£170,923	-£103,116
45%	75%	-£269,192	-£221,072	-£192,909	-£144,789	-£309,006	-£232,723
50%	75%	-£402,852	-£349,385	-£318,094	-£264,626	-£447,283	-£362,531
10%	60%	£673,817	£680,927	£687,376	£704,488	£669,661	£673,222
15%	60%	£543,853	£569,516	£584,104	£599,859	£522,618	£542,960
20%	60%	£413,887	£448,106	£441,010	£476,228	£385,575	£412,898
25%	60%	£283,922	£326,998	£317,826	£360,599	£248,531	£292,435
30%	60%	£153,957	£205,986	£194,849	£245,969	£111,488	£182,173
35%	60%	£23,902	£83,875	£71,456	£131,340	£-25,555	£21,910
40%	60%	-£105,973	-£37,535	-£51,728	-£16,710	-£162,598	-£108,353
45%	60%	-£235,938	-£138,044	-£174,912	-£97,919	-£309,641	-£238,115
50%	60%	-£365,904	-£280,355	-£368,097	-£212,548	-£436,707	-£368,878

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 2

CL Zone  
Value Area 1  
High

No Units 30  
Site Area 0.47 Ha

Sales value inflation 10%  
Build cost inflation 5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£23,754,735	£23,754,735	£23,754,735	£23,754,735	£23,754,735	£23,754,735
10%	71%	£21,078,739	£21,140,842	£21,082,877	£21,144,979	£21,087,930	£21,092,068
15%	71%	£19,740,741	£19,833,895	£19,746,949	£19,840,102	£19,754,528	£19,760,528
20%	71%	£18,402,744	£18,526,948	£18,411,020	£18,535,225	£18,421,124	£18,429,401
25%	71%	£17,064,747	£17,220,002	£17,075,091	£17,230,346	£17,087,722	£17,098,067
30%	71%	£15,726,749	£15,913,056	£15,739,162	£15,925,469	£15,754,320	£15,766,734
35%	71%	£14,388,751	£14,606,109	£14,403,235	£14,620,592	£14,420,917	£14,435,399
40%	71%	£13,050,753	£13,299,163	£13,067,305	£13,315,714	£13,087,515	£13,104,066
45%	71%	£11,712,755	£11,992,216	£11,731,376	£12,010,836	£11,754,113	£11,772,732
50%	71%	£10,374,758	£10,685,270	£10,395,447	£10,705,959	£10,420,710	£10,441,399
10%	75%	£3,054,369	£2,443,189	£3,012,315	£2,381,134	£2,960,962	£2,918,808
15%	75%	£2,076,022	£2,130,362	£2,080,367	£2,134,707	£2,084,064	£2,088,409
20%	75%	£1,097,667	£1,018,176	£1,043,183	£1,054,893	£1,048,729	£1,055,246
25%	75%	£1,097,667	£1,018,176	£1,043,183	£1,054,893	£1,048,729	£1,055,246
30%	75%	£1,097,667	£1,018,176	£1,043,183	£1,054,893	£1,048,729	£1,055,246
35%	75%	£1,097,667	£1,018,176	£1,043,183	£1,054,893	£1,048,729	£1,055,246
40%	75%	£1,097,667	£1,018,176	£1,043,183	£1,054,893	£1,048,729	£1,055,246
45%	75%	£1,097,667	£1,018,176	£1,043,183	£1,054,893	£1,048,729	£1,055,246
50%	75%	£1,097,667	£1,018,176	£1,043,183	£1,054,893	£1,048,729	£1,055,246
10%	80%	£19,753,782	£19,884,197	£19,758,996	£19,889,410	£19,773,082	£19,778,295
20%	80%	£18,420,131	£18,594,018	£18,427,083	£18,600,970	£18,445,864	£18,452,816
25%	80%	£17,086,480	£17,303,839	£17,095,170	£17,312,528	£17,118,647	£17,127,336
30%	80%	£15,752,829	£16,013,699	£15,763,296	£16,024,987	£15,781,430	£15,801,856
35%	80%	£14,419,179	£14,723,481	£14,431,343	£14,735,645	£14,464,211	£14,476,377
40%	80%	£13,085,528	£13,433,301	£13,099,431	£13,447,204	£13,136,994	£13,150,897
45%	80%	£11,751,877	£12,143,122	£11,767,518	£12,158,763	£11,809,776	£11,825,417
50%	80%	£10,418,226	£10,852,942	£10,435,605	£10,870,321	£10,482,559	£10,499,937

Residual Land values compared to benchmark land values  
Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£18,545,124	£18,545,124	£18,545,124	£18,545,124	£18,545,124	£18,545,124
10%	71%	£21,221,189	£21,159,017	£21,216,880	£21,154,680	£21,207,291	£21,207,291
15%	71%	£22,558,116	£22,465,964	£22,516,910	£22,459,757	£22,545,331	£22,538,125
20%	71%	£23,897,115	£23,772,911	£23,888,839	£23,764,634	£23,878,735	£23,870,458
25%	71%	£25,236,112	£25,079,857	£25,224,788	£25,069,513	£25,219,137	£25,201,792
30%	71%	£26,575,110	£26,388,803	£26,560,734	£26,374,459	£26,565,599	£26,558,125
35%	71%	£27,914,108	£27,593,750	£27,896,685	£27,679,267	£27,878,342	£27,864,480
40%	71%	£29,253,106	£29,009,696	£29,232,554	£28,984,145	£29,212,344	£29,195,793
45%	71%	£30,592,104	£30,425,643	£30,568,423	£30,289,023	£30,545,746	£30,527,127
50%	71%	£31,931,102	£31,841,590	£31,914,292	£31,693,900	£31,919,149	£31,898,460
10%	75%	£45,354,228	£44,723,048	£45,312,174	£44,680,993	£45,266,821	£45,218,767
15%	75%	£21,221,837	£21,169,497	£21,219,492	£21,165,152	£21,215,795	£21,211,440
20%	75%	£22,560,963	£22,468,883	£22,550,916	£22,478,166	£22,546,513	£22,542,158
25%	75%	£23,900,089	£23,793,969	£23,893,859	£23,785,180	£23,886,485	£23,877,776
30%	75%	£25,239,215	£25,108,056	£25,231,043	£25,095,194	£25,221,801	£25,210,930
35%	75%	£26,578,341	£26,418,242	£26,568,226	£26,405,208	£26,561,136	£26,544,102
40%	75%	£27,917,467	£27,730,426	£27,905,411	£27,715,222	£27,892,417	£27,875,265
45%	75%	£29,256,593	£29,042,615	£29,242,594	£29,028,336	£29,227,806	£29,210,428
50%	75%	£30,595,719	£30,354,801	£30,579,778	£30,335,249	£30,563,141	£30,543,590
10%	80%	£31,934,845	£31,861,987	£31,918,951	£31,845,264	£31,898,407	£31,878,254
15%	80%	£21,212,426	£21,125,483	£21,208,051	£21,122,007	£21,199,560	£21,196,083
20%	80%	£22,546,077	£22,450,662	£22,540,449	£22,440,449	£22,526,777	£22,521,564
25%	80%	£23,879,728	£23,785,941	£23,873,776	£23,698,889	£23,863,995	£23,847,043
30%	80%	£25,213,379	£25,094,020	£25,204,686	£25,049,531	£25,192,531	£25,172,523
35%	80%	£26,547,029	£26,286,200	£26,536,603	£26,275,772	£26,508,429	£26,488,003
40%	80%	£27,880,680	£27,576,378	£27,868,518	£27,564,214	£27,835,448	£27,823,482
45%	80%	£29,214,331	£28,869,568	£29,200,438	£28,652,665	£29,182,885	£29,169,963
50%	80%	£30,547,982	£30,158,737	£30,532,341	£30,141,096	£30,490,083	£30,474,442
50%	80%	£31,881,633	£31,448,917	£31,864,254	£31,429,538	£31,817,300	£31,799,922

Residual Land values compared to benchmark land values  
Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£12,217,902	£12,217,902	£12,217,902	£12,217,902	£12,217,902	£12,217,902
10%	71%	£12,913,898	£12,909,760	£12,909,760	£12,847,658	£12,904,707	£12,900,569
15%	71%	£14,251,895	£14,158,741	£14,245,888	£14,152,535	£14,238,109	£14,231,903
20%	71%	£15,589,892	£15,465,688	£15,581,612	£15,457,412	£15,573,238	£15,565,238
25%	71%	£16,927,889	£16,772,634	£16,917,546	£16,762,280	£16,904,915	£16,894,570
30%	71%	£18,265,886	£18,079,580	£18,253,475	£18,067,168	£18,238,317	£18,225,903
35%	71%	£19,603,883	£19,286,526	£19,589,404	£19,372,045	£19,571,710	£19,567,238
40%	71%	£20,941,880	£20,693,472	£20,925,332	£20,676,923	£20,905,149	£20,888,071
45%	71%	£22,279,877	£22,000,417	£22,261,261	£22,081,800	£22,238,524	£22,219,905
50%	71%	£23,617,874	£23,397,367	£23,597,190	£23,286,678	£23,571,926	£23,551,238
10%	75%	£37,047,965	£36,415,825	£37,004,957	£36,373,711	£36,993,599	£36,911,644
15%	75%	£14,255,970	£14,174,460	£14,249,453	£14,167,944	£14,243,907	£14,237,391
20%	75%	£15,594,967	£15,488,947	£15,588,937	£15,477,957	£15,579,243	£15,570,533
25%	75%	£16,933,964	£16,798,944	£16,923,914	£16,782,912	£16,914,199	£16,903,489
30%	75%	£18,272,961	£18,111,020	£18,261,004	£18,097,966	£18,249,914	£18,238,880
35%	75%	£19,611,958	£19,423,206	£19,598,189	£19,407,999	£19,585,249	£19,570,042
40%	75%	£20,950,955	£20,730,152	£20,935,182	£20,710,944	£20,916,884	£20,903,226
45%	75%	£22,289,952	£22,047,578	£22,272,555	£22,028,027	£22,255,919	£22,238,388
50%	75%	£23,628,949	£23,359,765	£23,609,739	£23,338,042	£23,591,254	£23,569,531
10%	80%	£12,895,294	£12,818,281	£12,901,725	£12,814,785	£12,892,337	£12,888,861
15%	80%	£14,234,291	£14,148,439	£14,233,414	£14,133,226	£14,220,869	£14,217,393
20%	80%	£15,573,288	£15,398,619	£15,565,554	£15,381,667	£15,546,773	£15,538,821
25%	80%	£16,912,285	£16,688,798	£16,907,467	£16,680,109	£16,873,990	£16,865,301
30%	80%	£18,251,282	£18,079,978	£18,248,390	£18,068,550	£18,230,207	£18,190,768
35%	80%	£19,590,279	£19,269,156	£19,581,293	£19,256,992	£19,568,425	£19,516,280
40%	80%	£20,929,276	£20,559,336	£20,893,206	£20,545,432	£20,855,642	£20,841,739
45%	80%	£22,268,273	£21,849,515	£22,225,119	£21,833,874	£22,192,881	£22,167,220
50%	80%	£23,607,270	£23,139,694	£23,562,032	£23,122,918	£23,530,076	£23,492,689

Residual Land values compared to benchmark land values  
Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,225,360	£4,225,360	£4,225,360	£4,225,360	£4,225,360	£4,225,360
10%	71%	£1,549,261	£1,811,467	£1,553,322	£1,816,894	£1,558,353	£1,567,893
15%	71%	£2,111,966	£3,044,521	£2,117,574	£3,010,727	£2,225,153	£2,231,359
20%	71%	£1,126,630	£1,002,427	£1,118,355	£994,150	£1,108,251	£1,099,974
25%	71%	£2,484,628	£2,399,373	£2,454,284	£2,299,029	£2,441,653	£2,431,208
30%	71%	£3,842,626	£3,618,319	£3,790,213	£3,603,906	£3,775,055	£3,762,641
35%	71%	£5,140,624	£4,923,266	£5,126,142	£4,908,783	£5,108,558	£5,093,976
40%	71%	£6,478,622	£6,230,212	£6,462,070	£6,213,661	£6,441,860	£6,425,309
45%	71%	£7,816,620	£7,531,159	£7,797,998	£7,581,589	£7,775,282	£7,760,843
50%	71%	£9,154,617	£8,844,105	£9,133,928	£8,623,416	£9,108,655	£9,087,976
100%	71%	£22,583,744	£21,952,564	£22,541,690	£21,910,509	£22,490,337	£22,448,283
10%	75%	£1,546,647	£1,606,987	£1,550,962	£1,605,332	£1,554,690	£1,550,034
15%	75%	£2,079,261	£2,883,801	£2,083,898	£2,858,318	£2,079,354	£2,075,871
20%	75%	£1,132,064	£1,023,385	£1,123,375	£1,014,696	£1,115,951	£1,107,292
25%	75%	£2,471,421	£2,335,572	£2,460,559	£2,324		

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£10,771,498	£10,771,498	£10,771,498	£10,771,498	£10,771,498	£10,771,498
10%	71%	£8,095,592	£8,157,825	£8,399,840	£8,161,742	£8,104,693	£8,109,831
15%	71%	£5,757,505	£5,850,859	£5,783,712	£5,836,965	£5,771,231	£5,777,497
20%	71%	£5,419,508	£5,543,712	£5,427,783	£5,551,988	£5,437,888	£5,446,164
25%	71%	£4,081,510	£4,236,768	£4,091,854	£4,247,110	£4,104,485	£4,114,830
30%	71%	£2,743,519	£2,929,819	£2,753,905	£2,765,232	£2,771,083	£2,783,493
35%	71%	£1,405,514	£1,622,872	£1,419,996	£1,637,355	£1,437,681	£1,452,182
40%	71%	£67,517	£315,926	£84,068	£332,477	£104,278	£120,829
45%	71%	£-1,270,481	£591,021	£-1,251,861	£572,400	£-1,229,124	£-1,210,805
50%	71%	£-2,026,479	£-2,207,967	£-2,387,730	£-2,277,278	£-2,565,588	£-2,541,538
100%	71%	£-18,037,606	£-15,406,425	£-15,995,552	£-15,364,371	£-15,944,199	£-15,902,144
10%	75%	£8,092,785	£8,147,126	£8,097,130	£8,151,470	£8,100,828	£8,105,172
15%	75%	£8,753,450	£8,831,939	£8,759,946	£8,811,455	£8,765,493	£8,772,009
20%	75%	£5,414,074	£5,522,783	£5,422,783	£5,531,443	£5,430,157	£5,438,847
25%	75%	£4,074,717	£4,210,566	£4,085,580	£4,221,428	£4,094,821	£4,105,683
30%	75%	£2,735,361	£2,898,380	£2,748,396	£2,811,414	£2,759,486	£2,772,520
35%	75%	£1,396,006	£1,586,104	£1,411,212	£1,601,400	£1,424,151	£1,439,358
40%	75%	£58,850	£274,008	£74,028	£291,386	£88,816	£108,194
45%	75%	£-1,282,707	£-1,038,178	£-1,263,155	£-1,018,627	£-1,246,519	£-1,226,968
50%	75%	£-2,026,479	£-2,207,967	£-2,600,339	£-2,328,642	£-2,581,854	£-2,560,131
10%	80%	£8,104,196	£8,191,139	£8,107,672	£8,194,615	£8,117,063	£8,120,539
15%	80%	£6,770,545	£6,900,961	£6,775,759	£6,908,174	£6,789,845	£6,795,058
20%	80%	£5,436,895	£5,610,781	£5,443,846	£5,617,733	£5,462,627	£5,469,579
25%	80%	£4,104,244	£4,309,859	£4,113,833	£4,319,291	£4,135,410	£4,144,096
30%	80%	£2,769,593	£3,030,422	£2,780,020	£3,040,850	£2,808,193	£2,818,620
35%	80%	£1,435,942	£1,740,244	£1,448,107	£1,752,408	£1,480,975	£1,493,140
40%	80%	£109,291	£459,063	£116,366	£463,968	£151,768	£167,581
45%	80%	£-1,231,360	£-840,115	£-1,215,719	£-824,474	£-1,173,641	£-1,157,820
50%	80%	£-2,565,011	£-2,130,294	£-2,547,632	£-2,112,916	£-2,500,678	£-2,483,299

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£12,948,236	£13,010,339	£12,952,374	£13,014,476	£12,957,427	£12,961,585
10%	71%	£11,610,238	£11,703,393	£11,616,446	£11,709,599	£11,624,025	£11,630,231
20%	71%	£10,272,242	£10,396,445	£10,280,517	£10,404,722	£10,290,621	£10,299,898
25%	71%	£8,934,244	£9,089,409	£8,944,598	£9,099,845	£8,957,215	£8,967,564
30%	71%	£7,596,246	£7,782,553	£7,608,650	£7,794,906	£7,623,817	£7,636,231
35%	71%	£6,258,248	£6,475,606	£6,272,730	£6,490,089	£6,290,414	£6,304,896
40%	71%	£4,920,250	£5,168,660	£4,936,802	£5,183,211	£4,957,012	£4,973,853
45%	71%	£3,582,253	£3,881,713	£3,600,873	£3,900,835	£3,623,610	£3,642,226
50%	71%	£2,244,255	£2,554,767	£2,264,944	£2,575,456	£2,290,207	£2,310,896
100%	71%	£-1,184,872	£-1,053,892	£-1,142,818	£-1,016,837	£-1,091,465	£-1,049,411
10%	75%	£11,294,244	£11,389,899	£11,299,384	£11,395,039	£11,304,642	£11,310,297
15%	75%	£11,606,164	£11,697,873	£11,612,680	£11,694,190	£11,618,236	£11,624,743
20%	75%	£10,268,808	£10,375,487	£10,275,497	£10,384,176	£10,282,891	£10,291,580
25%	75%	£8,927,451	£9,063,300	£8,938,313	£9,074,162	£8,947,555	£8,958,417
30%	75%	£7,589,094	£7,751,114	£7,601,130	£7,764,165	£7,612,242	£7,624,277
35%	75%	£6,248,740	£6,438,928	£6,263,945	£6,454,134	£6,276,885	£6,292,092
40%	75%	£4,909,383	£5,126,742	£4,926,762	£5,144,120	£4,941,550	£4,958,928
45%	75%	£3,570,027	£3,814,855	£3,589,878	£3,834,107	£3,608,215	£3,625,766
50%	75%	£2,230,671	£2,502,389	£2,252,995	£2,524,062	£2,270,880	£2,292,603
10%	80%	£12,956,930	£13,043,873	£12,960,405	£13,047,349	£12,966,798	£12,973,273
15%	80%	£11,623,279	£11,733,694	£11,628,493	£11,738,907	£11,634,579	£11,641,792
20%	80%	£10,289,624	£10,403,536	£10,296,466	£10,410,408	£10,303,361	£10,312,313
25%	80%	£8,955,978	£9,173,336	£8,964,667	£9,182,025	£8,988,144	£8,998,833
30%	80%	£7,622,327	£7,883,156	£7,632,754	£7,893,584	£7,660,927	£7,671,354
35%	80%	£6,288,676	£6,592,978	£6,300,840	£6,605,145	£6,333,709	£6,345,874
40%	80%	£4,955,025	£5,302,798	£4,968,928	£5,316,701	£5,006,491	£5,020,394
45%	80%	£3,621,374	£4,012,619	£3,637,015	£4,028,260	£3,678,273	£3,694,914
50%	80%	£2,287,723	£2,722,439	£2,305,162	£2,739,816	£2,362,058	£2,369,434

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£20,586,265	£20,586,265	£20,586,265	£20,586,265	£20,586,265	£20,586,265
10%	71%	£17,890,270	£17,952,372	£17,894,407	£17,956,510	£17,899,481	£17,903,588
15%	71%	£16,552,272	£16,645,426	£16,558,478	£16,651,632	£16,566,058	£16,572,265
20%	71%	£15,214,275	£15,308,479	£15,222,556	£15,346,765	£15,232,665	£15,240,611
25%	71%	£13,876,277	£14,031,533	£13,886,621	£14,041,877	£13,896,253	£13,909,588
30%	71%	£12,538,279	£12,724,587	£12,550,692	£12,737,000	£12,565,890	£12,578,264
35%	71%	£11,200,282	£11,417,640	£11,214,703	£11,429,122	£11,232,448	£11,246,830
40%	71%	£9,862,284	£10,110,694	£9,878,635	£10,127,244	£9,899,046	£9,915,596
45%	71%	£8,524,286	£8,803,747	£8,542,906	£8,822,367	£8,565,643	£8,584,263
50%	71%	£7,186,288	£7,496,801	£7,206,977	£7,512,481	£7,232,241	£7,252,829
100%	71%	£-5,242,839	£-5,611,658	£-6,200,784	£-5,669,604	£-6,149,431	£-6,107,377
10%	75%	£17,887,553	£17,941,893	£17,891,607	£17,946,238	£17,895,595	£17,899,940
15%	75%	£16,548,197	£16,629,707	£16,554,714	£16,636,223	£16,560,260	£16,566,776
20%	75%	£15,208,841	£15,317,621	£15,217,330	£15,326,210	£15,224,095	£15,233,614
25%	75%	£13,869,485	£14,005,334	£13,880,347	£14,016,196	£13,889,589	£13,900,451
30%	75%	£12,530,129	£12,693,147	£12,543,163	£12,706,181	£12,554,254	£12,567,287
35%	75%	£11,190,773	£11,380,961	£11,205,979	£11,396,168	£11,218,918	£11,234,125
40%	75%	£9,851,417	£10,089,775	£9,868,795	£10,096,153	£9,893,583	£9,909,862
45%	75%	£8,512,061	£8,796,589	£8,531,612	£8,776,140	£8,548,248	£8,567,799
50%	75%	£7,172,704	£7,444,403	£7,194,428	£7,466,126	£7,212,913	£7,234,636
10%	80%	£17,898,964	£17,965,999	£17,902,498	£17,969,383	£17,911,830	£17,915,306
15%	80%	£16,555,313	£16,659,728	£16,570,527	£16,700,941	£16,584,613	£16,589,626
20%	80%	£15,231,662	£15,405,549	£15,238,613	£15,412,500	£15,257,395	£15,264,344
25%	80%	£13,898,011	£14,115,369	£13,906,700	£14,124,058	£13,930,177	£13,938,867
30%	80%	£12,564,360	£12,825,190	£12,574,787	£12,835,616	£12,600,960	£12,613,397
35%	80%	£11,230,709	£11,535,011	£11,242,874	£11,547,176	£11,275,742	£11,287,908
40%	80%	£9,897,058	£10,244,832	£9,910,962	£10,258,735	£9,948,525	£9,962,428
45%	80%	£8,563,408	£8,994,652	£8,579,048	£9,010,293	£8,621,307	£8,636,847
50%	80%	£7,229,757	£7,684,473	£7,247,135	£7,681,851	£7,284,050	£7,311,468

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£10,621,568	£10,621,568	£10,621,568	£10,621,568	£10,621,568	£10,621,568
10%	71%	£7,945,573	£8,007,675	£7,949,710	£9,011,813	£7,954,704	£7,959,801
15%	71%	£8,607,276	£8,700,729	£8,613,762	£9,706,936	£8,622,361	£8,627,868
20%	71%	£5,269,578	£5,383,782	£5,277,853	£5,402,058	£5,287,958	£5,296,234
25%	71%	£3,931,580	£4,086,836	£3,941,924	£4,097,180	£3,954,556	£3,964,901
30%	71%	£2,593,583	£2,779,890	£2,603,926	£2,792,303	£2,621,153	£2,633,567
35%	71%	£1,255,585	£1,472,943	£1,270,967	£1,487,426	£1,287,751	£1,302,233
40%	71%	£-82,413	£165,997	£-85,861	£182,547	£-85,651	£-29,101
45%	71%	£-1,429,411	£-1,140,950	£-1,401,790	£-1,122,330	£-1,379,054	£-1,380,434
50%	71%	£-2,750,409	£-2,461,949	£-2,737,719	£-2,477,207	£-2,712,456	£-2,691,788
100%	71%	£-16,187,535	£-15,566,355	£-16,145,481	£-15,514,301	£-16,094,128	£-16,052,074
10%	75%	£7,942,856	£7,997,196	£7,947,200	£8,001,541	£7,950,898	£7,955,243
15%	75%	£8,603,301	£8,658,010	£8,610,117	£8,664,328	£8,619,583	£8,624,079
20%	75%	£5,265,144	£5,372,824	£5,272,833	£5,381,513	£5,280,228	£5,288,917
25%	75%	£3,924,788	£4,060,637	£3,935,650	£4,071,499	£3,944,892	£3,955,754
30%	75%	£2,585,432	£2,748,451	£2,598,467	£2,781,484	£2,609,557	£2,622,591
35%	75%	£1,246,076	£1,436,284	£1,261,292	£1,451,471	£1,274,222	£1,289,408
40%	75%	£-83,280	£124,076	£-75,901	£141,457	£-81,114	£-43,735
45%	75%	£-1,432,636	£-1,188,108	£-1,413,085	£-1,168,557	£-1,396,449	£-1,378,897
50%	75%	£-2,779,492	£-2,500,294	£-2,760,268	£-2,478,574	£-2,731,784	£-2,710,061
60%	75%	£7,954,257	£8,041,210	£7,959,742	£8,044,885	£7,967,453	£7,970,600
15%	80%	£6,620,616	£6,781,031	£6,625,830	£6,786,244	£6,639,916	£6,645,129
20%	80%	£5,286,955	£5,460,852	£5,293,917	£5,467,803	£5,312,698	£5,319,649
25%	80%	£3,953,314	£4,170,693	£3,962,033	£4,179,365	£3,985,481	£3,994,170
30%	80%	£2,619,663	£2,880,493	£2,630,090	£2,890,921	£2,658,263	£2,668,690
35%	80%	£1,286,013	£1,590,314	£1,298,177	£1,602,479	£1,331,045	£1,343,211
40%	80%	£-647,638	£-390,135	£-633,785	£-374,638	£-629,828	£-617,731
45%	80%	£-1,361,299	£-990,044	£-1,365,648	£-974,404	£-1,323,300	£-1,307,749
50%	80%	£-2,714,940	£-2,280,224	£-2,697,562	£-2,262,845	£-2,650,607	£-2,633,229

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£14,745,980	£14,808,083	£14,750,118	£14,812,220	£14,755,171	£14,759,300
10%	71%	£13,407,982	£13,501,137	£13,414,190	£13,507,343	£13,421,789	£13,427,975
15%	71%	£12,069,986	£12,194,189	£12,076,281	£12,202,486	£12,083,365	£12,089,642
20%	71%	£10,731,989	£10,867,243	£10,742,330	£10,867,587	£10,749,963	£10,765,399
25%	71%	£9,393,990	£9,580,297	£9,406,403	£9,592,710	£9,421,561	£9,433,975
30%	71%	£8,055,992	£8,273,350	£8,070,474	£8,287,833	£8,086,158	£8,102,640
35%	71%	£6,717,994	£6,966,404	£6,734,546	£6,982,955	£6,750,758	£6,771,307
40%	71%	£5,379,997	£5,659,457	£5,398,617	£5,678,077	£5,421,354	£5,439,973
45%	71%	£4,041,999	£4,352,511	£4,062,688	£4,373,200	£4,087,951	£4,108,640
50%	71%	£2,703,928	£2,955,565	£2,724,074	£2,975,823	£2,749,221	£2,770,697
100%	71%	£-1,674,000	£-1,007,603	£-1,647,894	£-1,041,948	£-1,619,365	£-1,615,600
15%	75%	£13,403,908	£13,485,417	£13,410,424	£13,491,934	£13,415,970	£13,422,487
20%	75%	£12,064,552	£12,173,231	£12,073,241	£12,181,920	£12,080,635	£12,089,324
25%	75%	£10,726,195	£10,841,644	£10,736,587	£10,847,098	£10,745,299	£10,755,181
30%	75%	£9,387,839	£9,548,858	£9,398,574	£9,561,892	£9,406,954	£9,422,969
35%	75%	£8,048,484	£8,236,672	£8,061,689	£8,251,878	£8,074,629	£8,089,836
40%	75%	£6,709,127	£6,924,486	£6,724,506	£6,941,864	£6,739,254	£6,756,672
45%	75%	£5,369,771	£5,612,269	£5,387,322	£5,631,851	£5,403,959	£5,423,610
50%	75%	£4,029,415	£4,300,113	£4,050,130	£4,321,836	£4,068,624	£4,090,347
10%	80%	£14,754,674	£14,841,617	£14,758,149	£14,845,093	£14,767,540	£14,771,017
15%	80%	£13,421,023	£13,551,438	£13,426,237	£13,556,651	£13,440,363	£13,445,366
20%	80%	£12,087,371	£12,251,459	£12,094,324	£12,256,211	£12,113,185	£12,120,637
25%	80%	£10,753,722	£10,971,080	£10,762,411	£10,979,769	£10,785,888	£10,794,577
30%	80%	£9,420,071	£9,680,900	£9,430,498	£9,691,328	£9,458,671	£9,469,098
35%	80%	£8,086,420	£8,390,722	£8,098,584	£8,402,885	£8,131,453	£8,143,619
40%	80%	£6,752,769	£7,100,542	£6,766,672	£7,114,445	£6,804,235	£6,818,138
45%	80%	£5,419,118	£5,810,363	£5,434,759	£5,826,004	£5,477,017	£5,492,658
50%	80%	£4,085,467	£4,520,183	£4,102,846	£4,537,562	£4,149,800	£4,167,178

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£20,566,265	£20,566,265	£20,566,265	£20,566,265	£20,566,265	£20,566,265
10%	71%	£17,890,270	£17,952,372	£17,894,407	£17,956,510	£17,899,461	£17,903,598
15%	71%	£16,552,272	£16,645,426	£16,558,478	£16,651,632	£16,568,058	£16,572,265
20%	71%	£15,214,275	£15,338,479	£15,222,520	£15,346,755	£15,232,655	£15,240,931
25%	71%	£13,876,277	£14,031,533	£13,886,621	£14,041,877	£13,899,263	£13,909,598
30%	71%	£12,538,279	£12,724,587	£12,550,692	£12,737,000	£12,565,850	£12,578,264
35%	71%	£11,200,282	£11,417,640	£11,214,763	£11,429,122	£11,232,448	£11,246,630
40%	71%	£9,862,284	£10,110,694	£9,878,835	£10,127,244	£9,899,046	£9,915,596
45%	71%	£8,524,286	£8,803,747	£8,542,908	£8,822,367	£8,565,643	£8,584,263
50%	71%	£7,186,288	£7,496,801	£7,206,977	£7,517,496	£7,232,241	£7,252,809
100%	71%	£-6,242,839	£-5,611,658	£-6,200,784	£-5,569,604	£-6,149,431	£-6,107,377
10%	75%	£17,887,553	£17,941,893	£17,891,897	£17,946,238	£17,895,595	£17,899,940
15%	75%	£16,548,197	£16,629,707	£16,554,714	£16,638,223	£16,560,260	£16,568,776
20%	75%	£15,209,841	£15,317,621	£15,217,530	£15,329,210	£15,224,925	£15,233,614
25%	75%	£13,869,485	£14,005,334	£13,880,347	£14,016,196	£13,889,589	£13,900,451
30%	75%	£12,530,129	£12,693,147	£12,543,163	£12,706,181	£12,554,254	£12,567,287
35%	75%	£11,190,773	£11,380,861	£11,205,978	£11,396,188	£11,218,918	£11,234,125
40%	75%	£9,851,417	£10,088,775	£9,868,795	£10,098,153	£9,883,858	£9,903,962
45%	75%	£8,512,061	£8,796,589	£8,531,612	£8,776,140	£8,548,248	£8,567,799
50%	75%	£7,172,704	£7,444,403	£7,194,428	£7,466,126	£7,212,913	£7,234,636
10%	80%	£17,896,964	£17,965,898	£17,902,438	£17,969,363	£17,911,830	£17,915,306
15%	80%	£16,565,313	£16,696,728	£16,570,527	£16,700,941	£16,584,613	£16,589,826
20%	80%	£15,231,662	£15,405,549	£15,238,613	£15,412,500	£15,257,395	£15,264,346
25%	80%	£13,898,011	£14,115,369	£13,906,700	£14,124,058	£13,930,177	£13,938,867
30%	80%	£12,564,360	£12,825,190	£12,574,791	£12,835,616	£12,600,860	£12,613,927
35%	80%	£11,230,709	£11,535,011	£11,242,674	£11,547,176	£11,275,742	£11,287,908
40%	80%	£9,897,058	£10,244,832	£9,910,962	£10,258,735	£9,946,525	£9,962,428
45%	80%	£8,563,406	£8,954,652	£8,579,048	£8,970,293	£8,621,307	£8,638,947
50%	80%	£7,229,757	£7,664,473	£7,247,135	£7,681,851	£7,294,090	£7,311,468

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 2	CL Zone	1
	Value Area	Med
No Units		30
Site Area	0.47 Ha	
	Sales value inflation	10%
	Build cost inflation	5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£13,262,598	£13,262,598	£13,262,598	£13,262,598	£13,262,598	£13,262,598
10%	71%	£11,633,224	£11,639,326	£11,639,954	£11,702,056	£11,642,030	£11,648,760
15%	71%	£10,035,850	£10,041,687	£10,042,332	£10,021,766	£10,031,746	£10,041,940
20%	71%	£8,438,476	£8,444,333	£8,444,978	£8,425,412	£8,435,392	£8,441,586
25%	71%	£6,841,102	£6,846,959	£6,847,604	£6,828,038	£6,838,018	£6,844,212
30%	71%	£5,243,728	£5,249,385	£5,250,030	£5,230,664	£5,240,644	£5,246,290
35%	71%	£3,646,354	£3,652,011	£3,652,656	£3,635,282	£3,645,262	£3,650,908
40%	71%	£2,048,980	£2,054,637	£2,055,282	£2,037,908	£2,047,888	£2,053,534
45%	71%	£450,606	£456,263	£456,908	£439,534	£449,514	£455,160
50%	71%	£192,232	£197,889	£198,534	£181,160	£191,140	£196,786
55%	71%	£43,858	£49,515	£50,160	£32,786	£42,766	£48,412
60%	71%	£18,484	£24,141	£24,786	£7,412	£17,392	£23,038
65%	71%	£3,110	£8,768	£9,413	£1,948	£2,898	£8,544
70%	71%	£456	£1,394	£1,539	£286	£436	£1,290
75%	71%	£102	£330	£365	£62	£102	£236
80%	71%	£18	£58	£65	£11	£18	£42
85%	71%	£3	£10	£11	£2	£3	£7
90%	71%	£0	£2	£2	£0	£0	£1
95%	71%	£0	£0	£0	£0	£0	£0
100%	71%	£0	£0	£0	£0	£0	£0

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£29,037,261	£29,037,261	£29,037,261	£29,037,261	£29,037,261	£29,037,261
10%	71%	£20,660,685	£20,660,685	£20,660,685	£20,660,685	£20,660,685	£20,660,685
15%	71%	£14,811,355	£14,811,355	£14,811,355	£14,811,355	£14,811,355	£14,811,355
20%	71%	£9,962,025	£9,962,025	£9,962,025	£9,962,025	£9,962,025	£9,962,025
25%	71%	£5,112,695	£5,112,695	£5,112,695	£5,112,695	£5,112,695	£5,112,695
30%	71%	£2,263,365	£2,263,365	£2,263,365	£2,263,365	£2,263,365	£2,263,365
35%	71%	£504,035	£504,035	£504,035	£504,035	£504,035	£504,035
40%	71%	£115,705	£115,705	£115,705	£115,705	£115,705	£115,705
45%	71%	£26,375	£26,375	£26,375	£26,375	£26,375	£26,375
50%	71%	£6,045	£6,045	£6,045	£6,045	£6,045	£6,045
55%	71%	£1,315	£1,315	£1,315	£1,315	£1,315	£1,315
60%	71%	£265	£265	£265	£265	£265	£265
65%	71%	£55	£55	£55	£55	£55	£55
70%	71%	£11	£11	£11	£11	£11	£11
75%	71%	£2	£2	£2	£2	£2	£2
80%	71%	£0	£0	£0	£0	£0	£0
85%	71%	£0	£0	£0	£0	£0	£0
90%	71%	£0	£0	£0	£0	£0	£0
95%	71%	£0	£0	£0	£0	£0	£0
100%	71%	£0	£0	£0	£0	£0	£0

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£22,350,013	£22,350,013	£22,350,013	£22,350,013	£22,350,013	£22,350,013
10%	71%	£16,400,683	£16,400,683	£16,400,683	£16,400,683	£16,400,683	£16,400,683
15%	71%	£10,451,353	£10,451,353	£10,451,353	£10,451,353	£10,451,353	£10,451,353
20%	71%	£4,502,023	£4,502,023	£4,502,023	£4,502,023	£4,502,023	£4,502,023
25%	71%	£1,552,693	£1,552,693	£1,552,693	£1,552,693	£1,552,693	£1,552,693
30%	71%	£463,363	£463,363	£463,363	£463,363	£463,363	£463,363
35%	71%	£114,033	£114,033	£114,033	£114,033	£114,033	£114,033
40%	71%	£26,703	£26,703	£26,703	£26,703	£26,703	£26,703
45%	71%	£6,373	£6,373	£6,373	£6,373	£6,373	£6,373
50%	71%	£1,543	£1,543	£1,543	£1,543	£1,543	£1,543
55%	71%	£313	£313	£313	£313	£313	£313
60%	71%	£63	£63	£63	£63	£63	£63
65%	71%	£13	£13	£13	£13	£13	£13
70%	71%	£3	£3	£3	£3	£3	£3
75%	71%	£0	£0	£0	£0	£0	£0
80%	71%	£0	£0	£0	£0	£0	£0
85%	71%	£0	£0	£0	£0	£0	£0
90%	71%	£0	£0	£0	£0	£0	£0
95%	71%	£0	£0	£0	£0	£0	£0
100%	71%	£0	£0	£0	£0	£0	£0

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£6,266,777	£6,266,777	£6,266,777	£6,266,777	£6,266,777	£6,266,777
10%	71%	£4,869,351	£4,869,351	£4,869,351	£4,869,351	£4,869,351	£4,869,351
15%	71%	£3,471,925	£3,471,925	£3,471,925	£3,471,925	£3,471,925	£3,471,925
20%	71%	£2,074,500	£2,074,500	£2,074,500	£2,074,500	£2,074,500	£2,074,500
25%	71%	£1,077,074	£1,077,074	£1,077,074	£1,077,074	£1,077,074	£1,077,074
30%	71%	£579,648	£579,648	£579,648	£579,648	£579,648	£579,648
35%	71%	£282,222	£282,222	£282,222	£282,222	£282,222	£282,222
40%	71%	£134,796	£134,796	£134,796	£134,796	£134,796	£134,796
45%	71%	£67,370	£67,370	£67,370	£67,370	£67,370	£67,370
50%	71%	£33,685	£33,685	£33,685	£33,685	£33,685	£33,685
55%	71%	£16,842	£16,842	£16,842	£16,842	£16,842	£16,842
60%	71%	£8,421	£8,421	£8,421	£8,421	£8,421	£8,421
65%	71%	£4,210	£4,210	£4,210	£4,210	£4,210	£4,210
70%	71%	£2,105	£2,105	£2,105	£2,105	£2,105	£2,105
75%	71%	£1,052	£1,052	£1,052	£1,052	£1,052	£1,052
80%	71%	£526	£526	£526	£526	£526	£526
85%	71%	£263	£263	£263	£263	£263	£263
90%	71%	£131	£131	£131	£131	£131	£131
95%	71%	£66	£66	£66	£66	£66	£66
100%	71%	£33	£33	£33	£33	£33	£33

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£279,361	£279,361	£279,361	£279,361	£279,361	£279,361
10%	71%	£1,350,013	£1,287,911	£1,343,263	£1,291,181	£1,341,207	£1,334,477
15%	71%	£2,184,700	£2,071,546	£2,154,605	£2,061,451	£2,151,491	£2,141,397
20%	71%	£2,979,387	£2,855,182	£2,965,927	£2,841,722	£2,961,776	£2,948,316
25%	71%	£3,794,074	£3,638,918	£3,777,249	£3,621,993	£3,772,059	£3,755,235
30%	71%	£4,628,760	£4,442,454	£4,588,370	£4,402,264	£4,582,243	£4,562,154
35%	71%	£5,423,448	£5,206,089	£5,399,893	£5,182,534	£5,392,627	£5,369,073
40%	71%	£6,238,134	£5,989,724	£6,211,215	£5,962,805	£6,202,911	£6,175,992
45%	71%	£7,062,821	£6,773,360	£7,022,537	£6,743,076	£7,013,195	£6,982,911
50%	71%	£7,861,508	£7,556,995	£7,833,859	£7,633,347	£7,824,479	£7,799,830
100%	71%	£16,083,952	£15,432,771	£15,995,552	£15,364,371	£15,974,454	£15,906,054
10%	75%	£1,352,859	£1,298,520	£1,345,793	£1,291,454	£1,345,154	£1,338,088
15%	75%	£2,186,970	£2,087,480	£2,158,370	£2,076,860	£2,151,412	£2,146,812
20%	75%	£2,985,079	£2,876,401	£2,970,946	£2,862,268	£2,969,670	£2,955,537
25%	75%	£3,801,190	£3,685,341	£3,783,524	£3,647,674	£3,781,927	£3,764,261
30%	75%	£4,617,299	£4,454,280	£4,596,100	£4,433,082	£4,594,185	£4,572,985
35%	75%	£5,433,410	£5,243,221	£5,408,877	£5,219,469	£5,406,442	£5,381,710
40%	75%	£6,249,519	£6,032,161	£6,221,255	£6,003,896	£6,218,700	£6,190,434
45%	75%	£7,065,630	£6,821,102	£7,033,831	£6,789,303	£7,030,957	£6,999,159
50%	75%	£7,861,508	£7,610,042	£7,846,408	£7,617,110	£7,842,216	£7,807,885
10%	60%	£1,340,905	£1,253,961	£1,335,251	£1,248,309	£1,328,577	£1,322,923
15%	60%	£2,151,037	£2,020,622	£2,142,558	£2,012,143	£2,132,545	£2,124,066
20%	60%	£2,961,170	£2,787,284	£2,949,864	£2,775,977	£2,936,514	£2,925,208
25%	60%	£3,771,302	£3,544,844	£3,759,370	£3,539,811	£3,740,485	£3,726,590
30%	60%	£4,581,435	£4,320,605	£4,564,478	£4,303,646	£4,544,541	£4,527,492
35%	60%	£5,391,569	£5,087,267	£5,371,782	£5,067,480	£5,348,420	£5,328,634
40%	60%	£6,201,701	£5,933,927	£6,179,088	£5,831,315	£6,152,389	£6,129,776
45%	60%	£7,011,834	£6,620,589	£6,986,395	£6,595,150	£6,956,357	£6,930,918
50%	60%	£7,821,966	£7,387,250	£7,793,701	£7,358,884	£7,769,326	£7,732,050

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,719,361	£1,719,361	£1,719,361	£1,719,361	£1,719,361	£1,719,361
10%	71%	£3,502,721	£3,584,823	£3,509,451	£3,571,953	£3,511,527	£3,518,257
15%	71%	£2,888,034	£2,781,187	£2,898,129	£2,791,283	£2,791,243	£2,711,337
20%	71%	£1,873,347	£1,997,552	£1,886,807	£2,011,011	£1,890,958	£1,904,418
25%	71%	£3,058,659	£3,113,918	£3,075,484	£3,130,741	£3,080,635	£3,074,666
30%	71%	£243,974	£430,280	£284,163	£450,470	£270,390	£290,590
35%	71%	£570,714	£353,355	£547,159	£329,801	£539,893	£516,339
40%	71%	£1,385,490	£1,136,961	£1,358,461	£1,110,071	£1,350,178	£1,323,258
45%	71%	£2,200,097	£1,520,626	£2,189,803	£1,880,342	£2,180,461	£2,130,177
50%	71%	£3,014,775	£2,704,262	£2,981,125	£2,670,613	£2,970,745	£2,937,096
100%	71%	£11,214,218	£10,890,937	£11,142,818	£10,911,637	£11,124,726	£11,099,320
10%	75%	£3,496,815	£3,854,214	£3,509,941	£3,861,284	£3,501,589	£3,514,646
15%	75%	£2,883,764	£2,785,274	£2,894,384	£2,775,874	£2,895,922	£2,795,922
20%	75%	£1,867,655	£1,978,333	£1,881,788	£1,990,466	£1,883,064	£1,897,187
25%	75%	£1,061,544	£1,187,393	£1,069,210	£1,205,060	£1,070,807	£1,088,473
30%	75%	£2,235,435	£2,305,453	£2,245,433	£2,319,453	£2,238,549	£2,274,743
35%	75%	£580,676	£390,487	£555,943	£365,755	£553,708	£528,976
40%	75%	£1,396,788	£1,179,428	£1,388,521	£1,151,162	£1,385,988	£1,337,700
45%	75%	£2,212,896	£1,968,988	£2,181,097	£1,938,569	£2,178,223	£2,146,425
50%	75%	£3,029,006	£2,757,308	£2,993,674	£2,721,977	£2,990,481	£2,955,140
10%	60%	£3,511,829	£3,598,773	£3,517,482	£3,604,426	£3,524,157	£3,529,811
15%	60%	£2,701,897	£2,832,112	£2,710,716	£2,840,591	£2,720,189	£2,728,688
20%	60%	£1,891,560	£2,063,450	£1,892,870	£2,076,726	£1,916,220	£1,927,526
25%	60%	£1,081,431	£1,298,790	£1,085,563	£1,312,922	£1,112,251	£1,136,384
30%	60%	£271,296	£532,129	£288,258	£549,088	£308,283	£325,242
35%	60%	£638,836	£234,533	£510,043	£214,746	£495,698	£475,900
40%	60%	£1,348,967	£1,001,193	£1,326,355	£978,581	£1,299,655	£1,277,042
45%	60%	£2,159,100	£1,767,855	£2,133,661	£1,742,416	£2,103,623	£2,078,184
50%	60%	£2,969,232	£2,534,516	£2,940,967	£2,506,250	£2,907,592	£2,879,327

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£10,074,128	£10,074,128	£10,074,128	£10,074,128	£10,074,128	£10,074,128
10%	71%	£8,444,754	£8,508,857	£8,451,484	£8,513,587	£8,453,561	£8,480,291
15%	71%	£7,630,068	£7,723,221	£7,640,162	£7,733,316	£7,643,276	£7,653,371
20%	71%	£6,816,380	£6,939,585	£6,828,940	£6,953,945	£6,832,992	£6,846,452
25%	71%	£6,000,694	£6,155,949	£6,017,518	£6,172,778	£6,022,708	£6,039,533
30%	71%	£5,186,007	£5,372,314	£5,206,197	£5,392,503	£5,212,424	£5,232,614
35%	71%	£4,371,320	£4,588,679	£4,394,378	£4,612,233	£4,402,140	£4,425,686
40%	71%	£3,556,633	£3,805,043	£3,583,553	£3,831,962	£3,591,856	£3,618,776
45%	71%	£2,741,947	£3,021,407	£2,772,231	£3,051,691	£2,781,573	£2,811,857
50%	71%	£1,927,260	£2,237,771	£1,940,936	£2,271,421	£1,971,238	£2,004,938
100%	71%	£8,258,184	£8,538,004	£8,200,784	£8,569,604	£8,179,687	£8,111,287
10%	75%	£8,441,908	£8,496,248	£8,448,974	£8,503,314	£8,449,614	£8,456,679
15%	75%	£7,626,798	£7,707,307	£7,636,398	£7,717,907	£7,637,356	£7,647,955
20%	75%	£6,809,688	£6,913,367	£6,823,821	£6,922,500	£6,823,098	£6,839,290
25%	75%	£5,993,578	£6,129,426	£6,011,243	£6,147,053	£6,012,841	£6,030,507
30%	75%	£5,177,468	£5,340,487	£5,188,667	£5,381,686	£5,200,583	£5,221,783
35%	75%	£4,361,357	£4,551,546	£4,380,090	£4,576,278	£4,388,326	£4,413,058
40%	75%	£3,545,246	£3,762,606	£3,513,513	£3,790,872	£3,570,049	£3,604,334
45%	75%	£2,729,137	£2,973,666	£2,760,936	£3,005,464	£2,763,811	£2,795,000
50%	75%	£1,913,028	£2,184,725	£1,948,360	£2,220,057	£1,951,553	£1,986,885
10%	60%	£8,453,962	£8,500,890	£8,459,516	£8,546,450	£8,461,191	£8,471,844
15%	60%	£7,643,730	£7,774,145	£7,652,210	£7,785,625	£7,652,222	£7,670,702
20%	60%	£6,833,597	£7,007,484	£6,844,903	£7,018,790	£6,858,253	£6,869,559
25%	60%	£6,023,465	£6,240,823	£6,037,597	£6,254,956	£6,054,295	£6,068,418
30%	60%	£5,213,332	£5,474,162	£5,230,992	£5,491,121	£5,250,317	£5,267,275
35%	60%	£4,403,199	£4,707,501	£4,422,985	£4,727,287	£4,448,347	£4,468,134
40%	60%	£3,593,067	£3,940,840	£3,615,679	£3,963,452	£3,642,379	£3,664,981
45%	60%	£2,782,934	£3,174,178	£2,808,573	£3,199,617	£2,839,411	£2,863,850
50%	60%	£1,972,802	£2,401,518	£2,001,066	£2,435,754	£2,034,441	£2,062,707

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£129,432	£129,432	£129,432	£129,432	£129,432	£129,432
10%	71%	-£1,499,942	-£1,437,840	-£1,483,213	-£1,431,110	-£1,491,136	-£1,484,406
15%	71%	-£2,316,829	-£2,221,476	-£2,304,328	-£2,211,380	-£2,301,421	-£2,281,526
20%	71%	-£3,129,317	-£3,005,112	-£3,115,857	-£2,991,652	-£3,111,705	-£3,088,245
25%	71%	-£3,944,003	-£3,788,747	-£3,927,179	-£3,771,922	-£3,921,989	-£3,905,164
30%	71%	-£4,758,690	-£4,572,383	-£4,738,500	-£4,553,194	-£4,732,733	-£4,712,983
35%	71%	-£5,573,377	-£5,356,018	-£5,549,822	-£5,332,484	-£5,542,556	-£5,519,002
40%	71%	-£6,388,064	-£6,139,654	-£6,361,144	-£6,112,734	-£6,352,841	-£6,325,921
45%	71%	-£7,202,750	-£6,923,290	-£7,172,488	-£6,893,006	-£7,183,124	-£7,132,840
50%	71%	-£8,017,436	-£7,706,926	-£7,983,788	-£7,673,226	-£7,973,469	-£7,938,755
100%	71%	-£16,213,881	-£15,582,701	-£16,145,481	-£15,514,301	-£16,124,384	-£16,055,984
10%	75%	-£1,502,789	-£1,448,449	-£1,495,723	-£1,441,383	-£1,495,083	-£1,488,017
15%	75%	-£2,318,899	-£2,237,399	-£2,308,299	-£2,228,789	-£2,307,341	-£2,286,341
20%	75%	-£3,135,009	-£3,026,330	-£3,120,878	-£3,012,197	-£3,119,599	-£3,105,466
25%	75%	-£3,951,119	-£3,815,271	-£3,933,453	-£3,797,604	-£3,931,856	-£3,914,190
30%	75%	-£4,767,229	-£4,604,210	-£4,746,030	-£4,583,011	-£4,744,114	-£4,722,914
35%	75%	-£5,583,339	-£5,393,150	-£5,559,807	-£5,369,419	-£5,556,371	-£5,531,639
40%	75%	-£6,399,449	-£6,182,091	-£6,371,184	-£6,153,825	-£6,368,629	-£6,340,363
45%	75%	-£7,215,559	-£6,971,031	-£7,183,761	-£6,939,233	-£7,180,885	-£7,149,088
50%	75%	-£8,031,669	-£7,759,972	-£7,995,842	-£7,724,640	-£7,983,144	-£7,957,017
10%	60%	-£1,490,835	-£1,403,591	-£1,485,181	-£1,398,238	-£1,478,506	-£1,472,552
15%	60%	-£2,306,945	-£2,170,551	-£2,292,487	-£2,162,072	-£2,282,474	-£2,273,995
20%	60%	-£3,123,055	-£2,937,213	-£3,099,794	-£2,925,907	-£3,086,444	-£3,075,138
25%	60%	-£3,939,165	-£3,703,874	-£3,901,855	-£3,689,741	-£3,900,412	-£3,876,279
30%	60%	-£4,755,275	-£4,470,534	-£4,714,405	-£4,453,576	-£4,694,380	-£4,677,422
35%	60%	-£5,571,385	-£5,237,196	-£5,521,712	-£5,211,410	-£5,498,350	-£5,478,563
40%	60%	-£6,387,495	-£6,003,857	-£6,329,018	-£5,991,245	-£6,302,318	-£6,279,706
45%	60%	-£7,203,605	-£6,770,518	-£7,145,324	-£6,745,076	-£7,146,266	-£7,089,463
50%	60%	-£8,019,715	-£7,537,179	-£7,943,630	-£7,508,913	-£7,910,256	-£7,851,590

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£5,300,465	£5,362,567	£5,307,195	£5,369,297	£5,309,271	£5,316,001
10%	71%	£4,485,778	£4,578,931	£4,485,873	£4,589,027	£4,498,987	£4,509,081
15%	71%	£3,671,091	£3,795,296	£3,684,551	£3,808,758	£3,688,702	£3,702,162
20%	71%	£2,856,404	£3,011,660	£2,873,228	£3,028,486	£2,878,419	£2,886,243
25%	71%	£2,041,718	£2,238,024	£2,061,907	£2,248,214	£2,068,134	£2,088,324
30%	71%	£1,227,030	£1,444,389	£1,250,585	£1,467,943	£1,257,851	£1,281,405
35%	71%	£412,343	£660,783	£439,353	£687,873	£447,566	£471,696
40%	71%	-£402,343	-£122,882	-£372,059	-£92,598	-£362,717	-£332,433
45%	71%	-£1,217,031	-£906,518	-£1,183,381	-£872,869	-£1,173,001	-£1,139,352
50%	71%	-£2,031,974	-£1,690,258	-£1,945,074	-£1,715,859	-£1,922,076	-£1,859,576
10%	75%	£5,201,618	£5,361,668	£5,204,054	£5,366,104	£5,206,324	£5,312,000
15%	75%	£4,481,508	£4,583,018	£4,482,108	£4,573,618	£4,483,066	£4,503,666
20%	75%	£3,663,399	£3,774,077	£3,679,532	£3,788,210	£3,680,808	£3,694,941
25%	75%	£2,845,290	£2,965,327	£2,860,254	£2,969,804	£2,862,577	£2,886,317
30%	75%	£2,027,179	£2,198,197	£2,054,377	£2,217,306	£2,056,293	£2,077,493
35%	75%	£1,211,068	£1,407,257	£1,241,801	£1,431,989	£1,244,036	£1,268,768
40%	75%	£400,955	£618,316	£429,223	£648,582	£431,778	£460,044
45%	75%	-£415,152	-£170,624	-£383,353	-£129,826	-£380,476	-£348,681
50%	75%	-£1,231,262	-£659,584	-£1,195,930	-£924,233	-£1,192,737	-£1,157,405
10%	60%	£5,309,573	£5,396,517	£5,315,226	£5,402,169	£5,321,901	£5,377,555
15%	60%	£4,489,441	£4,629,856	£4,507,920	£4,638,335	£4,517,933	£4,566,412
20%	60%	£3,669,303	£3,833,184	£3,700,514	£3,874,505	£3,713,954	£3,762,470
25%	60%	£2,849,176	£3,096,534	£2,893,307	£3,110,666	£2,900,995	£2,924,128
30%	60%	£2,029,042	£2,329,873	£2,086,002	£2,346,832	£2,106,027	£2,122,986
35%	60%	£1,208,909	£1,553,211	£1,278,096	£1,612,096	£1,302,058	£1,321,844
40%	60%	£448,777	£796,551	£471,389	£810,163	£468,089	£520,702
45%	60%	-£361,356	£29,889	-£335,917	£55,328	-£305,879	-£280,440
50%	60%	-£1,171,488	-£736,772	-£1,143,223	-£708,506	-£1,109,848	-£1,081,583

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£10,074,128	£10,074,128	£10,074,128	£10,074,128	£10,074,128	£10,074,128
10%	71%	£8,444,754	£8,598,857	£8,451,484	£8,613,587	£8,453,561	£8,460,291
15%	71%	£7,630,080	£7,723,221	£7,640,162	£7,733,316	£7,643,276	£7,653,371
20%	71%	£6,815,380	£6,939,585	£6,826,840	£6,953,045	£6,832,992	£6,846,452
25%	71%	£6,000,684	£6,185,949	£6,017,518	£6,172,778	£6,022,708	£6,039,533
30%	71%	£5,186,007	£5,372,314	£5,206,197	£5,392,503	£5,212,424	£5,232,614
35%	71%	£4,371,320	£4,568,679	£4,394,876	£4,612,233	£4,402,140	£4,425,895
40%	71%	£3,556,633	£3,805,043	£3,583,553	£3,831,962	£3,591,896	£3,618,776
45%	71%	£2,741,947	£3,021,407	£2,772,231	£3,051,691	£2,781,573	£2,811,857
50%	71%	£1,927,259	£2,237,771	£1,960,908	£2,271,421	£1,971,288	£2,004,639
10%	75%	-£6,269,184	-£5,638,004	-£6,200,784	-£5,569,604	-£6,179,687	-£6,111,287
15%	75%	£8,441,908	£8,498,248	£8,448,974	£8,503,314	£8,449,614	£8,496,679
20%	75%	£7,626,798	£7,707,307	£7,636,393	£7,717,907	£7,637,356	£7,647,955
25%	75%	£6,809,689	£6,918,367	£6,823,321	£6,925,099	£6,825,099	£6,839,290
30%	75%	£5,993,578	£6,129,426	£6,011,243	£6,147,093	£6,012,841	£6,030,507
35%	75%	£5,177,468	£5,340,487	£5,198,867	£5,361,686	£5,200,583	£5,221,783
40%	75%	£4,361,357	£4,551,540	£4,380,990	£4,576,278	£4,389,326	£4,413,659
45%	75%	£3,545,246	£3,762,606	£3,573,513	£3,796,874	£3,578,068	£3,604,334
50%	75%	£2,729,137	£2,973,666	£2,760,936	£3,005,464	£2,763,811	£2,795,609
10%	60%	£1,913,028	£2,194,725	£1,948,360	£2,220,057	£1,951,553	£1,986,885
15%	60%	£8,453,862	£8,540,866	£8,459,516	£8,546,456	£8,466,191	£8,471,844
20%	60%	£7,643,730	£7,774,145	£7,652,210	£7,782,625	£7,662,222	£7,670,702
25%	60%	£6,833,597	£7,007,484	£6,844,903	£7,018,790	£6,858,253	£6,889,559
30%	60%	£6,023,465	£6,240,823	£6,037,597	£6,254,986	£6,054,285	£6,088,418
35%	60%	£5,213,332	£5,474,182	£5,230,292	£5,481,121	£5,250,317	£5,297,275
40%	60%	£4,403,199	£4,707,501	£4,422,985	£4,727,287	£4,446,347	£4,486,134
45%	60%	£3,593,067	£3,940,840	£3,615,679	£3,963,452	£3,642,379	£3,684,961
50%	60%	£2,782,934	£3,174,176	£2,808,375	£3,199,617	£2,835,411	£2,883,850
50%	60%	£1,972,802	£2,407,518	£2,001,066	£2,435,784	£2,034,441	£2,082,707

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 2		CIL Zone	1
		Value Area	Low
No Units	30	Sales value inflation	10%
Site Area	0.47 Ha	Build cost inflation	5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£9,788,380	£9,788,380	£9,788,380	£9,788,380	£9,788,380	£9,788,380
10%	71%	£9,502,170	£9,564,272	£9,513,158	£9,575,260	£9,510,976	£9,521,964
15%	71%	£7,859,068	£7,952,218	£7,875,546	£7,968,701	£7,872,273	£7,888,756
20%	71%	£7,215,960	£7,340,164	£7,237,935	£7,362,140	£7,235,571	£7,255,547
25%	71%	£6,572,854	£6,728,110	£6,600,324	£6,755,881	£6,594,868	£6,622,339
30%	71%	£5,929,748	£6,116,056	£5,962,713	£6,149,021	£5,956,166	£6,088,131
35%	71%	£5,286,643	£5,504,002	£5,325,102	£5,542,460	£5,317,464	£5,355,023
40%	71%	£4,643,538	£4,891,948	£4,687,491	£4,935,901	£4,678,761	£4,722,714
45%	71%	£4,000,433	£4,279,894	£4,049,880	£4,329,341	£4,040,059	£4,089,506
50%	71%	£3,357,328	£3,667,840	£3,412,269	£3,722,781	£3,401,357	£3,456,298
100%	71%	£3,123,895	£3,450,214	£3,012,315	£3,281,134	£3,034,467	£3,092,617
10%	75%	£8,490,110	£8,553,450	£8,510,648	£8,564,988	£8,506,815	£8,518,353
15%	75%	£7,854,476	£7,935,985	£7,871,782	£7,953,291	£7,866,033	£7,883,340
20%	75%	£7,209,841	£7,318,530	£7,232,616	£7,341,305	£7,225,261	£7,248,338
25%	75%	£6,565,206	£6,701,055	£6,594,050	£6,729,899	£6,584,468	£6,613,313
30%	75%	£5,920,571	£6,083,500	£5,955,184	£6,118,203	£5,943,686	£5,978,299
35%	75%	£5,275,936	£5,466,125	£5,316,318	£5,506,507	£5,302,904	£5,343,286
40%	75%	£4,631,301	£4,848,660	£4,677,452	£4,894,812	£4,669,121	£4,708,210
45%	75%	£3,986,666	£4,231,194	£4,038,586	£4,283,114	£4,021,344	£4,073,258
50%	75%	£3,342,032	£3,613,729	£3,399,720	£3,671,418	£3,380,557	£3,438,245
10%	80%	£7,359,960	£7,593,920	£7,351,189	£7,586,133	£7,358,287	£7,533,518
15%	80%	£7,873,748	£8,004,164	£7,887,594	£8,018,009	£7,892,241	£7,906,086
20%	80%	£7,235,538	£7,409,425	£7,253,999	£7,427,885	£7,260,194	£7,278,655
25%	80%	£6,597,328	£6,814,686	£6,620,403	£6,837,761	£6,628,148	£6,651,124
30%	80%	£5,959,118	£6,213,945	£5,986,808	£6,247,638	£5,996,102	£6,023,793
35%	80%	£5,320,907	£5,625,209	£5,353,213	£5,657,515	£5,364,056	£5,396,381
40%	80%	£4,682,697	£5,030,471	£4,719,618	£5,067,391	£4,732,009	£4,768,930
45%	80%	£4,044,487	£4,435,732	£4,088,022	£4,477,267	£4,099,963	£4,141,499
50%	80%	£3,406,276	£3,840,993	£3,452,427	£3,887,144	£3,467,917	£3,514,088

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£32,511,479	£32,511,479	£32,511,479	£32,511,479	£32,511,479	£32,511,479
10%	71%	£33,781,680	£33,781,680	£33,781,680	£33,781,680	£33,781,680	£33,781,680
15%	71%	£34,440,794	£34,547,641	£34,424,313	£34,531,158	£34,427,588	£34,411,103
20%	71%	£35,083,899	£34,959,695	£35,061,624	£34,937,719	£35,066,288	£35,044,312
25%	71%	£35,727,005	£35,571,749	£35,699,535	£35,644,278	£35,704,991	£35,677,920
30%	71%	£36,370,111	£36,183,803	£36,357,146	£36,301,638	£36,363,645	£36,336,728
35%	71%	£37,013,216	£36,795,857	£36,974,757	£36,921,999	£36,982,356	£36,955,439
40%	71%	£37,656,322	£37,407,911	£37,612,368	£37,563,958	£37,621,098	£37,577,145
45%	71%	£38,299,428	£38,019,965	£38,249,979	£38,197,518	£38,258,800	£38,210,353
50%	71%	£38,942,534	£38,632,019	£38,887,590	£38,817,076	£38,896,502	£38,845,906
10%	75%	£45,423,854	£44,762,673	£45,312,174	£44,680,993	£45,334,356	£45,222,676
15%	75%	£33,800,749	£33,746,409	£33,789,211	£33,734,971	£33,793,044	£33,761,508
20%	75%	£34,445,363	£34,383,674	£34,424,077	£34,345,588	£34,433,658	£34,316,519
25%	75%	£35,090,018	£34,981,339	£35,066,943	£34,958,254	£35,074,608	£35,051,533
30%	75%	£35,734,653	£35,588,804	£35,705,809	£35,569,960	£35,715,391	£35,686,546
35%	75%	£36,379,288	£36,196,269	£36,344,673	£36,181,656	£36,356,173	£36,321,560
40%	75%	£37,023,923	£36,803,734	£36,989,538	£36,974,352	£36,996,955	£36,968,343
45%	75%	£37,668,558	£37,411,199	£37,622,407	£37,405,049	£37,637,388	£37,591,587
50%	75%	£38,313,193	£38,018,665	£38,261,273	£38,016,745	£38,278,519	£38,236,601
10%	80%	£39,957,837	£39,886,389	£39,905,138	£39,829,441	£39,919,392	£39,861,614
15%	80%	£33,426,111	£34,295,695	£34,412,265	£34,281,850	£34,407,618	£34,393,773
20%	80%	£34,070,321	£34,890,434	£34,945,860	£34,871,074	£34,939,665	£34,921,204
25%	80%	£34,714,531	£35,485,175	£35,539,086	£35,462,098	£35,530,689	£35,512,628
30%	80%	£35,358,741	£36,079,911	£36,133,051	£36,052,244	£36,120,577	£36,096,666
35%	80%	£36,002,951	£36,674,650	£36,728,289	£36,642,340	£36,730,893	£36,693,498
40%	80%	£36,647,161	£37,269,389	£37,320,241	£37,233,488	£37,246,680	£37,200,909
45%	80%	£37,291,371	£37,864,127	£37,915,093	£37,822,592	£37,835,784	£37,788,303
50%	80%	£37,935,581	£38,458,866	£38,510,432	£38,412,715	£38,425,942	£38,375,791

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£23,241,237	£23,241,237	£23,241,237	£23,241,237	£23,241,237	£23,241,237
10%	71%	£25,490,467	£25,428,365	£25,479,479	£25,417,377	£25,481,681	£25,470,673
15%	71%	£26,133,572	£26,040,419	£26,117,090	£26,023,936	£26,120,354	£26,103,881
20%	71%	£26,776,677	£26,648,473	£26,760,102	£26,667,096	£26,770,680	£26,753,607
25%	71%	£27,419,782	£27,256,527	£27,392,312	£27,297,056	£27,397,769	£27,379,296
30%	71%	£28,062,888	£27,876,581	£28,029,923	£27,843,616	£28,036,471	£28,003,506
35%	71%	£28,705,993	£28,496,635	£28,667,534	£28,450,176	£28,676,172	£28,636,714
40%	71%	£29,349,098	£29,116,689	£29,305,145	£29,056,738	£29,313,877	£29,272,822
45%	71%	£29,992,203	£29,736,743	£29,942,756	£29,683,298	£29,952,577	£29,903,130
50%	71%	£30,635,308	£30,356,797	£30,580,367	£30,289,858	£30,591,280	£30,536,338
10%	75%	£37,118,633	£36,985,651	£37,094,853	£36,973,771	£37,093,945	£36,915,654
15%	75%	£25,493,527	£25,439,186	£25,481,989	£25,427,649	£25,485,821	£25,474,284
20%	75%	£26,138,181	£26,056,651	£26,120,855	£26,039,345	£26,126,604	£26,109,297
25%	75%	£26,782,736	£26,674,117	£26,759,720	£26,651,042	£26,767,396	£26,748,311
30%	75%	£27,427,291	£27,291,589	£27,398,521	£27,282,748	£27,404,192	£27,379,024
35%	75%	£28,071,846	£27,904,043	£28,037,452	£27,874,433	£28,048,951	£28,014,338
40%	75%	£28,716,401	£28,516,517	£28,676,319	£28,489,130	£28,689,733	£28,649,351
45%	75%	£29,360,956	£29,128,991	£29,319,181	£29,141,824	£29,329,515	£29,284,965
50%	75%	£30,005,511	£29,741,442	£29,824,041	£29,709,523	£29,819,297	£29,770,378
10%	80%	£30,650,066	£30,378,907	£30,692,916	£30,321,219	£30,612,080	£30,594,381
15%	80%	£25,489,877	£25,393,734	£25,471,448	£25,384,904	£25,488,350	£25,459,119
20%	80%	£26,134,432	£26,038,589	£26,112,162	£26,015,628	£26,120,684	£26,101,343
25%	80%	£26,779,087	£26,643,143	£26,756,688	£26,644,751	£26,762,442	£26,742,982
30%	80%	£27,423,642	£27,257,697	£27,399,289	£27,282,314	£27,407,033	£27,386,573
35%	80%	£28,068,197	£27,872,252	£28,039,890	£27,855,367	£28,048,591	£28,024,643
40%	80%	£28,712,752	£28,486,807	£28,670,491	£28,489,130	£28,689,733	£28,649,351
45%	80%	£29,357,307	£29,099,361	£29,321,092	£29,101,685	£29,332,875	£29,288,937
50%	80%	£30,001,862	£29,711,915	£29,823,643	£29,614,239	£29,827,017	£29,779,079
10%	85%	£25,489,877	£25,393,734	£25,471,448	£25,384,904	£25,488,350	£25,459,119
15%	85%	£26,134,432	£26,038,589	£26,112,162	£26,015,628	£26,120,684	£26,101,343
20%	85%	£26,779,087	£26,643,143	£26,756,688	£26,644,751	£26,762,442	£26,742,982
25%	85%	£27,423,642	£27,257,697	£27,399,289	£27,282,314	£27,407,033	£27,386,573
30%	85%	£28,068,197	£27,872,252	£28,039,890	£27,855,367	£28,048,591	£28,024,643
35%	85%	£28,712,752	£28,486,807	£28,670,491	£28,489,130	£28,689,733	£28,649,351
40%	85%	£29,357,307	£29,099,361	£29,321,092	£29,101,685	£29,332,875	£29,288,937
45%	85%	£30,001,862	£29,711,915	£29,823,643	£29,614,239	£29,827,017	£29,779,079
50%	85%	£30,646,417	£30,324,469	£30,658,294	£30,306,791	£30,662,159	£30,633,320

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£9,740,995	£9,740,995	£9,740,995	£9,740,995	£9,740,995	£9,740,995
10%	71%	£11,071,205	£10,968,103	£11,016,211	£10,954,115	£11,018,399	£11,007,411
15%	71%	£11,670,310	£11,577,157	£11,633,828	£11,560,674	£11,637,102	£11,640,619
20%	71%	£12,313,415	£12,189,210	£12,291,439	£12,167,235	£12,295,804	£12,273,828
25%	71						

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£3,194,857	-£3,194,857	-£3,194,857	-£3,194,857	-£3,194,857	-£3,194,857
10%	71%	-£4,481,087	-£4,418,885	-£4,470,979	-£4,407,977	-£4,472,261	-£4,461,273
15%	71%	-£5,124,172	-£5,031,019	-£5,107,690	-£5,014,556	-£5,110,984	-£5,094,481
20%	71%	-£5,767,277	-£5,643,072	-£5,745,301	-£5,621,098	-£5,749,666	-£5,727,690
25%	71%	-£6,410,382	-£6,255,127	-£6,382,912	-£6,227,656	-£6,389,369	-£6,360,898
30%	71%	-£7,053,486	-£6,867,181	-£7,030,523	-£6,834,216	-£7,023,071	-£6,994,156
35%	71%	-£7,696,593	-£7,479,235	-£7,558,134	-£7,440,778	-£7,665,772	-£7,627,314
40%	71%	-£8,339,698	-£8,091,288	-£8,285,745	-£8,047,338	-£8,304,475	-£8,280,523
45%	71%	-£8,982,803	-£8,703,343	-£8,953,356	-£8,653,896	-£8,943,177	-£8,893,730
50%	71%	-£9,625,908	-£9,315,397	-£9,570,968	-£9,260,459	-£9,551,890	-£9,502,838
100%	71%	-£18,107,232	-£15,476,051	-£15,995,552	-£15,384,371	-£18,017,734	-£15,906,054
10%	75%	-£4,484,127	-£4,429,786	-£4,472,589	-£4,418,249	-£4,475,421	-£4,464,884
15%	75%	-£5,128,761	-£5,047,252	-£5,111,455	-£5,029,845	-£5,117,204	-£5,099,897
20%	75%	-£5,773,396	-£5,664,717	-£5,750,320	-£5,641,642	-£5,757,986	-£5,734,911
25%	75%	-£6,418,030	-£6,282,182	-£6,389,187	-£6,253,339	-£6,398,768	-£6,369,924
30%	75%	-£7,062,664	-£6,899,647	-£7,028,052	-£6,865,034	-£7,039,551	-£7,004,938
35%	75%	-£7,707,299	-£7,517,112	-£7,689,919	-£7,476,747	-£7,693,333	-£7,659,661
40%	75%	-£8,351,933	-£8,134,577	-£8,305,784	-£8,088,428	-£8,321,115	-£8,274,965
45%	75%	-£8,996,571	-£8,752,042	-£8,944,651	-£8,700,123	-£8,961,897	-£8,909,979
50%	75%	-£9,641,205	-£9,369,507	-£9,553,516	-£9,311,819	-£9,562,684	-£9,514,991
10%	60%	-£4,471,277	-£4,384,334	-£4,462,048	-£4,375,104	-£4,458,950	-£4,449,119
15%	60%	-£5,109,488	-£4,979,073	-£5,095,843	-£4,965,228	-£5,090,996	-£5,077,151
20%	60%	-£5,747,698	-£5,573,812	-£5,729,238	-£5,565,351	-£5,723,042	-£5,704,582
25%	60%	-£6,385,908	-£6,168,550	-£6,362,145	-£6,145,475	-£6,355,089	-£6,337,015
30%	60%	-£7,024,118	-£6,763,289	-£6,996,429	-£6,735,598	-£6,987,135	-£6,959,444
35%	60%	-£7,662,329	-£7,358,027	-£7,630,024	-£7,325,722	-£7,619,181	-£7,586,876
40%	60%	-£8,300,539	-£7,952,766	-£8,263,019	-£7,914,848	-£8,251,227	-£8,214,907
45%	60%	-£8,938,749	-£8,547,505	-£8,907,214	-£8,505,970	-£8,893,274	-£8,841,736
50%	60%	-£9,576,959	-£9,142,243	-£9,530,810	-£9,098,052	-£9,515,350	-£9,469,169

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£37,107,232	£37,107,232	£37,107,232	£37,107,232	£37,107,232	£37,107,232
10%	71%	£371,687	£433,769	£382,655	£444,757	£380,473	£391,461
15%	71%	£271,438	£178,285	£294,956	£161,802	£258,230	£241,747
20%	71%	£194,542	£79,338	£192,597	£78,383	£196,952	£174,956
25%	71%	£1,552,648	£1,402,978	£1,520,178	£1,374,922	£1,535,635	£1,508,164
30%	71%	£2,200,754	£2,014,447	£2,167,790	£1,981,482	£2,174,337	£2,141,372
35%	71%	£2,848,859	£2,626,501	£2,805,401	£2,589,042	£2,813,039	£2,774,580
40%	71%	£3,496,964	£3,238,555	£3,443,012	£3,194,602	£3,451,742	£3,407,789
45%	71%	£4,145,069	£3,850,609	£4,080,623	£3,801,162	£4,090,445	£4,040,937
50%	71%	£4,793,175	£4,462,663	£4,718,234	£4,407,721	£4,728,146	£4,674,205
100%	71%	£11,254,408	£10,029,217	£11,142,818	£10,511,837	£11,163,026	£11,069,220
10%	75%	£388,807	£422,944	£390,145	£434,485	£376,372	£391,660
15%	75%	£276,027	£194,518	£258,721	£177,212	£264,470	£247,163
20%	75%	£192,662	£81,983	£197,596	£78,908	£195,252	£182,177
25%	75%	£1,565,297	£1,429,448	£1,536,453	£1,400,804	£1,546,035	£1,517,180
30%	75%	£2,203,832	£2,048,919	£2,175,919	£2,012,300	£2,186,811	£2,152,927
35%	75%	£2,854,567	£2,664,378	£2,814,185	£2,623,998	£2,827,509	£2,787,217
40%	75%	£3,499,201	£3,281,843	£3,453,051	£3,235,692	£3,468,382	£3,422,231
45%	75%	£4,143,835	£3,899,308	£4,091,917	£3,847,389	£4,109,163	£4,057,245
50%	75%	£4,788,471	£4,516,774	£4,730,783	£4,459,085	£4,749,046	£4,692,258
10%	60%	£381,457	£468,399	£390,686	£477,650	£393,784	£403,015
15%	60%	£256,754	£126,339	£242,909	£112,484	£238,262	£224,417
20%	60%	£184,864	£72,074	£181,504	£70,615	£180,309	£165,846
25%	60%	£1,533,174	£1,315,816	£1,510,100	£1,292,741	£1,502,355	£1,479,279
30%	60%	£2,171,385	£1,910,555	£2,143,695	£1,892,864	£2,134,401	£2,106,710
35%	60%	£2,809,596	£2,595,294	£2,777,290	£2,472,958	£2,786,447	£2,734,142
40%	60%	£3,447,806	£3,100,032	£3,410,885	£3,063,112	£3,398,493	£3,361,573
45%	60%	£4,086,016	£3,694,771	£4,044,481	£3,653,236	£4,030,540	£3,989,074
50%	60%	£4,724,227	£4,289,509	£4,678,076	£4,243,359	£4,662,588	£4,616,435

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£5,599,910	£5,599,910	£5,599,910	£5,599,910	£5,599,910	£5,599,910
10%	71%	£5,313,700	£5,375,803	£5,324,688	£5,386,791	£5,322,506	£5,333,494
15%	71%	£4,870,595	£4,763,748	£4,867,077	£4,780,231	£4,863,804	£4,700,286
20%	71%	£4,027,490	£4,151,695	£4,049,496	£4,172,671	£4,045,100	£4,067,076
25%	71%	£3,384,385	£3,539,641	£3,411,855	£3,567,112	£3,406,399	£3,433,870
30%	71%	£2,741,279	£2,927,596	£2,774,244	£2,960,551	£2,767,697	£2,800,662
35%	71%	£2,098,174	£2,313,552	£2,136,833	£2,353,991	£2,128,995	£2,167,454
40%	71%	£1,455,069	£1,703,479	£1,499,022	£1,747,432	£1,490,292	£1,534,245
45%	71%	£811,964	£1,091,425	£861,411	£1,140,871	£851,590	£901,037
50%	71%	£189,899	£478,070	£223,800	£54,312	£72,887	£267,820
100%	71%	£6,312,464	£6,681,284	£6,200,784	£6,569,604	£6,222,967	£6,111,287
10%	75%	£5,310,841	£5,364,981	£5,322,176	£5,376,518	£5,318,346	£5,329,883
15%	75%	£4,666,006	£4,747,516	£4,683,313	£4,764,822	£4,677,563	£4,694,870
20%	75%	£4,023,371	£4,130,051	£4,044,407	£4,153,126	£4,036,782	£4,059,856
25%	75%	£3,376,737	£3,512,586	£3,405,581	£3,541,429	£3,395,999	£3,424,844
30%	75%	£2,732,102	£2,895,120	£2,766,715	£2,929,734	£2,756,216	£2,789,830
35%	75%	£2,087,466	£2,277,655	£2,127,848	£2,318,037	£2,114,435	£2,154,817
40%	75%	£1,442,832	£1,660,180	£1,489,993	£1,706,341	£1,476,052	£1,519,903
45%	75%	£798,197	£1,042,725	£850,116	£1,094,645	£832,870	£884,789
50%	75%	£153,563	£429,260	£211,251	£482,948	£160,088	£249,776
10%	60%	£5,329,490	£5,419,433	£5,332,720	£5,419,894	£5,335,818	£5,345,060
15%	60%	£4,885,279	£4,815,694	£4,896,124	£4,825,540	£4,703,771	£4,717,617
20%	60%	£4,047,069	£4,220,956	£4,065,529	£4,239,416	£4,071,725	£4,090,185
25%	60%	£3,498,859	£3,626,217	£3,431,934	£3,649,292	£3,439,679	£3,462,755
30%	60%	£2,770,640	£3,031,439	£2,788,330	£3,059,169	£2,807,653	£2,835,333
35%	60%	£2,122,438	£2,436,740	£2,184,743	£2,469,045	£2,175,588	£2,207,892
40%	60%	£1,494,228	£1,842,001	£1,531,148	£1,878,922	£1,543,540	£1,580,460
45%	60%	£850,018	£1,247,263	£897,353	£1,288,798	£871,494	£903,030
50%	60%	£217,807	£565,524	£263,658	£688,676	£272,447	£355,586

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£3,344,787	-£3,344,787	-£3,344,787	-£3,344,787	-£3,344,787	-£3,344,787
10%	71%	-£4,630,997	-£4,568,894	-£4,620,009	-£4,557,906	-£4,622,190	-£4,611,202
15%	71%	-£5,274,102	-£5,180,346	-£5,257,620	-£5,164,466	-£5,259,853	-£5,244,410
20%	71%	-£5,917,207	-£5,793,002	-£5,895,231	-£5,771,028	-£5,899,565	-£5,877,619
25%	71%	-£6,560,312	-£6,405,056	-£6,532,842	-£6,377,585	-£6,538,298	-£6,510,827
30%	71%	-£7,203,418	-£7,017,110	-£7,191,453	-£6,984,145	-£7,177,068	-£7,144,965
35%	71%	-£7,846,523	-£7,629,165	-£7,808,064	-£7,598,706	-£7,815,702	-£7,777,243
40%	71%	-£8,489,628	-£8,241,218	-£8,445,875	-£8,197,265	-£8,454,405	-£8,410,452
45%	71%	-£9,132,733	-£8,853,272	-£9,083,286	-£8,803,826	-£9,093,107	-£9,049,680
50%	71%	-£9,775,838	-£9,465,327	-£9,720,897	-£9,410,385	-£9,731,610	-£9,697,689
100%	71%	-£18,257,181	-£15,625,981	-£16,145,481	-£15,514,301	-£16,167,684	-£16,655,984
10%	75%	-£4,634,056	-£4,579,716	-£4,622,519	-£4,568,178	-£4,626,351	-£4,614,813
15%	75%	-£5,276,690	-£5,197,181	-£5,261,394	-£5,179,875	-£5,267,134	-£5,249,826
20%	75%	-£5,923,326	-£5,814,646	-£5,900,250	-£5,791,571	-£5,907,915	-£5,884,840
25%	75%	-£6,567,960	-£6,432,111	-£6,539,116	-£6,403,268	-£6,548,698	-£6,519,853
30%	75%	-£7,212,595	-£7,049,576	-£7,177,982	-£7,014,963	-£7,189,481	-£7,154,887
35%	75%	-£7,857,230	-£7,667,042	-£7,816,649	-£7,628,859	-£7,832,262	-£7,797,660
40%	75%	-£8,501,865	-£8,284,507	-£8,455,714	-£8,238,358	-£8,471,045	-£8,424,894
45%	75%	-£9,146,500	-£8,901,972	-£9,084,580	-£8,850,052	-£9,111,827	-£9,099,908
50%	75%	-£9,791,135	-£9,519,444	-£9,735,446	-£9,461,748	-£9,752,699	-£9,694,921
10%	60%	-£4,621,207	-£4,534,264	-£4,611,977	-£4,525,033	-£4,608,879	-£4,599,649
15%	60%	-£5,259,418	-£5,129,002	-£5,245,572	-£5,115,157	-£5,240,925	-£5,227,080
20%	60%	-£5,897,628	-£5,723,741	-£5,879,188	-£5,705,281	-£5,872,972	-£5,854,512
25%	60%	-£6,535,838	-£6,318,460	-£6,521,444	-£6,355,405	-£6,505,018	-£6,481,942
30%	60%	-£7,174,048	-£6,913,218	-£7,146,358	-£6,885,528	-£7,137,064	-£7,109,374
35%	60%	-£7,812,259	-£7,507,957	-£7,779,953	-£7,475,651	-£7,769,111	-£7,736,805
40%	60%	-£8,450,468	-£8,103,266	-£8,412,548	-£8,065,775	-£8,401,157	-£8,364,237
45%	60%	-£9,088,678	-£8,697,434	-£9,047,144	-£8,655,899	-£9,033,233	-£8,991,587
50%	60%	-£9,726,888	-£9,292,173	-£9,680,739	-£9,246,022	-£9,665,249	-£9,619,099

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,186,401	£2,186,401	£2,186,401	£2,186,401	£2,186,401	£2,186,401
10%	71%	£2,169,411	£2,231,513	£2,180,399	£2,242,501	£2,178,217	£2,188,205
15%	71%	£1,526,306	£1,619,459	£1,542,788	£1,635,942	£1,539,514	£1,555,997
20%	71%	£883,201	£1,007,496	£905,177	£1,029,381	£900,812	£922,788
25%	71%	£240,096	£395,351	£267,562	£422,822	£262,108	£298,590
30%	71%	-£403,010	-£216,703	-£370,046	-£183,738	-£376,593	-£343,628
35%	71%	-£1,046,115	-£828,757	-£1,007,657	-£790,298	-£1,015,295	-£976,836
40%	71%	-£1,689,220	-£1,440,811	-£1,645,368	-£1,398,358	-£1,653,398	-£1,610,945
45%	71%	-£2,332,325	-£2,052,865	-£2,282,879	-£2,003,418	-£2,292,699	-£2,243,253
50%	71%	-£2,975,431	-£2,664,919	-£2,920,490	-£2,609,977	-£2,931,402	-£2,876,461
100%	71%	-£9,406,934	-£8,825,573	-£9,249,074	-£8,743,692	-£9,367,259	-£9,259,576
10%	75%	£1,168,35	£2,220,601	£1,177,699	£2,274,829	£1,174,096	£1,185,604
15%	75%	£1,521,717	£1,603,236	£1,539,023	£1,620,533	£1,533,274	£1,550,581
20%	75%	£877,082	£985,761	£900,158	£1,008,836	£892,492	£915,567
25%	75%	£232,226	£398,226	£267,140	£397,140	£262,108	£298,590
30%	75%	-£412,185	-£249,159	-£377,575	-£214,556	-£389,073	-£354,460
35%	75%	-£1,056,823	-£866,634	-£1,016,441	-£826,252	-£1,029,855	-£989,473
40%	75%	-£1,701,457	-£1,484,099	-£1,655,307	-£1,437,848	-£1,670,638	-£1,624,487
45%	75%	-£2,346,091	-£2,101,584	-£2,294,173	-£2,049,645	-£2,311,419	-£2,250,501
50%	75%	-£2,990,727	-£2,719,030	-£2,933,039	-£2,661,341	-£2,952,202	-£2,894,514
10%	60%	£2,179,201	£2,266,143	£2,188,430	£2,275,374	£2,191,528	£2,200,759
15%	60%	£1,540,990	£1,671,495	£1,554,835	£1,685,250	£1,559,482	£1,573,327
20%	60%	£892,781	£1,016,129	£912,129	£1,026,129	£907,436	£926,896
25%	60%	£264,570	£481,928	£287,644	£505,003	£286,389	£318,465
30%	60%	-£373,641	-£112,811	-£345,951	-£85,120	-£336,657	-£308,968
35%	60%	-£1,011,852	-£707,550	-£970,546	-£675,244	-£989,703	-£936,399
40%	60%	-£1,650,062	-£1,302,288	-£1,613,141	-£1,265,368	-£1,600,749	-£1,563,329
45%	60%	-£2,288,272	-£1,897,027	-£2,246,377	-£1,855,492	-£2,232,796	-£2,191,260
50%	60%	-£2,926,483	-£2,491,765	-£2,880,832	-£2,445,815	-£2,864,842	-£2,818,691

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£6,599,910	£6,599,910	£6,599,910	£6,599,910	£6,599,910	£6,599,910
10%	71%	£5,313,700	£5,375,803	£5,324,688	£5,386,791	£5,322,506	£5,333,494
15%	71%	£4,678,595	£4,763,748	£4,687,677	£4,780,231	£4,683,804	£4,700,286
20%	71%	£4,027,490	£4,151,695	£4,049,466	£4,173,671	£4,045,102	£4,067,078
25%	71%	£3,384,385	£3,539,641	£3,411,855	£3,587,112	£3,406,399	£3,433,870
30%	71%	£2,741,279	£2,927,598	£2,724,244	£2,980,551	£2,767,697	£2,800,662
35%	71%	£2,098,174	£2,313,542	£2,136,833	£2,383,991	£2,126,995	£2,167,454
40%	71%	£1,455,069	£1,703,479	£1,499,022	£1,747,432	£1,490,292	£1,534,245
45%	71%	£811,964	£1,091,425	£861,411	£1,140,871	£851,590	£901,037
50%	71%	£169,859	£478,370	£222,800	£554,312	£212,897	£267,929
100%	71%	-£6,312,464	-£5,681,284	-£6,200,784	-£5,569,604	-£6,222,967	-£6,111,287
10%	75%	£5,310,641	£5,364,981	£5,322,178	£5,376,518	£5,318,346	£5,329,883
15%	75%	£4,669,006	£4,747,516	£4,683,313	£4,764,822	£4,677,563	£4,694,870
20%	75%	£4,021,371	£4,130,861	£4,044,447	£4,153,128	£4,036,782	£4,059,856
25%	75%	£3,376,737	£3,512,586	£3,405,581	£3,541,429	£3,395,990	£3,424,844
30%	75%	£2,732,102	£2,895,120	£2,786,715	£2,929,734	£2,755,216	£2,789,830
35%	75%	£2,087,466	£2,277,655	£2,127,640	£2,316,031	£2,114,435	£2,154,817
40%	75%	£1,442,832	£1,660,190	£1,486,983	£1,706,341	£1,473,653	£1,519,833
45%	75%	£798,197	£1,042,725	£850,116	£1,094,645	£832,870	£884,789
50%	75%	£153,563	£425,260	£211,251	£482,948	£192,088	£249,776
10%	60%	£5,323,490	£5,410,433	£5,332,720	£5,419,664	£5,335,818	£5,345,066
15%	60%	£4,685,279	£4,815,894	£4,699,124	£4,829,540	£4,703,771	£4,717,617
20%	60%	£4,047,069	£4,220,956	£4,065,529	£4,239,416	£4,071,725	£4,090,185
25%	60%	£3,408,859	£3,628,217	£3,431,834	£3,649,292	£3,436,679	£3,462,755
30%	60%	£2,770,649	£3,031,479	£2,798,530	£3,059,169	£2,807,633	£2,835,323
35%	60%	£2,132,438	£2,436,740	£2,164,743	£2,469,045	£2,175,586	£2,207,892
40%	60%	£1,494,228	£1,842,001	£1,531,148	£1,878,922	£1,543,540	£1,580,460
45%	60%	£856,016	£1,247,253	£901,553	£1,288,798	£811,494	£853,020
50%	60%	£217,807	£652,524	£283,958	£698,675	£276,447	£325,598

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 2

CIL Zone  
Value Area 2

No Units 30  
Site Area 0.47 Ha

Sales value inflation 10%  
Build cost inflation 5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£10,483,644	£10,483,644	£10,483,644	£10,483,644	£10,483,644	£10,483,644
10%	71%	£9,128,333	£9,191,631	£9,138,896	£9,202,193	£9,119,347	£9,129,909
15%	71%	£8,450,678	£8,466,521	£8,545,521	£8,561,469	£8,437,196	£8,453,041
20%	71%	£7,773,023	£7,889,618	£7,758,157	£7,920,743	£7,755,050	£7,776,175
25%	71%	£7,095,368	£7,253,612	£7,121,773	£7,280,018	£7,072,901	£7,099,307
30%	71%	£6,417,713	£6,607,605	£6,449,398	£6,639,292	£6,390,753	£6,422,440
35%	71%	£5,740,058	£5,961,599	£5,777,024	£5,993,567	£5,708,603	£5,745,572
40%	71%	£5,062,403	£5,315,592	£5,104,650	£5,357,842	£5,026,455	£5,068,705
45%	71%	£4,384,748	£4,669,586	£4,432,276	£4,717,117	£4,344,306	£4,381,838
50%	71%	£3,707,093	£4,023,579	£3,759,901	£4,076,392	£3,662,158	£3,714,970
100%	71%	£3,119,987	£2,476,334	£3,012,215	£2,388,983	£3,110,999	£3,103,868
10%	75%	£9,125,295	£9,180,681	£9,136,386	£9,191,772	£9,117,433	£9,128,522
15%	75%	£8,446,120	£8,529,199	£8,462,757	£8,545,835	£8,434,326	£8,450,962
20%	75%	£7,766,946	£7,827,719	£7,780,129	£7,863,699	£7,751,220	£7,767,401
25%	75%	£7,087,771	£7,226,236	£7,115,498	£7,253,963	£7,068,115	£7,095,841
30%	75%	£6,408,597	£6,574,755	£6,441,869	£6,608,026	£6,385,008	£6,418,279
35%	75%	£5,729,422	£5,923,273	£5,766,239	£5,962,090	£5,701,902	£5,740,719
40%	75%	£5,050,248	£5,271,792	£5,094,613	£5,316,153	£5,019,717	£5,058,159
45%	75%	£4,371,073	£4,620,310	£4,420,981	£4,670,218	£4,335,690	£4,385,598
50%	75%	£3,691,899	£3,968,828	£3,747,352	£4,024,281	£3,652,584	£3,708,038
60%	60%	£3,183,965	£3,183,965	£3,140,324	£3,223,544	£3,125,714	£3,134,347
15%	60%	£8,465,290	£8,598,186	£8,478,569	£8,611,495	£8,446,389	£8,459,698
20%	60%	£7,792,465	£7,969,700	£7,810,210	£7,987,445	£7,767,304	£7,785,048
25%	60%	£7,119,671	£7,341,214	£7,141,852	£7,363,395	£7,088,219	£7,110,399
30%	60%	£6,446,876	£6,712,727	£6,473,493	£6,739,345	£6,409,134	£6,435,751
35%	60%	£5,774,081	£6,084,241	£5,804,134	£6,115,295	£5,730,049	£5,761,102
40%	60%	£5,101,286	£5,455,756	£5,136,777	£5,491,245	£5,050,964	£5,086,453
45%	60%	£4,428,492	£4,827,270	£4,463,417	£4,867,195	£4,371,879	£4,411,805
50%	60%	£3,755,697	£4,198,783	£3,800,059	£4,243,145	£3,692,794	£3,737,155

Residual Land values compared to benchmark land values

£90,000,000

Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£31,818,215	£31,818,215	£31,818,215	£31,818,215	£31,818,215	£31,818,215
10%	71%	£33,180,628	£33,180,228	£33,180,628	£33,180,628	£33,180,628	£33,180,628
15%	71%	£33,845,185	£33,755,235	£33,833,338	£33,833,338	£33,833,338	£33,833,338
20%	71%	£34,526,838	£34,400,241	£34,506,712	£34,379,116	£34,544,809	£34,523,684
25%	71%	£35,208,493	£35,048,247	£35,178,086	£35,019,841	£35,226,958	£35,209,552
30%	71%	£35,890,148	£35,692,251	£35,860,461	£35,692,251	£35,860,106	£35,860,106
35%	71%	£36,571,803	£36,336,254	£36,522,535	£36,301,292	£36,591,259	£36,554,287
40%	71%	£37,253,458	£36,981,257	£37,195,209	£36,942,017	£37,273,404	£37,231,184
45%	71%	£37,935,113	£37,626,260	£37,867,583	£37,582,742	£37,955,553	£37,909,021
50%	71%	£38,616,768	£38,271,263	£38,499,957	£38,242,467	£38,637,701	£38,586,696
100%	71%	£44,410,528	£44,778,193	£45,512,174	£44,688,842	£45,510,858	£45,403,507
10%	75%	£33,174,954	£33,119,178	£33,183,473	£33,108,087	£33,182,428	£33,171,337
15%	75%	£33,856,739	£33,770,960	£33,837,102	£33,754,024	£33,855,833	£33,844,931
20%	75%	£34,538,513	£34,422,141	£34,510,731	£34,390,960	£34,548,639	£34,528,458
25%	75%	£35,220,288	£35,073,623	£35,184,361	£35,045,896	£35,231,744	£35,204,018
30%	75%	£35,902,063	£35,725,104	£35,867,990	£35,691,633	£35,914,851	£35,891,580
35%	75%	£36,583,838	£36,376,586	£36,525,620	£36,337,769	£36,597,957	£36,569,686
40%	75%	£37,265,613	£37,028,067	£37,205,249	£36,983,705	£37,281,062	£37,236,700
45%	75%	£37,947,388	£37,679,549	£37,878,878	£37,629,641	£37,964,169	£37,914,261
50%	75%	£38,629,163	£38,331,031	£38,552,507	£38,275,578	£38,641,275	£38,591,891
10%	60%	£33,161,804	£33,073,187	£33,152,931	£33,064,315	£33,174,985	£33,165,512
15%	60%	£33,834,599	£33,701,673	£33,821,290	£33,688,364	£33,853,470	£33,840,161
20%	60%	£34,507,394	£34,339,159	£34,489,649	£34,312,414	£34,532,555	£34,514,811
25%	60%	£35,180,189	£34,958,607	£35,159,007	£34,936,464	£35,211,640	£35,190,640
30%	60%	£35,852,983	£35,587,132	£35,826,366	£35,560,514	£35,890,728	£35,864,108
35%	60%	£36,525,778	£36,215,618	£36,494,725	£36,184,864	£36,569,810	£36,539,757
40%	60%	£37,198,573	£36,844,103	£37,163,092	£36,809,814	£37,248,895	£37,210,486
45%	60%	£37,871,367	£37,472,589	£37,831,441	£37,432,664	£37,927,980	£37,888,054
50%	60%	£38,544,162	£38,101,073	£38,499,800	£38,056,714	£38,607,065	£38,562,704

Residual Land values compared to benchmark land values

£72,325,000

Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£23,508,152	£23,508,152	£23,508,152	£23,508,152	£23,508,152	£23,508,152
10%	71%	£24,864,304	£24,801,005	£24,853,741	£24,790,443	£24,873,290	£24,862,728
15%	71%	£25,541,959	£25,447,012	£25,528,115	£25,431,168	£25,555,439	£25,539,595
20%	71%	£26,219,614	£26,093,118	£26,208,490	£26,107,893	£26,237,581	£26,221,641
25%	71%	£26,897,269	£26,739,024	£26,870,864	£26,712,619	£26,919,736	£26,893,329
30%	71%	£27,574,924	£27,385,031	£27,543,238	£27,353,344	£27,601,884	£27,570,197
35%	71%	£28,252,579	£28,031,037	£28,215,613	£28,044,070	£28,284,033	£28,247,065
40%	71%	£28,930,234	£28,677,044	£28,897,986	£28,684,795	£28,969,181	£28,923,922
45%	71%	£29,607,889	£29,323,050	£29,580,361	£29,275,520	£29,648,330	£29,600,790
50%	71%	£30,285,544	£29,969,057	£30,232,736	£29,916,245	£30,330,479	£30,277,668
100%	71%	£37,113,304	£38,468,971	£37,094,962	£36,861,620	£37,203,638	£37,086,285
10%	75%	£24,967,341	£24,811,056	£24,856,251	£24,800,865	£24,875,204	£24,864,114
15%	75%	£25,546,516	£25,463,437	£25,529,880	£25,446,802	£25,558,310	£25,541,675
20%	75%	£26,225,690	£26,114,919	£26,203,509	£26,092,731	£26,241,417	£26,218,235
25%	75%	£26,904,864	£26,796,747	£26,887,139	£26,739,074	£26,926,522	£26,896,794
30%	75%	£27,584,039	£27,417,882	£27,550,768	£27,384,611	£27,607,628	£27,574,357
35%	75%	£28,263,214	£28,069,904	£28,224,397	£28,030,547	£28,299,735	£28,251,918
40%	75%	£28,942,389	£28,720,924	£28,908,026	£28,676,463	£28,977,842	£28,923,043
45%	75%	£29,621,563	£29,372,327	£29,571,656	£29,322,419	£29,656,946	£29,607,639
50%	75%	£30,300,737	£30,023,808	£30,245,285	£30,068,350	£30,340,053	£30,284,590
10%	60%	£24,884,582	£24,785,965	£24,845,709	£24,757,092	£24,897,163	£24,885,290
15%	60%	£25,563,757	£25,364,068	£25,524,142	£25,381,142	£25,546,246	£25,534,372
20%	60%	£26,242,932	£26,022,937	£26,182,427	£26,005,192	£26,225,333	£26,207,588
25%	60%	£26,922,107	£26,681,423	£26,890,785	£26,629,242	£26,904,418	£26,889,237
30%	60%	£27,601,282	£27,279,908	£27,519,145	£27,263,292	£27,563,503	£27,556,886
35%	60%	£28,280,457	£27,903,396	£28,187,502	£27,877,341	£28,262,595	£28,231,535
40%	60%	£28,959,632	£28,526,881	£28,856,860	£28,501,392	£28,941,673	£28,906,184
45%	60%	£29,638,807	£29,150,367	£29,524,219	£29,125,441	£29,620,758	£29,590,832
50%	60%	£30,317,982	£29,773,853	£30,192,678	£29,749,492	£30,299,843	£30,255,481

Residual Land values compared to benchmark land values

£41,552,000

Benchmark Z1 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£9,045,731	£9,045,731	£9,045,731	£9,045,731	£9,045,731	£9,045,731
10%	71%	£10,401,042	£10,333,744	£10,390,479	£10,307,182	£10,410,029	£10,399,486
15%	71%	£11,078,697	£10,983,751	£11,062,854	£10,967,906	£11,092,177	£11,076,333
20%	71%	£11,756,352	£11,629,757	£11,735,228	£11,608,632	£11,774,325	£11,753,200
25%	71%	£12,434,007	£12,275,763	£12,407,802	£12,249,367	£12,456,474	£12,430,068
30%	71%	£13,111,662	£12,921,770	£13,079,876	£12,890,092	£13,138,622	£13,108,935
35%	71%	£13,789,317	£13,567,776	£13,752,351	£13,530,809	£13,820,771	£13,783,803
40%	71%	£14,466,972	£14,213,783	£14,424,725	£14,171,533	£14,502,920	£14,469,670
45%	71%	£15,144,627	£14,859,789	£15,097,099	£14,812,258	£15,195,069	£15,137,537
50%	71%	£15,822,282	£15,505,796	£15,769,474	£15,452,983	£15,867,217	£15,814,404
100%	71%	£22,649,042	£22,005,709	£22,541,690	£21,898,358	£22,740,374	£22,633,023
10%	75%	£10,404,080	£10,349,694	£10,392,989	£10,337,603	£10,411,942	

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2,499,593	-£2,499,593	-£2,499,593	-£2,499,593	-£2,499,593	-£2,499,593
10%	71%	-£3,854,804	-£3,791,698	-£3,844,381	-£3,781,043	-£3,863,860	-£3,853,329
15%	71%	-£4,532,555	-£4,437,613	-£4,516,715	-£4,421,768	-£4,546,039	-£4,530,195
20%	71%	-£5,210,214	-£5,083,618	-£5,189,090	-£5,062,493	-£5,228,187	-£5,207,062
25%	71%	-£5,887,870	-£5,729,624	-£5,861,464	-£5,703,219	-£5,910,336	-£5,883,929
30%	71%	-£6,565,526	-£6,375,631	-£6,539,338	-£6,413,944	-£6,592,484	-£6,560,797
35%	71%	-£7,243,181	-£7,021,637	-£7,216,213	-£7,094,670	-£7,274,633	-£7,237,665
40%	71%	-£7,920,837	-£7,667,644	-£7,894,588	-£7,772,395	-£7,956,781	-£7,914,532
45%	71%	-£8,598,492	-£8,313,650	-£8,572,951	-£8,450,120	-£8,638,931	-£8,591,399
50%	71%	-£9,276,147	-£8,959,657	-£9,250,336	-£9,136,845	-£9,321,078	-£9,269,256
100%	71%	-£16,102,904	-£15,459,671	-£15,995,552	-£15,352,220	-£16,194,238	-£16,098,885
10%	75%	-£3,857,941	-£3,802,556	-£3,846,851	-£3,791,465	-£3,865,804	-£3,854,714
15%	75%	-£4,537,116	-£4,454,037	-£4,520,480	-£4,437,402	-£4,548,910	-£4,535,275
20%	75%	-£5,216,290	-£5,105,519	-£5,194,109	-£5,083,337	-£5,232,017	-£5,209,835
25%	75%	-£5,895,465	-£5,757,000	-£5,867,739	-£5,729,274	-£5,915,122	-£5,887,398
30%	75%	-£6,574,639	-£6,408,482	-£6,541,368	-£6,375,211	-£6,588,228	-£6,564,967
35%	75%	-£7,253,814	-£7,099,964	-£7,219,907	-£7,021,147	-£7,261,335	-£7,240,518
40%	75%	-£7,932,988	-£7,711,445	-£7,888,626	-£7,667,083	-£7,964,440	-£7,920,078
45%	75%	-£8,612,163	-£8,362,927	-£8,582,256	-£8,313,019	-£8,647,546	-£8,597,639
50%	75%	-£9,291,337	-£8,914,408	-£9,235,885	-£8,965,958	-£9,330,653	-£9,275,198
10%	60%	-£3,845,182	-£3,756,565	-£3,836,309	-£3,747,692	-£3,857,763	-£3,848,890
15%	60%	-£4,517,977	-£4,385,050	-£4,504,688	-£4,371,742	-£4,536,848	-£4,523,539
20%	60%	-£5,190,771	-£5,015,837	-£5,173,027	-£4,995,792	-£5,215,933	-£5,198,188
25%	60%	-£5,863,566	-£5,642,023	-£5,841,285	-£5,619,842	-£5,865,018	-£5,823,637
30%	60%	-£6,536,361	-£6,270,500	-£6,509,744	-£6,243,892	-£6,574,103	-£6,547,486
35%	60%	-£7,209,156	-£6,899,996	-£7,178,102	-£6,867,941	-£7,253,189	-£7,222,133
40%	60%	-£7,881,951	-£7,509,491	-£7,849,992	-£7,491,992	-£7,937,273	-£7,898,784
45%	60%	-£8,554,746	-£8,155,967	-£8,514,919	-£8,116,041	-£8,611,358	-£8,571,432
50%	60%	-£9,227,540	-£8,784,453	-£9,183,178	-£8,740,092	-£9,290,443	-£9,248,081

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000
10%	71%	£997,830	£1,061,128	£1,006,393	£1,071,690	£998,844	£999,406
15%	71%	£920,175	£415,121	£336,018	£430,966	£306,695	£322,538
20%	71%	£357,480	£250,885	£336,358	£209,760	£375,453	£354,328
25%	71%	£1,035,136	£976,891	£1,008,485	£850,485	£1,031,168	£1,014,186
30%	71%	£1,712,792	£1,522,898	£1,681,194	£1,491,210	£1,730,550	£1,708,063
35%	71%	£2,390,447	£2,168,904	£2,353,479	£2,131,936	£2,421,899	£2,384,931
40%	71%	£3,068,102	£2,814,911	£3,026,853	£2,772,661	£3,104,048	£3,061,798
45%	71%	£3,745,758	£3,460,917	£3,699,227	£3,413,386	£3,786,197	£3,738,665
50%	71%	£4,423,413	£4,106,924	£4,370,602	£4,064,111	£4,468,345	£4,415,532
100%	71%	£11,290,170	£10,605,837	£11,102,818	£10,496,486	£11,341,602	£11,236,151
10%	75%	£1,000,175	£1,050,175	£1,000,863	£1,061,269	£1,006,819	£1,068,019
15%	75%	£315,617	£398,697	£332,254	£415,332	£303,823	£320,450
20%	75%	£363,567	£252,785	£341,375	£230,604	£379,283	£357,102
25%	75%	£1,042,732	£904,267	£1,015,005	£876,540	£1,062,388	£1,034,662
30%	75%	£1,721,006	£1,565,748	£1,688,634	£1,502,477	£1,745,408	£1,714,222
35%	75%	£2,401,080	£2,207,230	£2,362,263	£2,168,413	£2,426,601	£2,389,784
40%	75%	£3,080,254	£2,858,711	£3,035,893	£2,814,350	£3,111,705	£3,067,344
45%	75%	£3,759,429	£3,510,190	£3,709,522	£3,460,265	£3,794,813	£3,744,905
50%	75%	£4,438,603	£4,161,675	£4,383,151	£4,106,222	£4,477,919	£4,422,465
10%	60%	£1,007,352	£1,096,169	£1,016,425	£1,105,041	£994,971	£1,003,844
15%	60%	£334,677	£467,653	£366,067	£498,992	£315,886	£329,166
20%	60%	£338,058	£160,803	£330,293	£143,058	£283,199	£345,454
25%	60%	£1,010,832	£789,289	£988,651	£767,108	£1,042,284	£1,020,104
30%	60%	£1,693,627	£1,417,775	£1,657,010	£1,391,158	£1,721,369	£1,694,752
35%	60%	£2,376,422	£2,046,262	£2,325,389	£2,015,208	£2,400,454	£2,369,401
40%	60%	£3,059,216	£2,674,747	£2,993,726	£2,639,258	£3,079,539	£3,044,050
45%	60%	£3,702,011	£3,303,233	£3,662,085	£3,263,307	£3,758,624	£3,718,698
50%	60%	£4,374,806	£3,931,720	£4,330,444	£3,887,358	£4,437,769	£4,393,347

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£7,295,175	£7,295,175	£7,295,175	£7,295,175	£7,295,175	£7,295,175
10%	71%	£5,939,864	£5,003,162	£5,950,427	£6,013,724	£5,930,878	£5,941,440
15%	71%	£5,262,208	£5,367,158	£5,278,052	£5,372,969	£5,248,728	£5,264,572
20%	71%	£4,584,553	£4,711,146	£4,605,677	£4,723,274	£4,566,360	£4,587,706
25%	71%	£3,906,897	£4,065,143	£3,933,304	£4,061,549	£3,884,431	£3,910,838
30%	71%	£3,229,242	£3,419,136	£3,260,929	£3,450,823	£3,202,283	£3,233,970
35%	71%	£2,551,587	£2,773,130	£2,588,585	£2,810,688	£2,520,134	£2,551,103
40%	71%	£1,873,931	£2,127,123	£1,916,181	£2,169,372	£1,857,986	£1,880,235
45%	71%	£1,196,275	£1,481,117	£1,243,806	£1,528,648	£1,155,837	£1,203,369
50%	71%	£518,620	£825,110	£571,432	£887,922	£473,689	£526,301
100%	71%	£9,308,158	£5,664,804	£9,200,294	£5,557,452	£9,399,452	£5,292,117
10%	75%	£5,938,826	£5,902,212	£5,947,917	£6,003,302	£5,928,963	£5,940,053
15%	75%	£5,267,651	£5,340,730	£5,274,287	£5,367,366	£5,245,857	£5,262,492
20%	75%	£4,596,477	£4,669,249	£4,600,689	£4,711,430	£4,582,751	£4,594,923
25%	75%	£3,925,302	£4,037,767	£3,927,028	£4,065,493	£3,879,649	£3,907,372
30%	75%	£3,254,128	£3,386,285	£3,253,399	£3,418,556	£3,196,539	£3,229,810
35%	75%	£2,583,953	£2,734,804	£2,579,770	£2,773,621	£2,513,433	£2,552,250
40%	75%	£1,913,779	£2,063,322	£1,908,141	£2,127,684	£1,830,327	£1,874,895
45%	75%	£1,182,604	£1,431,841	£1,232,512	£1,481,748	£1,147,221	£1,197,129
50%	75%	£503,430	£780,359	£558,853	£835,812	£464,115	£519,368
10%	60%	£5,949,586	£6,038,200	£5,968,458	£6,047,075	£5,937,058	£5,945,877
15%	60%	£5,276,791	£5,408,719	£5,250,099	£5,423,026	£5,257,920	£5,271,226
20%	60%	£4,603,996	£4,781,231	£4,621,741	£4,798,975	£4,578,835	£4,596,579
25%	60%	£3,931,201	£4,152,744	£3,953,383	£4,174,626	£3,899,750	£3,921,930
30%	60%	£3,259,407	£3,524,255	£3,285,055	£3,550,815	£3,220,864	£3,247,263
35%	60%	£2,586,612	£2,895,772	£2,618,665	£2,926,826	£2,541,579	£2,572,833
40%	60%	£1,912,817	£2,267,286	£1,948,307	£2,302,776	£1,862,494	£1,897,983
45%	60%	£1,240,022	£1,638,800	£1,279,948	£1,678,726	£1,183,409	£1,223,335
50%	60%	£567,228	£1,010,314	£611,696	£1,054,676	£504,324	£548,686

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2,649,522	-£2,649,522	-£2,649,522	-£2,649,522	-£2,649,522	-£2,649,522
10%	71%	-£4,004,833	-£3,941,535	-£3,994,270	-£3,990,973	-£4,013,819	-£4,003,257
15%	71%	-£4,682,488	-£4,561,542	-£4,665,645	-£4,571,697	-£4,605,368	-£4,589,126
20%	71%	-£5,360,144	-£5,233,548	-£5,339,019	-£5,212,423	-£5,376,118	-£5,356,991
25%	71%	-£6,037,800	-£5,879,554	-£6,011,393	-£5,853,148	-£6,090,265	-£6,033,859
30%	71%	-£6,715,455	-£6,525,561	-£6,683,768	-£6,493,874	-£6,742,414	-£6,710,728
35%	71%	-£7,393,110	-£7,171,567	-£7,366,142	-£7,134,598	-£7,424,563	-£7,387,584
40%	71%	-£8,070,766	-£7,817,574	-£8,028,516	-£7,775,325	-£8,106,711	-£8,064,462
45%	71%	-£8,748,421	-£8,463,580	-£8,700,891	-£8,416,049	-£8,789,860	-£8,741,328
50%	71%	-£9,426,076	-£9,109,587	-£9,373,265	-£9,056,775	-£9,471,008	-£9,418,196
100%	71%	-£16,252,833	-£15,609,500	-£16,145,481	-£15,502,149	-£16,344,165	-£16,238,814
10%	75%	-£4,007,871	-£3,952,485	-£3,996,790	-£3,941,394	-£4,015,734	-£4,004,644
15%	75%	-£4,687,048	-£4,603,967	-£4,670,499	-£4,587,331	-£4,698,840	-£4,693,204
20%	75%	-£5,366,220	-£5,255,448	-£5,344,038	-£5,233,267	-£5,381,048	-£5,369,765
25%	75%	-£6,045,395	-£5,806,930	-£6,017,689	-£5,879,204	-£6,065,024	-£6,037,325
30%	75%	-£6,724,569	-£6,558,412	-£6,691,298	-£6,525,140	-£6,748,155	-£6,714,887
35%	75%	-£7,403,744	-£7,209,893	-£7,386,907	-£7,111,076	-£7,451,284	-£7,399,447
40%	75%	-£8,082,918	-£7,861,375	-£8,038,556	-£7,817,013	-£8,114,370	-£8,070,008
45%	75%	-£8,762,093	-£8,512,858	-£8,712,185	-£8,462,949	-£8,797,476	-£8,747,588
50%	75%	-£9,441,267	-£9,164,338	-£9,386,814	-£9,068,885	-£9,480,565	-£9,425,129
10%	60%	-£3,995,111	-£3,906,465	-£3,986,239	-£3,897,622	-£4,007,692	-£3,998,819
15%	60%	-£4,667,908	-£4,534,980	-£4,654,598	-£4,521,671	-£4,686,777	-£4,673,469
20%	60%	-£5,340,701	-£5,183,468	-£5,322,955	-£5,145,722	-£5,365,862	-£5,348,118
25%	60%	-£6,013,495	-£5,813,354	-£6,001,314	-£5,769,071	-£6,044,147	-£6,022,767
30%	60%	-£6,686,290	-£6,420,439	-£6,659,673	-£6,393,821	-£6,724,032	-£6,697,415
35%	60%	-£7,359,085	-£7,048,925	-£7,328,032	-£7,017,871	-£7,403,117	-£7,372,984
40%	60%	-£8,031,880	-£7,677,810	-£8,000,390	-£7,641,921	-£8,082,203	-£8,046,813
45%	60%	-£8,704,674	-£8,306,804	-£8,664,845	-£8,265,971	-£8,745,288	-£8,721,366
50%	60%	-£9,377,469	-£8,934,383	-£9,333,107	-£8,890,021	-£9,440,373	-£9,398,011

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,785,574	£2,858,872	£2,806,137	£2,869,434	£2,786,588	£2,797,150
10%	71%	£2,117,919	£2,122,865	£2,133,762	£2,228,710	£2,104,439	£2,120,283
15%	71%	£1,440,264	£1,566,859	£1,461,398	£1,587,884	£1,422,291	£1,443,416
20%	71%	£762,608	£920,853	£789,014	£947,259	£740,142	£766,548
30%	71%	£84,952	£274,846	£116,640	£306,534	£57,994	£89,681
35%	71%	-£692,703	-£371,160	-£555,735	-£334,192	-£624,165	-£587,187
40%	71%	-£1,370,358	-£711,167	-£1,228,106	-£971,917	-£1,305,304	-£1,264,054
45%	71%	-£2,048,014	-£1,063,173	-£1,900,483	-£1,615,642	-£1,988,453	-£1,940,921
50%	71%	-£2,625,669	-£1,309,180	-£2,572,858	-£2,256,367	-£2,670,601	-£2,617,788
100%	71%	-£9,242,426	-£8,909,059	-£9,345,074	-£8,701,742	-£9,542,752	-£9,436,407
10%	75%	£2,113,361	£2,196,441	£2,129,998	£2,213,076	£2,101,567	£2,118,203
15%	75%	£1,434,187	£1,544,959	£1,456,369	£1,567,140	£1,418,461	£1,440,642
20%	75%	£755,012	£917,816	£780,177	£901,204	£735,586	£753,882
25%	75%	£15,839	£241,996	£109,110	£273,267	£35,249	£66,521
30%	75%	-£603,336	-£409,486	-£564,519	-£370,669	-£630,857	-£592,040
35%	75%	-£1,282,510	-£1,050,957	-£1,238,149	-£1,016,605	-£1,313,962	-£1,269,600
40%	75%	-£1,961,685	-£1,172,449	-£1,911,728	-£1,692,941	-£1,987,069	-£1,947,161
45%	75%	-£2,640,859	-£1,363,931	-£2,585,407	-£2,308,478	-£2,680,175	-£2,624,721
50%	75%	-£3,320,034	-£1,555,413	-£3,263,582	-£2,921,547	-£3,354,262	-£3,293,267
10%	60%	£2,805,296	£2,893,913	£2,814,169	£2,902,785	£2,792,715	£2,801,588
15%	60%	£2,132,501	£2,285,427	£2,146,910	£2,278,736	£2,110,930	£2,128,939
20%	60%	£1,459,706	£1,636,391	£1,477,425	£1,634,686	£1,439,455	£1,452,250
25%	60%	£786,912	£1,008,455	£809,093	£1,030,636	£755,460	£777,640
30%	60%	£114,117	£379,969	£140,734	£406,585	£76,375	£102,992
35%	60%	-£358,678	-£248,516	-£327,625	-£211,464	-£400,710	-£371,657
40%	60%	-£1,037,853	-£677,003	-£987,003	-£641,514	-£1,071,795	-£1,046,306
45%	60%	-£1,717,028	-£1,055,489	-£1,664,341	-£1,465,563	-£1,760,880	-£1,720,954
50%	60%	-£2,400,203	-£1,333,978	-£2,332,708	-£2,089,614	-£2,439,965	-£2,395,603

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£7,285,175	£7,295,175	£7,285,175	£7,285,175	£7,285,175	£7,285,175
10%	71%	£5,939,864	£6,093,162	£5,950,427	£6,013,724	£5,930,878	£5,941,440
15%	71%	£5,292,208	£5,367,155	£5,270,052	£5,372,699	£5,248,728	£5,264,572
20%	71%	£4,584,553	£4,711,149	£4,605,677	£4,732,274	£4,566,580	£4,587,706
25%	71%	£3,906,897	£4,065,143	£3,933,304	£4,081,549	£3,884,431	£3,910,838
30%	71%	£3,229,242	£3,419,136	£3,260,029	£3,450,823	£3,202,283	£3,233,970
35%	71%	£2,551,587	£2,773,130	£2,588,595	£2,810,698	£2,500,134	£2,547,103
40%	71%	£1,873,931	£2,127,123	£1,916,181	£2,169,372	£1,837,986	£1,880,235
45%	71%	£1,196,275	£1,481,117	£1,243,806	£1,528,648	£1,155,837	£1,203,369
50%	71%	£518,620	£836,110	£571,432	£887,922	£473,690	£516,501
100%	71%	-£6,308,136	-£5,664,804	-£6,200,784	-£5,557,452	-£6,399,468	-£6,292,117
10%	75%	£5,936,826	£5,992,212	£5,947,917	£6,003,302	£5,928,963	£5,940,053
15%	75%	£5,257,951	£5,340,730	£5,274,287	£5,357,266	£5,245,957	£5,262,492
20%	75%	£4,579,177	£4,699,245	£4,600,659	£4,711,430	£4,562,751	£4,584,933
25%	75%	£3,899,302	£4,037,767	£3,927,028	£4,065,493	£3,879,845	£3,907,372
30%	75%	£3,220,128	£3,386,285	£3,253,399	£3,419,556	£3,196,539	£3,229,810
35%	75%	£2,540,953	£2,734,809	£2,578,770	£2,773,621	£2,510,433	£2,552,260
40%	75%	£1,861,779	£2,083,322	£1,905,141	£2,127,684	£1,830,327	£1,874,680
45%	75%	£1,182,604	£1,431,841	£1,232,512	£1,481,748	£1,147,221	£1,197,129
50%	75%	£503,430	£780,359	£558,883	£835,812	£464,115	£519,568
10%	60%	£5,989,685	£6,198,202	£5,998,458	£6,047,075	£5,937,005	£5,945,871
15%	60%	£5,276,791	£5,409,717	£5,290,090	£5,423,026	£5,257,920	£5,271,228
20%	60%	£4,603,996	£4,781,231	£4,621,741	£4,798,975	£4,578,935	£4,596,579
25%	60%	£3,931,201	£4,152,744	£3,953,393	£4,174,826	£3,899,750	£3,921,936
30%	60%	£3,258,407	£3,524,255	£3,285,024	£3,650,875	£3,200,864	£3,247,262
35%	60%	£2,585,612	£2,895,772	£2,616,665	£2,926,826	£2,541,679	£2,572,833
40%	60%	£1,912,817	£2,267,286	£1,948,307	£2,302,776	£1,882,494	£1,897,963
45%	60%	£1,240,022	£1,638,800	£1,279,948	£1,678,726	£1,193,409	£1,225,335
50%	60%	£567,228	£1,010,314	£611,590	£1,054,676	£504,324	£548,886

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 2

CIL Zone 2  
Value Area Med

No Units 30  
Site Area 0.47 Ha

Sales value inflation 10%  
Build cost inflation 5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£5,967,162	£5,967,162	£5,967,162	£5,967,162	£5,967,162	£5,967,162
10%	71%	£5,950,947	£5,998,702	£5,074,061	£5,121,816	£5,036,699	£5,059,812
15%	71%	£4,592,940	£4,684,473	£4,627,510	£4,699,143	£4,571,467	£4,606,138
20%	71%	£4,134,733	£4,230,243	£4,160,960	£4,276,471	£4,106,236	£4,152,464
25%	71%	£3,676,626	£3,796,014	£3,734,410	£3,853,798	£3,641,004	£3,698,789
30%	71%	£3,218,519	£3,361,784	£3,287,860	£3,431,125	£3,175,773	£3,245,115
35%	71%	£2,760,412	£2,927,555	£2,841,310	£3,008,452	£2,710,542	£2,794,411
40%	71%	£2,302,305	£2,493,325	£2,394,760	£2,585,780	£2,245,311	£2,327,766
45%	71%	£1,844,198	£2,059,095	£1,948,210	£2,163,107	£1,780,079	£1,884,092
50%	71%	£1,386,091	£1,624,866	£1,501,660	£1,740,435	£1,314,848	£1,430,417
100%	71%	£3,247,233	£2,761,875	£3,012,315	£2,526,896	£3,392,048	£3,157,131
10%	75%	£5,047,281	£5,089,067	£5,071,551	£5,113,337	£5,034,814	£5,059,083
15%	75%	£4,587,342	£4,650,020	£4,623,746	£4,686,424	£4,568,641	£4,605,045
20%	75%	£4,127,402	£4,210,971	£4,175,941	£4,259,512	£4,102,467	£4,151,008
25%	75%	£3,667,462	£3,771,926	£3,728,136	£3,832,600	£3,636,293	£3,696,967
30%	75%	£3,207,523	£3,332,879	£3,280,331	£3,405,687	£3,170,120	£3,242,928
35%	75%	£2,747,583	£2,893,832	£2,832,526	£2,978,775	£2,703,946	£2,788,890
40%	75%	£2,287,642	£2,454,785	£2,394,729	£2,581,863	£2,237,773	£2,334,861
45%	75%	£1,827,703	£2,015,738	£1,936,916	£2,124,951	£1,771,800	£1,880,812
50%	75%	£1,367,763	£1,576,690	£1,489,110	£1,609,039	£1,305,425	£1,426,774
10%	60%	£5,022,777	£5,129,534	£5,052,295	£5,148,950	£5,022,729	£5,062,145
15%	60%	£4,610,435	£4,710,720	£4,639,558	£4,739,844	£4,580,512	£4,609,637
20%	60%	£4,158,193	£4,291,907	£4,197,024	£4,330,737	£4,118,296	£4,157,128
25%	60%	£3,705,951	£3,873,093	£3,754,489	£3,821,631	£3,656,080	£3,704,620
30%	60%	£3,253,708	£3,454,279	£3,311,955	£3,512,526	£3,193,864	£3,252,111
35%	60%	£2,801,466	£3,035,465	£2,869,421	£3,103,420	£2,731,648	£2,799,603
40%	60%	£2,349,224	£2,616,652	£2,426,887	£2,694,314	£2,269,432	£2,347,095
45%	60%	£1,896,982	£2,197,839	£1,984,365	£2,285,208	£1,807,216	£1,894,586
50%	60%	£1,444,740	£1,779,024	£1,541,818	£1,876,102	£1,345,000	£1,442,078

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£36,332,697	£36,332,697	£36,332,697	£36,332,697	£36,332,697	£36,332,697
10%	71%	£37,248,817	£37,201,159	£37,232,796	£37,176,948	£37,268,165	£37,240,047
15%	71%	£37,707,019	£37,635,396	£37,672,349	£37,607,716	£37,728,352	£37,653,721
20%	71%	£38,165,126	£38,069,616	£38,118,899	£38,023,388	£38,183,623	£38,147,395
25%	71%	£38,623,233	£38,503,845	£38,585,449	£38,446,961	£38,658,855	£38,601,070
30%	71%	£39,081,340	£38,930,119	£39,011,999	£38,868,124	£39,124,086	£39,054,744
35%	71%	£39,539,447	£39,372,304	£39,458,549	£39,291,407	£39,589,317	£39,508,416
40%	71%	£39,997,554	£39,808,534	£39,905,099	£39,714,079	£40,054,548	£39,962,093
45%	71%	£40,455,661	£40,240,764	£40,351,849	£40,156,752	£40,519,780	£40,415,767
50%	71%	£40,913,768	£40,676,997	£40,876,189	£40,668,424	£40,985,011	£40,865,442
100%	71%	£45,547,002	£45,061,734	£45,512,174	£44,826,815	£45,691,908	£45,458,990
10%	75%	£37,252,578	£37,210,792	£37,228,308	£37,186,522	£37,265,045	£37,240,776
15%	75%	£37,710,685	£37,649,115	£37,649,635	£37,613,435	£37,731,215	£37,694,811
20%	75%	£38,172,457	£38,088,686	£38,123,916	£38,040,347	£38,197,302	£38,148,853
25%	75%	£38,632,397	£38,527,833	£38,571,723	£38,467,259	£38,663,566	£38,602,892
30%	75%	£39,092,336	£38,966,880	£39,019,528	£38,894,172	£39,129,739	£39,056,631
35%	75%	£39,552,275	£39,406,927	£39,467,343	£39,351,084	£39,549,779	£39,466,299
40%	75%	£40,012,217	£39,845,074	£39,915,139	£39,747,996	£40,062,088	£39,965,008
45%	75%	£40,472,156	£40,284,121	£40,382,943	£40,174,908	£40,528,259	£40,419,047
50%	75%	£40,932,095	£40,723,168	£40,810,749	£40,601,820	£40,944,434	£40,837,085
10%	60%	£37,237,182	£37,170,325	£37,170,766	£37,150,909	£37,257,100	£37,237,714
15%	60%	£37,699,424	£37,589,139	£37,600,301	£37,560,015	£37,719,347	£37,690,222
20%	60%	£38,161,666	£38,007,952	£38,102,835	£38,069,122	£38,181,563	£38,142,731
25%	60%	£38,623,908	£38,426,706	£38,546,378	£38,468,228	£38,643,779	£38,596,299
30%	60%	£39,086,151	£38,845,580	£38,987,904	£38,787,333	£39,105,995	£39,047,748
35%	60%	£39,548,393	£39,264,394	£39,430,438	£39,196,439	£39,568,211	£39,500,296
40%	60%	£40,010,635	£39,683,207	£39,872,972	£39,605,545	£40,030,427	£39,952,784
45%	60%	£40,472,877	£40,102,021	£40,315,507	£40,014,651	£40,492,643	£40,405,273
50%	60%	£40,935,119	£40,520,833	£40,758,041	£40,423,757	£40,954,859	£40,857,751

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£28,925,172	£28,925,172	£28,925,172	£28,925,172	£28,925,172	£28,925,172
10%	71%	£28,941,689	£28,893,934	£28,918,575	£28,870,821	£28,955,938	£28,932,824
15%	71%	£29,399,797	£29,328,154	£29,385,126	£29,293,494	£29,421,170	£29,398,498
20%	71%	£29,857,904	£29,763,293	£29,821,265	£29,711,616	£29,889,401	£29,844,333
25%	71%	£30,316,011	£30,195,623	£30,258,226	£30,138,838	£30,351,632	£30,293,848
30%	71%	£30,774,118	£30,630,853	£30,704,776	£30,581,512	£30,816,816	£30,747,522
35%	71%	£31,232,224	£31,065,082	£31,151,326	£30,996,184	£31,282,065	£31,201,196
40%	71%	£31,690,331	£31,499,311	£31,599,676	£31,468,857	£31,747,315	£31,654,417
45%	71%	£32,148,438	£31,933,541	£32,044,426	£31,829,520	£32,212,557	£32,108,545
50%	71%	£32,606,545	£32,367,771	£32,490,976	£32,252,202	£32,677,798	£32,562,219
100%	71%	£37,239,870	£36,754,511	£37,094,963	£36,519,693	£37,384,686	£37,146,788
10%	75%	£28,945,355	£28,903,569	£28,921,085	£28,879,300	£28,957,823	£28,933,553
15%	75%	£29,405,295	£29,342,617	£29,369,891	£29,306,212	£29,423,996	£29,387,591
20%	75%	£29,865,235	£29,781,663	£29,816,995	£29,735,125	£29,890,170	£29,841,631
25%	75%	£30,325,174	£30,229,711	£30,280,947	£30,180,343	£30,349,407	£30,294,700
30%	75%	£30,785,114	£30,659,757	£30,712,305	£30,586,950	£30,822,518	£30,749,790
35%	75%	£31,245,054	£31,099,805	£31,160,111	£31,013,962	£31,288,691	£31,203,747
40%	75%	£31,704,994	£31,531,816	£31,631,251	£31,481,713	£31,840,713	£31,745,255
45%	75%	£32,164,934	£31,976,899	£32,055,721	£31,867,686	£32,210,037	£32,111,825
50%	75%	£32,624,874	£32,415,948	£32,503,526	£32,294,588	£32,687,211	£32,563,863
10%	60%	£28,929,960	£28,863,103	£28,910,544	£28,843,887	£28,949,907	£28,930,462
15%	60%	£29,389,900	£29,281,919	£29,352,979	£29,252,129	£29,422,129	£29,383,169
20%	60%	£29,844,444	£29,700,730	£29,795,613	£29,661,899	£29,874,340	£29,835,509
25%	60%	£30,298,686	£30,119,544	£30,238,147	£30,071,005	£30,339,586	£30,298,017
30%	60%	£30,753,928	£30,539,358	£30,680,882	£30,480,111	£30,798,772	£30,740,536
35%	60%	£31,191,171	£30,957,172	£31,123,216	£30,889,217	£31,260,959	£31,193,034
40%	60%	£31,643,413	£31,375,985	£31,568,750	£31,298,323	£31,723,205	£31,645,542
45%	60%	£32,095,655	£31,794,798	£32,008,284	£31,707,423	£32,185,421	£32,098,051
50%	60%	£32,547,897	£32,213,613	£32,450,819	£32,116,534	£32,647,637	£32,550,599

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£13,562,213	£13,562,213	£13,562,213	£13,562,213	£13,562,213	£13,562,213
10%	71%	£14,478,428	£14,439,673	£14,455,913	£14,407,658	£14,493,878	£14,469,563
15%	71%	£14,936,535	£14,864,902	£14,901,864	£14,830,232	£14,957,908	£14,923,237
20%	71%	£15,394,642	£15,299,132	£15,348,414	£15,252,904	£15,423,139	£15,376,911
25%	71%	£15,852,749	£15,733,361	£15,734,965	£15,675,577	£15,888,271	£15,830,586
30%	71%	£16,310,856	£16,167,591	£16,241,515	£16,098,250	£16,353,602	£16,294,260
35%	71%	£16,768,962	£16,601,820	£16,658,065	£16,520,923	£16,818,833	£16,737,934
40%	71%	£17,227,070	£17,039,050	£17,134,815	£16,943,995	£17,284,064	£17,191,609
45%	71%	£17,685,177	£17,472,280	£17,581,195	£17,386,267	£17,749,295	£17,645,283
50%	71%	£18,143,284	£17,904,509	£18,027,715	£17,788,940	£18,214,527	£18,098,957
100%	71%	£22,776,609	£22,221,259	£22,541,690	£22,056,331	£22,921,424	£22,696,506
10%							

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

E27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£7,016,075	-£7,016,075	-£7,016,075	-£7,016,075	-£7,016,075	-£7,016,075
10%	71%	-£7,892,268	-£7,898,534	-£7,891,185	-£7,881,821	-£7,946,538	-£7,923,454
15%	71%	-£8,390,397	-£8,318,764	-£8,355,726	-£8,284,094	-£8,411,770	-£8,377,056
20%	71%	-£8,848,504	-£8,752,993	-£8,802,276	-£8,706,766	-£8,877,001	-£8,830,773
25%	71%	-£9,306,611	-£9,187,223	-£9,248,826	-£9,129,438	-£9,342,232	-£9,284,448
30%	71%	-£9,764,718	-£9,017,453	-£9,695,376	-£9,552,112	-£9,807,464	-£9,738,122
35%	71%	-£10,222,824	-£8,847,683	-£10,141,926	-£9,974,784	-£10,272,695	-£10,179,796
40%	71%	-£10,680,931	-£8,677,913	-£10,588,476	-£10,397,457	-£10,737,928	-£10,645,471
45%	71%	-£11,139,038	-£8,508,143	-£11,035,026	-£10,820,129	-£11,203,159	-£11,099,145
50%	71%	-£11,597,146	-£8,338,373	-£11,481,576	-£11,242,802	-£11,668,389	-£11,552,819
100%	71%	-£16,230,470	-£15,745,111	-£15,995,552	-£15,510,193	-£16,375,288	-£16,140,388
10%	75%	-£7,935,955	-£7,894,169	-£7,911,685	-£7,899,900	-£7,948,423	-£7,924,153
15%	75%	-£8,395,906	-£8,333,217	-£8,359,481	-£8,296,812	-£8,414,598	-£8,378,191
20%	75%	-£8,855,835	-£8,772,263	-£8,807,295	-£8,723,725	-£8,880,770	-£8,832,231
25%	75%	-£9,315,774	-£9,211,311	-£9,255,101	-£9,180,637	-£9,346,843	-£9,288,270
30%	75%	-£9,775,714	-£9,040,357	-£9,702,905	-£9,577,550	-£9,813,117	-£9,740,369
35%	75%	-£10,235,654	-£8,869,403	-£10,160,711	-£10,004,462	-£10,279,291	-£10,184,347
40%	75%	-£10,695,594	-£8,698,449	-£10,588,516	-£10,431,373	-£10,745,464	-£10,648,386
45%	75%	-£11,155,534	-£8,527,495	-£11,046,321	-£10,888,286	-£11,211,637	-£11,102,425
50%	75%	-£11,615,474	-£8,356,541	-£11,494,126	-£11,255,198	-£11,677,811	-£11,558,463
10%	80%	-£7,620,560	-£7,653,703	-£7,601,144	-£7,634,287	-£7,640,507	-£7,621,092
15%	80%	-£8,372,802	-£8,272,517	-£8,343,679	-£8,243,393	-£8,402,724	-£8,373,600
20%	80%	-£8,825,944	-£8,091,230	-£8,785,213	-£8,652,500	-£8,884,940	-£8,826,109
25%	80%	-£9,277,086	-£7,910,947	-£9,225,747	-£9,081,605	-£9,277,156	-£9,278,617
30%	80%	-£9,729,228	-£7,729,658	-£9,678,128	-£9,470,711	-£9,780,373	-£9,731,128
35%	80%	-£10,181,370	-£7,548,369	-£10,113,816	-£9,879,817	-£10,251,589	-£10,183,634
40%	80%	-£10,633,512	-£7,367,080	-£10,566,360	-£10,289,923	-£10,713,895	-£10,636,142
45%	80%	-£11,085,654	-£7,185,791	-£10,998,884	-£10,698,029	-£11,176,021	-£11,088,651
50%	80%	-£11,538,497	-£7,004,502	-£11,441,418	-£11,107,135	-£11,638,237	-£11,541,159

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

E17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£3,079,556	-£3,031,800	-£3,056,441	-£3,008,687	-£3,093,804	-£3,070,891
10%	71%	-£3,537,663	-£3,466,030	-£3,502,992	-£3,431,360	-£3,559,038	-£3,524,365
15%	71%	-£3,995,770	-£3,900,260	-£3,949,542	-£3,854,052	-£4,024,267	-£3,978,039
20%	71%	-£4,453,877	-£4,334,490	-£4,396,092	-£4,279,705	-£4,489,499	-£4,431,714
25%	71%	-£4,911,984	-£4,268,719	-£4,842,643	-£4,699,378	-£4,954,730	-£4,885,388
30%	71%	-£5,370,090	-£4,202,948	-£5,289,193	-£5,122,051	-£5,419,961	-£5,339,082
35%	71%	-£5,828,198	-£4,137,178	-£5,735,743	-£5,544,723	-£5,885,192	-£5,792,737
40%	71%	-£6,286,306	-£4,071,408	-£6,182,293	-£5,957,395	-£6,350,423	-£6,246,411
45%	71%	-£6,744,412	-£4,005,637	-£6,628,843	-£6,390,068	-£6,815,655	-£6,700,085
50%	71%	-£7,202,518	-£3,939,867	-£7,075,393	-£6,802,740	-£7,280,886	-£7,154,713
100%	71%	-£11,377,738	-£3,874,097	-£11,492,818	-£10,957,459	-£11,592,592	-£11,297,834
10%	75%	-£3,083,222	-£3,041,435	-£3,058,951	-£3,017,166	-£3,095,889	-£3,071,420
15%	75%	-£3,541,311	-£3,480,483	-£3,506,757	-£3,444,079	-£3,561,862	-£3,525,458
20%	75%	-£4,000,101	-£3,419,529	-£3,954,561	-£3,870,991	-£4,028,038	-£3,979,497
25%	75%	-£4,458,941	-£3,358,577	-£4,402,367	-£4,297,903	-£4,484,208	-£4,433,536
30%	75%	-£4,917,780	-£3,297,624	-£4,860,172	-£4,754,816	-£4,960,383	-£4,909,876
35%	75%	-£5,376,620	-£3,236,671	-£5,297,977	-£5,151,728	-£5,426,557	-£5,341,613
40%	75%	-£5,835,460	-£3,175,718	-£5,745,783	-£5,545,640	-£5,892,730	-£5,795,652
45%	75%	-£6,294,300	-£3,114,765	-£6,193,587	-£5,935,552	-£6,358,903	-£6,249,691
50%	75%	-£6,753,140	-£3,053,813	-£6,641,393	-£6,432,464	-£6,825,076	-£6,703,729
10%	80%	-£3,067,826	-£3,000,969	-£3,048,410	-£2,981,553	-£3,087,773	-£3,068,358
15%	80%	-£3,526,666	-£3,419,763	-£3,490,345	-£3,350,659	-£3,548,991	-£3,520,896
20%	80%	-£3,985,506	-£3,338,956	-£3,933,196	-£3,799,168	-£4,012,207	-£3,973,376
25%	80%	-£4,444,346	-£3,258,149	-£4,376,014	-£4,208,872	-£4,474,423	-£4,425,883
30%	80%	-£4,903,186	-£3,177,342	-£4,817,822	-£4,617,977	-£4,936,639	-£4,878,392
35%	80%	-£5,362,026	-£3,096,535	-£5,267,082	-£5,027,083	-£5,398,855	-£5,339,000
40%	80%	-£5,820,866	-£3,015,728	-£5,715,287	-£5,436,189	-£5,861,071	-£5,783,408
45%	80%	-£6,279,706	-£2,934,921	-£6,163,491	-£5,845,295	-£6,323,287	-£6,235,917
50%	80%	-£6,738,546	-£2,854,114	-£6,611,695	-£6,254,401	-£6,785,503	-£6,688,425

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

E6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,778,892	£2,778,892	£2,778,892	£2,778,892	£2,778,892	£2,778,892
10%	71%	£1,862,478	£1,910,233	£1,885,592	£1,933,346	£1,848,230	£1,871,343
15%	71%	£1,408,371	£1,476,003	£1,439,041	£1,510,674	£1,382,297	£1,417,669
20%	71%	£948,264	£1,041,774	£992,491	£1,093,001	£917,786	£963,985
25%	71%	£490,049	£607,544	£545,841	£665,329	£457,535	£510,320
30%	71%	£30,049	£173,315	£99,391	£242,655	£12,696	£56,848
35%	71%	-£248,057	-£280,915	-£247,159	-£280,017	-£247,927	-£287,028
40%	71%	-£688,164	-£695,144	-£703,709	-£692,689	-£694,159	-£680,704
45%	71%	-£1,344,271	-£1,129,374	-£1,240,259	-£1,025,362	-£1,408,390	-£1,304,378
50%	71%	-£1,902,378	-£1,563,604	-£1,686,809	-£1,448,054	-£1,873,621	-£1,758,052
100%	71%	-£6,635,703	-£5,950,344	-£6,201,794	-£5,715,425	-£6,580,519	-£6,345,600
10%	75%	£1,858,812	£1,900,598	£1,883,082	£1,924,867	£1,846,345	£1,870,614
15%	75%	£1,398,872	£1,461,551	£1,435,277	£1,497,955	£1,380,172	£1,416,576
20%	75%	£938,933	£1,022,504	£987,474	£1,077,943	£913,997	£982,537
25%	75%	£478,993	£583,457	£530,667	£644,130	£447,824	£508,498
30%	75%	£109,053	£144,410	£91,862	£217,218	£18,349	£54,459
35%	75%	-£440,886	-£294,638	-£355,944	-£209,695	-£484,523	-£399,580
40%	75%	-£890,827	-£533,484	-£693,749	-£359,646	-£950,697	-£853,119
45%	75%	-£1,360,767	-£712,732	-£1,251,554	-£1,063,518	-£1,416,870	-£1,307,658
50%	75%	-£1,820,706	-£1,111,779	-£1,699,359	-£1,490,431	-£1,883,044	-£1,761,696
10%	80%	£1,874,207	£1,941,964	£1,896,480	£1,969,480	£1,854,260	£1,913,675
15%	80%	£1,421,985	£1,522,250	£1,451,088	£1,551,375	£1,392,943	£1,421,167
20%	80%	£969,724	£1,103,437	£1,008,554	£1,142,268	£928,827	£968,658
25%	80%	£517,481	£684,623	£666,020	£733,162	£487,611	£516,150
30%	80%	£65,230	£265,810	£123,486	£324,056	£5,395	£63,841
35%	80%	-£387,003	-£153,004	-£319,049	-£65,050	-£456,821	-£388,867
40%	80%	-£839,246	-£571,817	-£761,583	-£494,155	-£919,037	-£841,374
45%	80%	-£1,291,487	-£490,631	-£1,204,117	-£903,261	-£1,381,253	-£1,293,883
50%	80%	-£1,743,728	-£1,409,445	-£1,646,651	-£1,312,367	-£1,843,468	-£1,746,391



LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 2

CIL Zone  
Value Area 2

No Units 30  
Site Area 0.47 Ha

Sales value inflation 10%  
Build cost inflation 5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,021,800	£4,021,800	£4,021,800	£4,021,800	£4,021,800	£4,021,800
10%	71%	£3,286,968	£3,324,919	£3,323,055	£3,361,006	£3,264,341	£3,300,428
15%	71%	£2,819,550	£2,876,579	£2,873,764	£2,930,709	£2,885,712	£2,938,842
20%	71%	£2,552,337	£2,626,238	£2,624,511	£2,700,413	£2,507,082	£2,579,257
25%	71%	£2,185,021	£2,279,899	£2,276,239	£2,370,116	£2,128,453	£2,218,872
30%	71%	£1,817,706	£1,931,558	£1,925,967	£2,039,820	£1,749,823	£1,858,086
35%	71%	£1,450,390	£1,581,217	£1,576,695	£1,709,523	£1,371,195	£1,481,500
40%	71%	£1,083,074	£1,234,878	£1,227,424	£1,379,227	£992,565	£1,136,914
45%	71%	£715,758	£886,537	£878,151	£1,048,930	£613,936	£776,329
50%	71%	£348,443	£538,196	£528,879	£716,633	£235,307	£415,743
100%	71%	£3,379,090	£2,983,375	£3,012,215	£2,608,601	£3,800,063	£3,243,288
10%	75%	£3,282,654	£3,315,861	£3,320,545	£3,383,753	£3,262,855	£3,300,747
15%	75%	£2,913,181	£2,962,991	£2,970,018	£3,019,829	£2,883,483	£2,940,320
20%	75%	£2,543,709	£2,610,122	£2,616,896	£2,685,906	£2,504,111	£2,578,984
25%	75%	£2,174,236	£2,257,253	£2,262,964	£2,351,982	£2,124,738	£2,219,468
30%	75%	£1,804,763	£1,904,384	£1,918,437	£2,018,059	£1,745,367	£1,859,041
35%	75%	£1,435,290	£1,551,514	£1,567,911	£1,684,135	£1,385,994	£1,498,615
40%	75%	£1,065,818	£1,198,945	£1,217,384	£1,350,212	£986,622	£1,138,169
45%	75%	£696,345	£845,776	£866,857	£1,016,288	£607,249	£777,762
50%	75%	£326,872	£492,906	£516,330	£682,365	£227,878	£417,336
60%	75%	£3,300,774	£3,353,907	£3,331,087	£3,384,218	£3,289,026	£3,299,409
15%	60%	£2,940,360	£3,020,057	£2,985,831	£3,065,527	£2,892,843	£2,938,314
20%	60%	£2,579,947	£2,686,210	£2,640,574	£2,746,837	£2,516,592	£2,577,219
25%	60%	£2,219,535	£2,352,362	£2,295,318	£2,428,146	£2,140,340	£2,216,123
30%	60%	£1,859,122	£2,018,575	£1,950,662	£2,104,455	£1,794,988	£1,885,028
35%	60%	£1,498,709	£1,684,668	£1,604,806	£1,790,764	£1,387,836	£1,493,933
40%	60%	£1,138,296	£1,350,820	£1,259,550	£1,472,073	£1,011,583	£1,132,837
45%	60%	£777,884	£1,016,973	£914,293	£1,153,384	£635,332	£771,742
50%	60%	£417,471	£683,126	£569,037	£834,693	£299,890	£410,642

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£38,278,259	£38,278,259	£38,278,259	£38,278,259	£38,278,259	£38,278,259
10%	71%	£39,939,863	£38,074,940	£38,074,940	£38,089,863	£39,805,516	£38,999,431
15%	71%	£39,380,207	£39,353,390	£39,353,390	£39,353,390	£39,414,147	£39,350,017
20%	71%	£39,747,522	£39,671,621	£39,671,621	£39,599,446	£39,792,777	£39,720,602
25%	71%	£40,114,838	£40,019,960	£40,019,960	£39,929,743	£40,171,406	£40,091,197
30%	71%	£40,482,154	£40,385,892	£40,385,892	£40,260,039	£40,544,173	£40,441,773
35%	71%	£40,849,469	£40,718,642	£40,718,642	£40,590,338	£40,928,654	£40,802,359
40%	71%	£41,216,785	£41,064,981	£41,072,435	£40,920,832	£41,307,294	£41,182,945
45%	71%	£41,584,101	£41,413,322	£41,421,708	£41,250,929	£41,686,923	£41,523,530
50%	71%	£41,951,416	£41,761,663	£41,770,369	£41,581,626	£42,064,552	£41,884,116
100%	71%	£45,678,949	£45,293,234	£45,312,174	£44,926,460	£45,908,922	£45,542,147
10%	75%	£39,017,205	£38,983,998	£38,979,314	£38,946,106	£39,037,004	£38,999,112
15%	75%	£39,386,878	£39,336,841	£39,339,811	£39,280,030	£39,416,376	£39,359,599
20%	75%	£39,756,150	£39,689,737	£39,680,368	£39,613,953	£39,795,748	£39,719,965
25%	75%	£40,125,623	£40,042,606	£40,030,895	£39,947,877	£40,175,121	£40,090,391
30%	75%	£40,495,096	£40,395,475	£40,381,422	£40,281,800	£40,554,492	£40,440,818
35%	75%	£40,864,569	£40,749,859	£40,740,548	£40,615,724	£40,933,955	£40,801,244
40%	75%	£41,234,041	£41,101,214	£41,082,475	£40,949,647	£41,313,237	£41,161,671
45%	75%	£41,603,514	£41,454,083	£41,433,002	£41,283,571	£41,692,610	£41,522,097
50%	75%	£41,972,987	£41,806,953	£41,783,529	£41,613,404	£42,071,981	£41,892,539
10%	60%	£39,999,085	£38,945,954	£38,968,772	£38,915,641	£39,030,764	£39,000,450
15%	60%	£39,359,499	£39,279,802	£39,214,028	£39,234,332	£39,407,018	£39,361,545
20%	60%	£39,719,812	£39,613,649	£39,609,285	£39,553,922	£39,783,267	£39,722,640
25%	60%	£40,080,324	£39,944,547	£40,004,541	£39,917,713	£40,158,519	£40,093,786
30%	60%	£40,440,737	£40,281,344	£40,349,797	£40,190,404	£40,535,771	£40,444,831
35%	60%	£40,801,150	£40,615,191	£40,695,053	£40,509,995	£40,912,023	£40,809,926
40%	60%	£41,161,563	£40,940,030	£41,000,399	£40,807,398	£41,298,778	£41,167,032
45%	60%	£41,521,976	£41,282,886	£41,389,566	£41,146,475	£41,684,527	£41,528,117
50%	60%	£41,882,389	£41,616,733	£41,730,822	£41,485,168	£42,040,779	£41,889,212

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£28,871,037	£28,871,037	£28,871,037	£28,871,037	£28,871,037	£28,871,037
10%	71%	£30,705,669	£30,667,718	£30,669,582	£30,631,631	£30,728,298	£30,692,209
15%	71%	£31,072,984	£31,016,058	£31,018,953	£30,981,927	£31,105,925	£31,052,794
20%	71%	£31,440,300	£31,364,398	£31,368,126	£31,292,224	£31,485,354	£31,413,380
25%	71%	£31,807,615	£31,712,738	£31,717,398	£31,622,521	£31,864,184	£31,773,965
30%	71%	£32,174,931	£32,061,079	£32,066,669	£31,952,817	£32,242,813	£32,134,551
35%	71%	£32,542,247	£32,409,419	£32,415,942	£32,283,114	£32,621,442	£32,496,137
40%	71%	£32,909,563	£32,757,759	£32,765,213	£32,613,410	£32,999,072	£32,855,723
45%	71%	£33,276,879	£33,106,100	£33,114,485	£32,943,707	£33,378,701	£33,216,308
50%	71%	£33,644,194	£33,454,440	£33,463,758	£33,274,003	£33,757,330	£33,576,893
100%	71%	£37,371,727	£36,999,072	£37,034,952	£36,619,238	£37,801,799	£37,234,329
10%	75%	£30,709,983	£30,670,776	£30,672,092	£30,638,884	£30,729,781	£30,691,890
15%	75%	£31,079,456	£31,029,645	£31,022,619	£30,972,808	£31,109,154	£31,052,317
20%	75%	£31,448,929	£31,382,514	£31,379,145	£31,296,731	£31,488,526	£31,412,743
25%	75%	£31,818,401	£31,746,401	£31,743,072	£31,640,858	£31,831,702	£31,731,032
30%	75%	£32,187,874	£32,088,253	£32,074,199	£31,974,578	£32,247,270	£32,133,595
35%	75%	£32,557,347	£32,441,123	£32,424,726	£32,308,502	£32,626,643	£32,494,022
40%	75%	£32,926,820	£32,783,983	£32,765,825	£32,642,426	£32,908,013	£32,744,048
45%	75%	£33,296,293	£33,146,861	£33,126,780	£32,976,349	£33,385,387	£33,214,876
50%	75%	£33,665,766	£33,499,730	£33,476,307	£33,310,272	£33,764,759	£33,576,301
10%	60%	£30,691,863	£30,639,731	£30,661,550	£30,608,418	£30,723,541	£30,693,227
15%	60%	£31,052,276	£30,987,608	£31,007,109	£30,937,109	£31,056,792	£31,017,022
20%	60%	£31,412,689	£31,306,427	£31,352,062	£31,245,800	£31,476,405	£31,415,418
25%	60%	£31,773,101	£31,640,274	£31,697,319	£31,584,491	£31,852,297	£31,776,513
30%	60%	£32,133,515	£31,974,122	£32,042,976	£31,883,169	£32,228,540	£32,137,696
35%	60%	£32,493,928	£32,307,698	£32,357,531	£32,201,872	£32,604,800	£32,466,704
40%	60%	£32,854,341	£32,641,818	£32,733,087	£32,520,563	£32,981,053	£32,859,799
45%	60%	£33,214,753	£32,975,614	£33,078,343	£32,859,253	£33,367,305	£33,229,895
50%	60%	£33,575,166	£33,309,511	£33,423,600	£33,187,844	£33,753,552	£33,561,990

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£15,507,775	£15,507,775	£15,507,775	£15,507,775	£15,507,775	£15,507,775
10%	71%	£16,242,007	£16,204,456	£16,206,320	£16,189,399	£16,265,034	£16,226,941
15%	71%	£16,609,723	£16,552,796	£16,555,591	£16,498,666	£16,643,663	£16,589,532
20%	71%	£16,977,038	£16,901,137	£16,904,864	£16,828,962	£17,022,292	£16,950,118
25%	71%	£17,344,354	£17,249,476	£17,254,136	£17,159,259	£17,400,922	£17,319,703
30%	71%	£17,711,669	£17,597,917	£17,603,407	£17,489,555	£17,778,552	£17,671,289
35%	71%	£18,078,985	£17,946,158	£17,952,680	£17,819,852	£18,158,189	£18,031,875
40%	71%	£18,446,301	£18,294,497	£18,301,951	£18,150,148	£18,536,810	£18,392,461
45%	71%	£18,813,617	£18,642,836	£18,650,290	£18,480,445	£18,915,439	£18,753,046
50%	71%	£19,180,932	£18,991,179	£19,000,496	£18,810,741	£19,294,068	£19,113,632
100%	71%	£22,908,465	£22,522,750	£22,541,690	£22,155,976	£23,138,439	£22,771,663
10%	75%	£16,246,721	£16,213,514	£16,208,830	£16,175,8		

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£8,961,637	-£8,961,637	-£8,961,637	-£8,961,637	-£8,961,637	-£8,961,637
10%	71%	-£3,696,269	-£3,696,310	-£3,696,192	-£3,692,231	-£3,718,895	-£3,693,009
15%	71%	-£10,063,564	-£10,066,658	-£10,059,453	-£9,952,527	-£10,097,425	-£10,043,354
20%	71%	-£10,430,900	-£10,354,999	-£10,358,725	-£10,282,824	-£10,476,154	-£10,403,980
25%	71%	-£10,798,215	-£10,703,338	-£10,707,998	-£10,615,121	-£10,854,794	-£10,764,565
30%	71%	-£11,165,530	-£11,051,469	-£11,057,269	-£10,945,417	-£11,233,412	-£11,124,761
35%	71%	-£11,532,847	-£11,400,020	-£11,406,542	-£11,273,714	-£11,612,024	-£11,483,737
40%	71%	-£11,900,163	-£11,748,359	-£11,755,813	-£11,604,010	-£11,990,672	-£11,848,323
45%	71%	-£12,267,479	-£12,096,700	-£12,105,085	-£11,934,307	-£12,369,301	-£12,206,908
50%	71%	-£12,634,794	-£12,445,040	-£12,454,528	-£12,264,603	-£12,747,930	-£12,561,494
100%	71%	-£16,362,327	-£15,978,612	-£15,995,552	-£15,609,838	-£16,592,300	-£16,225,525
10%	75%	-£9,700,583	-£9,687,376	-£9,682,692	-£9,629,484	-£9,720,381	-£9,682,490
15%	75%	-£10,070,058	-£10,020,245	-£10,013,219	-£9,963,408	-£10,009,754	-£10,042,917
20%	75%	-£10,438,528	-£10,373,114	-£10,363,745	-£10,297,331	-£10,478,126	-£10,403,343
25%	75%	-£10,806,997	-£10,725,984	-£10,714,272	-£10,631,255	-£10,858,498	-£10,763,769
30%	75%	-£11,175,474	-£11,078,853	-£11,064,789	-£10,965,178	-£11,237,870	-£11,124,195
35%	75%	-£11,543,947	-£11,431,723	-£11,415,308	-£11,299,102	-£11,617,243	-£11,486,622
40%	75%	-£11,912,419	-£11,784,592	-£11,765,853	-£11,633,025	-£11,996,619	-£11,845,048
45%	75%	-£12,280,892	-£12,137,461	-£12,116,380	-£11,966,949	-£12,375,987	-£12,205,475
50%	75%	-£12,649,365	-£12,490,330	-£12,466,807	-£12,300,873	-£12,755,359	-£12,565,301
10%	60%	-£9,682,463	-£9,629,331	-£9,652,150	-£9,599,018	-£9,714,141	-£9,683,827
15%	60%	-£10,042,878	-£9,963,180	-£9,997,406	-£9,917,709	-£10,030,393	-£10,044,923
20%	60%	-£10,403,289	-£10,297,027	-£10,342,852	-£10,236,400	-£10,468,645	-£10,406,018
25%	60%	-£10,763,701	-£10,630,814	-£10,687,819	-£10,565,919	-£10,842,897	-£10,767,115
30%	60%	-£11,124,115	-£10,964,722	-£11,033,175	-£10,873,782	-£11,219,149	-£11,128,209
35%	60%	-£11,484,528	-£11,299,599	-£11,378,231	-£11,192,472	-£11,595,407	-£11,489,304
40%	60%	-£11,844,941	-£11,632,416	-£11,723,887	-£11,511,163	-£11,971,653	-£11,866,980
45%	60%	-£12,205,353	-£11,966,264	-£12,068,943	-£11,829,853	-£12,347,905	-£12,211,495
50%	60%	-£12,565,766	-£12,300,111	-£12,414,200	-£12,148,544	-£12,724,157	-£12,572,550

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£4,843,535	-£4,843,535	-£4,843,535	-£4,843,535	-£4,843,535	-£4,843,535
10%	71%	-£4,843,535	-£4,805,584	-£4,807,448	-£4,769,497	-£4,866,162	-£4,830,075
15%	71%	-£5,210,851	-£5,153,924	-£5,156,719	-£5,099,794	-£5,244,791	-£5,190,660
20%	71%	-£5,578,166	-£5,502,265	-£5,505,992	-£5,430,090	-£5,623,420	-£5,551,246
25%	71%	-£5,945,481	-£5,850,604	-£5,854,330	-£5,760,387	-£6,002,050	-£5,911,831
30%	71%	-£6,312,797	-£6,198,945	-£6,204,535	-£6,090,683	-£6,380,680	-£6,272,417
35%	71%	-£6,680,113	-£6,547,286	-£6,553,808	-£6,420,980	-£6,759,308	-£6,633,003
40%	71%	-£7,047,428	-£6,895,625	-£6,903,079	-£6,751,276	-£7,137,936	-£6,993,589
45%	71%	-£7,414,743	-£7,243,966	-£7,251,352	-£7,081,573	-£7,516,564	-£7,404,174
50%	71%	-£7,782,058	-£7,592,307	-£7,601,624	-£7,411,869	-£7,895,196	-£7,714,760
100%	71%	-£11,509,893	-£11,028,878	-£11,042,818	-£10,797,704	-£11,739,958	-£11,372,791
10%	75%	-£4,847,849	-£4,814,642	-£4,800,958	-£4,776,750	-£4,867,647	-£4,829,735
15%	75%	-£5,217,322	-£5,167,511	-£5,160,485	-£5,106,674	-£5,247,020	-£5,190,183
20%	75%	-£5,586,794	-£5,520,381	-£5,511,012	-£5,444,597	-£5,626,392	-£5,550,600
25%	75%	-£5,956,267	-£5,873,290	-£5,861,539	-£5,778,521	-£6,005,765	-£5,911,035
30%	75%	-£6,325,740	-£6,228,119	-£6,212,065	-£6,112,444	-£6,395,136	-£6,271,466
35%	75%	-£6,695,213	-£6,578,989	-£6,562,592	-£6,446,368	-£6,764,509	-£6,631,888
40%	75%	-£7,064,685	-£6,931,858	-£6,915,119	-£6,780,291	-£7,143,881	-£6,992,315
45%	75%	-£7,434,158	-£7,284,727	-£7,266,986	-£7,144,815	-£7,523,254	-£7,385,741
50%	75%	-£7,803,631	-£7,637,597	-£7,614,173	-£7,448,138	-£7,902,625	-£7,713,187
10%	60%	-£4,829,729	-£4,776,598	-£4,799,416	-£4,746,285	-£4,861,408	-£4,831,094
15%	60%	-£5,199,142	-£5,110,446	-£5,144,672	-£5,064,975	-£5,237,659	-£5,192,189
20%	60%	-£5,568,555	-£5,444,259	-£5,463,666	-£5,383,666	-£5,611,911	-£5,553,284
25%	60%	-£5,937,968	-£5,778,141	-£5,835,185	-£5,702,357	-£5,990,163	-£5,914,380
30%	60%	-£6,307,381	-£6,111,988	-£6,180,441	-£6,021,048	-£6,366,415	-£6,275,475
35%	60%	-£6,676,794	-£6,445,835	-£6,525,697	-£6,330,799	-£6,742,867	-£6,636,570
40%	60%	-£7,046,207	-£6,779,683	-£6,870,953	-£6,658,429	-£7,116,919	-£6,997,665
45%	60%	-£7,415,620	-£7,113,530	-£7,216,210	-£6,977,119	-£7,495,171	-£7,358,761
50%	60%	-£7,785,032	-£7,447,377	-£7,561,466	-£7,296,810	-£7,871,423	-£7,716,858

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£833,130	£833,130	£833,130	£833,130	£833,130	£833,130
10%	71%	£98,498	£196,449	£134,586	£172,536	£75,871	£111,959
15%	71%	-£266,817	-£211,891	-£214,086	-£157,760	-£302,757	-£246,827
20%	71%	-£538,133	-£500,231	-£563,959	-£468,097	-£611,387	-£508,212
25%	71%	-£1,003,448	-£908,571	-£913,231	-£818,353	-£1,060,016	-£969,798
30%	71%	-£1,370,764	-£1,256,911	-£1,262,502	-£1,148,650	-£1,438,646	-£1,330,383
35%	71%	-£1,738,079	-£1,605,252	-£1,611,774	-£1,478,946	-£1,817,275	-£1,699,970
40%	71%	-£2,105,396	-£1,953,592	-£1,961,046	-£1,809,243	-£2,195,904	-£2,051,555
45%	71%	-£2,472,711	-£2,301,932	-£2,310,318	-£2,139,539	-£2,674,534	-£2,412,141
50%	71%	-£2,840,027	-£2,650,273	-£2,659,591	-£2,469,836	-£2,953,162	-£2,772,726
100%	71%	-£6,567,960	-£6,181,845	-£6,200,784	-£5,815,070	-£6,979,535	-£6,430,757
10%	75%	£94,184	£127,391	£132,076	£165,283	£74,386	£112,277
15%	75%	-£275,289	-£225,478	-£218,451	-£168,641	-£304,987	-£248,149
20%	75%	-£544,181	-£458,347	-£458,978	-£350,564	-£684,393	-£508,576
25%	75%	-£1,014,234	-£931,216	-£919,505	-£836,488	-£1,083,731	-£969,001
30%	75%	-£1,383,707	-£1,284,085	-£1,270,032	-£1,170,411	-£1,443,103	-£1,329,428
35%	75%	-£1,753,180	-£1,636,956	-£1,620,559	-£1,504,335	-£1,822,475	-£1,689,855
40%	75%	-£2,122,653	-£1,989,825	-£1,971,086	-£1,836,258	-£2,201,947	-£2,050,281
45%	75%	-£2,492,125	-£2,342,694	-£2,321,613	-£2,172,182	-£2,581,220	-£2,410,708
50%	75%	-£2,861,598	-£2,695,563	-£2,672,139	-£2,506,105	-£2,960,592	-£2,771,133
10%	60%	£112,844	£168,158	£162,619	£186,719	£80,626	£110,946
15%	60%	-£246,109	-£168,412	-£162,838	-£122,942	-£295,626	-£230,155
20%	60%	-£508,522	-£302,260	-£347,895	-£241,633	-£671,878	-£511,251
25%	60%	-£769,934	-£436,107	-£493,152	-£370,324	-£1,048,130	-£772,346
30%	60%	-£1,029,347	-£511,694	-£578,407	-£410,914	-£1,424,381	-£1,033,441
35%	60%	-£1,289,760	-£603,802	-£673,654	-£479,705	-£1,800,633	-£1,284,537
40%	60%	-£1,549,173	-£703,849	-£782,919	-£558,396	-£2,176,886	-£1,555,632
45%	60%	-£1,808,586	-£811,496	-£892,176	-£638,086	-£2,553,138	-£1,846,727
50%	60%	-£2,068,000	-£926,344	-£1,010,133	-£728,777	-£2,928,390	-£2,117,823

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£9,111,566	-£9,111,566	-£9,111,566	-£9,111,566	-£9,111,566	-£9,111,566
10%	71%	-£9,946,198	-£9,808,248	-£9,816,111	-£9,772,160	-£9,968,826	-£9,832,738
15%	71%	-£10,513,514	-£10,156,587	-£10,160,363	-£10,102,457	-£10,247,454	-£10,183,324
20%	71%	-£10,580,829	-£10,504,928	-£10,508,655	-£10,432,754	-£10,626,084	-£10,553,909
25%	71%	-£10,948,145	-£10,853,268	-£10,857,927	-£10,763,950	-£11,004,713	-£10,914,495
30%	71%	-£11,315,461	-£11,201,608	-£11,207,199	-£11,093,947	-£11,283,343	-£11,203,080
35%	71%	-£11,682,776	-£11,549,949	-£11,556,471	-£11,423,643	-£11,761,971	-£11,635,667
40%	71%	-£12,050,093	-£11,898,289	-£11,905,743	-£11,753,940	-£12,140,601	-£11,996,252
45%	71%	-£12,417,408	-£12,246,629	-£12,253,015	-£12,084,236	-£12,519,231	-£12,396,838
50%	71%	-£12,784,724	-£12,594,970	-£12,604,287	-£12,414,523	-£12,897,859	-£12,774,251
100%	71%	-£16,512,258	-£16,126,541	-£16,145,481	-£15,759,767	-£16,742,229	-£16,375,544
10%	75%	-£9,950,512	-£9,817,306	-£9,817,621	-£9,779,413	-£9,970,311	-£9,832,420
15%	75%	-£10,218,985	-£10,170,175	-£10,183,145	-£10,113,337	-£10,249,698	-£10,182,846
20%	75%	-£10,589,457	-£10,523,044	-£10,513,675	-£10,447,260	-£10,629,055	-£10,553,273
25%	75%	-£10,959,931	-£10,875,913	-£10,864,202	-£10,781,184	-£11,008,428	-£10,913,698
30%	75%	-£11,328,404	-£11,228,782	-£11,214,729	-£11,115,107	-£11,397,893	-£11,274,125
35%	75%	-£11,697,877	-£11,581,652	-£11,565,266	-£11,449,051	-£11,737,172	-£11,634,551
40%	75%	-£12,067,349	-£11,934,522	-£11,915,783	-£11,782,955	-£12,146,544	-£11,994,978
45%	75%	-£12,436,822	-£12,287,391	-£12,268,309	-£12,116,879	-£12,525,917	-£12,355,405
50%	75%	-£12,806,295	-£12,640,260	-£12,618,836	-£12,450,802	-£12,905,288	-£12,716,830
10%	60%	-£9,832,393	-£9,775,251	-£9,802,089	-£9,746,948	-£9,984,071	-£9,833,757
15%	60%	-£10,192,866	-£10,113,109	-£10,147,335	-£10,067,639	-£10,240,323	-£10,194,852
20%	60%	-£10,553,219	-£10,448,957	-£10,492,592	-£10,386,330	-£10,616,575	-£10,555,948
25%	60%	-£10,913,692	-£10,796,898	-£10,817,648	-£10,703,029	-£10,959,828	-£10,917,043
30%	60%	-£11,274,044	-£11,114,651	-£11,183,104	-£11,023,711	-£11,369,078	-£11,278,138
35%	60%	-£11,634,497	-£11,448,499	-£11,528,361	-£11,342,402	-£11,745,339	-£11,639,233
40%	60%	-£11,994,950	-£11,783,346	-£11,873,616	-£11,681,993	-£12,121,583	-£12,000,529
45%	60%	-£12,355,252	-£12,116,193	-£12,118,613	-£11,976,763	-£12,407,835	-£12,361,424
50%	60%	-£12,715,698	-£12,450,040	-£12,584,129	-£12,298,473	-£12,874,088	-£12,722,519

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£3,111,158	-£3,111,158	-£3,111,158	-£3,111,158	-£3,111,158	-£3,111,158
10%	71%	-£3,045,791	-£3,007,840	-£3,009,704	-£2,971,753	-£3,068,418	-£3,032,331
15%	71%	-£3,413,107	-£3,356,180	-£3,358,075	-£3,302,050	-£3,447,047	-£3,392,918
20%	71%	-£3,780,422	-£3,704,521	-£3,705,248	-£3,632,246	-£3,825,676	-£3,753,502
25%	71%	-£4,147,738	-£4,052,860	-£4,057,549	-£3,982,643	-£4,204,306	-£4,114,057
30%	71%	-£4,515,053	-£4,401,201	-£4,406,791	-£4,292,939	-£4,582,936	-£4,474,673
35%	71%	-£4,882,369	-£4,749,542	-£4,756,064	-£4,623,236	-£4,961,564	-£4,835,259
40%	71%	-£5,249,684	-£5,097,883	-£5,103,395	-£4,953,532	-£5,340,192	-£5,195,845
45%	71%	-£5,617,001	-£5,446,222	-£5,454,608	-£5,283,829	-£5,718,823	-£5,556,430
50%	71%	-£5,984,316	-£5,794,563	-£5,803,890	-£5,614,125	-£6,097,452	-£5,917,016
100%	71%	-£9,711,845	-£9,226,134	-£9,245,074	-£8,999,390	-£9,941,622	-£9,676,047
10%	75%	-£3,050,633	-£3,016,898	-£3,012,214	-£2,979,068	-£3,069,012	-£3,032,012
15%	75%	-£3,419,578	-£3,369,767	-£3,362,741	-£3,312,930	-£3,440,276	-£3,392,439
20%	75%	-£3,789,050	-£3,722,637	-£3,713,268	-£3,646,853	-£3,828,648	-£3,759,885
25%	75%	-£4,158,522	-£4,076,506	-£4,070,585	-£3,980,777	-£4,208,021	-£4,113,229
30%	75%	-£4,527,995	-£4,428,375	-£4,414,321	-£4,314,700	-£4,587,392	-£4,473,718
35%	75%	-£4,897,468	-£4,781,245	-£4,764,848	-£4,648,624	-£4,966,765	-£4,834,144
40%	75%	-£5,266,941	-£5,134,114	-£5,115,375	-£4,982,547	-£5,346,137	-£5,194,571
45%	75%	-£5,636,414	-£5,486,983	-£5,465,902	-£5,316,471	-£5,725,509	-£5,554,997
50%	75%	-£6,005,887	-£5,839,853	-£5,816,429	-£5,650,394	-£6,104,881	-£5,915,423
10%	60%	-£3,031,985	-£2,978,854	-£3,001,672	-£2,948,541	-£3,063,664	-£3,033,350
15%	60%	-£3,392,398	-£3,312,702	-£3,346,628	-£3,267,231	-£3,439,915	-£3,394,445
20%	60%	-£3,752,811	-£3,642,549	-£3,685,922	-£3,585,922	-£3,876,167	-£3,755,540
25%	60%	-£4,113,224	-£3,980,397	-£4,037,441	-£3,904,613	-£4,192,419	-£4,116,636
30%	60%	-£4,473,637	-£4,314,244	-£4,392,697	-£4,223,304	-£4,568,671	-£4,477,731
35%	60%	-£4,834,050	-£4,648,091	-£4,721,953	-£4,541,995	-£4,944,923	-£4,838,826
40%	60%	-£5,194,463	-£4,981,939	-£5,073,209	-£4,860,685	-£5,321,175	-£5,199,921
45%	60%	-£5,554,875	-£5,315,786	-£5,416,466	-£5,179,375	-£5,697,427	-£5,561,017
50%	60%	-£5,915,288	-£5,649,633	-£5,763,722	-£5,498,066	-£6,073,679	-£5,922,112

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£833,130	£833,130	£833,130	£833,130	£833,130	£833,130
10%	71%	£98,498	£138,449	£134,596	£172,536	£75,871	£111,859
15%	71%	-£268,817	-£211,991	-£214,686	-£157,760	-£302,157	-£248,921
20%	71%	-£636,133	-£560,231	-£563,958	-£488,057	-£681,317	-£609,212
25%	71%	-£1,003,448	-£908,571	-£913,231	-£818,353	-£1,060,016	-£969,798
30%	71%	-£1,370,764	-£1,256,911	-£1,262,592	-£1,148,650	-£1,436,646	-£1,330,383
35%	71%	-£1,738,079	-£1,605,252	-£1,611,776	-£1,478,946	-£1,817,275	-£1,690,970
40%	71%	-£2,105,396	-£1,953,592	-£1,961,046	-£1,809,243	-£2,196,904	-£2,051,555
45%	71%	-£2,472,711	-£2,301,932	-£2,310,318	-£2,139,539	-£2,574,534	-£2,412,141
50%	71%	-£2,840,027	-£2,650,273	-£2,659,991	-£2,469,836	-£2,953,162	-£2,772,728
100%	71%	-£6,567,560	-£6,181,845	-£6,200,784	-£5,815,070	-£6,797,533	-£6,450,757
10%	75%	£94,184	£127,391	£132,076	£165,263	£74,386	£112,277
15%	75%	-£275,289	-£225,478	-£218,451	-£158,641	-£304,387	-£248,149
20%	75%	-£644,791	-£576,247	-£568,974	-£407,564	-£694,398	-£609,576
25%	75%	-£1,014,234	-£931,216	-£919,505	-£636,488	-£1,063,731	-£969,001
30%	75%	-£1,383,707	-£1,284,085	-£1,270,032	-£1,170,411	-£1,443,103	-£1,329,428
35%	75%	-£1,753,180	-£1,636,996	-£1,620,559	-£1,504,335	-£1,822,475	-£1,689,855
40%	75%	-£2,122,652	-£1,989,825	-£1,971,096	-£1,838,258	-£2,201,847	-£2,050,281
45%	75%	-£2,492,125	-£2,342,694	-£2,321,613	-£2,172,182	-£2,581,220	-£2,410,708
50%	75%	-£2,861,598	-£2,695,563	-£2,672,139	-£2,506,105	-£2,960,592	-£2,771,133
10%	60%	£112,824	£168,436	£162,817	£196,749	£80,638	£110,949
15%	60%	-£248,109	-£168,412	-£202,638	-£122,942	-£295,626	-£250,155
20%	60%	-£608,522	-£502,260	-£547,895	-£441,633	-£671,878	-£611,251
25%	60%	-£968,934	-£836,107	-£893,152	-£760,324	-£1,048,130	-£972,346
30%	60%	-£1,329,347	-£1,168,954	-£1,236,407	-£1,079,014	-£1,424,381	-£1,333,441
35%	60%	-£1,689,760	-£1,503,802	-£1,583,664	-£1,397,705	-£1,800,633	-£1,694,537
40%	60%	-£2,050,173	-£1,837,649	-£1,928,919	-£1,716,396	-£2,176,886	-£2,055,632
45%	60%	-£2,410,586	-£2,171,496	-£2,274,176	-£2,035,086	-£2,553,138	-£2,416,727
50%	60%	-£2,770,999	-£2,505,344	-£2,619,433	-£2,383,777	-£2,929,390	-£2,777,823

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 2

CIL Zone  
Value Area 3

No Units 30  
Site Area 0.47 Ha

Sales value inflation 10%  
Build cost inflation 5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£5,187,781	£5,187,781	£5,187,781	£5,187,781	£5,187,781	£5,187,781
10%	71%	£4,343,536	£4,387,704	£4,372,620	£4,416,787	£4,331,643	£4,360,726
15%	71%	£3,921,410	£3,965,038	£3,950,038	£4,031,291	£3,903,574	£3,947,199
20%	71%	£3,599,291	£3,597,627	£3,557,457	£3,645,793	£3,475,504	£3,533,671
25%	71%	£3,077,168	£3,187,588	£3,149,876	£3,260,296	£3,047,435	£3,120,143
30%	71%	£2,655,045	£2,787,550	£2,742,294	£2,874,799	£2,619,366	£2,706,616
35%	71%	£2,232,922	£2,387,511	£2,334,713	£2,459,302	£2,191,297	£2,278,085
40%	71%	£1,810,800	£1,987,471	£1,927,133	£2,103,805	£1,763,227	£1,879,561
45%	71%	£1,388,677	£1,587,433	£1,519,551	£1,718,307	£1,335,158	£1,466,032
50%	71%	£966,554	£1,187,394	£1,111,970	£1,332,810	£907,090	£1,052,505
100%	71%	£3,307,304	£2,938,959	£3,012,215	£2,653,411	£3,428,779	£3,193,191
10%	75%	£4,339,572	£4,378,219	£4,370,110	£4,408,756	£4,329,166	£4,359,703
15%	75%	£3,915,467	£3,973,438	£3,961,273	£4,019,243	£3,899,858	£3,945,064
20%	75%	£3,491,362	£3,568,057	£3,552,437	£3,639,731	£3,470,550	£3,531,825
25%	75%	£3,067,258	£3,163,875	£3,143,602	£3,240,219	£3,041,242	£3,117,585
30%	75%	£2,643,153	£2,759,094	£2,734,765	£2,850,707	£2,611,934	£2,703,546
35%	75%	£2,219,048	£2,354,313	£2,325,929	£2,461,194	£2,182,828	£2,289,506
40%	75%	£1,794,943	£1,949,931	£1,917,093	£2,071,681	£1,753,318	£1,875,461
45%	75%	£1,370,839	£1,544,751	£1,508,257	£1,682,169	£1,324,010	£1,461,428
50%	75%	£946,734	£1,139,969	£1,099,421	£1,292,656	£894,702	£1,047,389
60%	75%	£4,356,257	£4,418,057	£4,380,651	£4,442,456	£4,339,571	£4,384,001
15%	60%	£3,940,441	£4,033,194	£3,977,085	£4,069,838	£3,915,465	£3,952,111
20%	60%	£3,524,660	£3,648,331	£3,573,520	£3,697,191	£3,491,360	£3,540,220
25%	60%	£3,108,880	£3,263,468	£3,169,955	£3,324,543	£3,067,255	£3,128,329
30%	60%	£2,693,100	£2,878,606	£2,766,389	£2,951,595	£2,643,149	£2,716,439
35%	60%	£2,277,320	£2,493,743	£2,362,824	£2,579,248	£2,199,044	£2,304,548
40%	60%	£1,861,540	£2,108,880	£1,959,259	£2,206,599	£1,794,938	£1,892,658
45%	60%	£1,445,759	£1,724,017	£1,555,669	£1,653,952	£1,370,833	£1,490,767
50%	60%	£1,029,978	£1,339,154	£1,152,128	£1,461,304	£946,727	£1,068,877

Residual Land values compared to benchmark land values  
Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£37,112,078	-£37,112,078	-£37,112,078	-£37,112,078	-£37,112,078	-£37,112,078
10%	71%	-£37,869,823	-£37,812,135	-£37,812,135	-£37,869,823	-£37,869,823	-£37,869,823
15%	71%	-£38,378,446	-£38,312,194	-£38,312,194	-£38,378,446	-£38,378,446	-£38,378,446
20%	71%	-£38,800,568	-£38,712,232	-£38,712,232	-£38,800,568	-£38,800,568	-£38,800,568
25%	71%	-£39,222,691	-£39,112,271	-£39,112,271	-£39,222,691	-£39,222,691	-£39,222,691
30%	71%	-£39,644,814	-£39,512,310	-£39,512,310	-£39,644,814	-£39,644,814	-£39,644,814
35%	71%	-£40,066,936	-£39,912,348	-£39,912,348	-£40,066,936	-£40,066,936	-£40,066,936
40%	71%	-£40,489,059	-£40,312,388	-£40,312,388	-£40,489,059	-£40,489,059	-£40,489,059
45%	71%	-£40,911,182	-£40,712,428	-£40,712,428	-£40,911,182	-£40,911,182	-£40,911,182
50%	71%	-£41,333,305	-£41,112,468	-£41,112,468	-£41,333,305	-£41,333,305	-£41,333,305
100%	71%	-£45,967,763	-£45,158,585	-£45,158,585	-£45,967,763	-£45,967,763	-£45,967,763
10%	75%	-£37,980,287	-£37,921,840	-£37,921,840	-£37,980,287	-£37,980,287	-£37,980,287
15%	75%	-£38,384,359	-£38,326,418	-£38,326,418	-£38,384,359	-£38,384,359	-£38,384,359
20%	75%	-£38,808,431	-£38,731,202	-£38,731,202	-£38,808,431	-£38,808,431	-£38,808,431
25%	75%	-£39,232,503	-£39,135,984	-£39,135,984	-£39,232,503	-£39,232,503	-£39,232,503
30%	75%	-£39,656,575	-£39,540,765	-£39,540,765	-£39,656,575	-£39,656,575	-£39,656,575
35%	75%	-£40,080,647	-£39,945,546	-£39,945,546	-£40,080,647	-£40,080,647	-£40,080,647
40%	75%	-£40,504,719	-£40,350,328	-£40,350,328	-£40,504,719	-£40,504,719	-£40,504,719
45%	75%	-£40,928,791	-£40,755,108	-£40,755,108	-£40,928,791	-£40,928,791	-£40,928,791
50%	75%	-£41,352,863	-£41,159,889	-£41,159,889	-£41,352,863	-£41,352,863	-£41,352,863
10%	60%	-£37,943,638	-£37,881,802	-£37,881,802	-£37,943,638	-£37,943,638	-£37,943,638
15%	60%	-£38,359,418	-£38,296,665	-£38,296,665	-£38,359,418	-£38,359,418	-£38,359,418
20%	60%	-£38,775,199	-£38,651,508	-£38,651,508	-£38,775,199	-£38,775,199	-£38,775,199
25%	60%	-£39,190,979	-£39,006,349	-£39,006,349	-£39,190,979	-£39,190,979	-£39,190,979
30%	60%	-£39,606,759	-£39,421,253	-£39,421,253	-£39,606,759	-£39,606,759	-£39,606,759
35%	60%	-£40,022,539	-£39,808,116	-£39,808,116	-£40,022,539	-£40,022,539	-£40,022,539
40%	60%	-£40,438,319	-£40,190,979	-£40,190,979	-£40,438,319	-£40,438,319	-£40,438,319
45%	60%	-£40,854,100	-£40,575,842	-£40,575,842	-£40,854,100	-£40,854,100	-£40,854,100
50%	60%	-£41,269,881	-£40,960,705	-£40,960,705	-£41,269,881	-£41,269,881	-£41,269,881

Residual Land values compared to benchmark land values  
Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£28,804,155	-£28,804,155	-£28,804,155	-£28,804,155	-£28,804,155	-£28,804,155
10%	71%	-£29,649,100	-£29,649,933	-£29,620,017	-£29,575,850	-£29,660,994	-£29,611,911
15%	71%	-£30,071,224	-£30,004,972	-£30,027,599	-£29,961,546	-£30,089,063	-£30,045,438
20%	71%	-£30,493,348	-£30,405,010	-£30,428,180	-£29,848,844	-£30,517,133	-£30,458,965
25%	71%	-£30,915,468	-£30,805,049	-£30,842,761	-£29,732,341	-£30,945,201	-£30,872,493
30%	71%	-£31,337,592	-£31,205,087	-£31,250,342	-£29,617,838	-£31,373,271	-£31,288,021
35%	71%	-£31,759,714	-£31,605,126	-£31,657,593	-£29,503,335	-£31,801,340	-£31,699,549
40%	71%	-£32,181,837	-£32,005,164	-£32,065,504	-£29,388,832	-£32,229,410	-£32,115,067
45%	71%	-£32,603,960	-£32,405,203	-£32,474,329	-£29,274,329	-£32,657,478	-£32,528,604
50%	71%	-£33,026,082	-£32,805,242	-£32,880,867	-£29,159,827	-£33,085,547	-£32,940,131
100%	71%	-£37,309,541	-£38,251,636	-£37,034,692	-£38,659,048	-£37,421,416	-£37,175,827
10%	75%	-£29,653,055	-£29,614,418	-£29,622,527	-£29,583,890	-£29,663,471	-£29,632,934
15%	75%	-£30,077,179	-£30,019,198	-£30,031,363	-£29,573,393	-£30,092,779	-£30,046,973
20%	75%	-£30,501,275	-£30,423,980	-£30,440,200	-£29,462,905	-£30,522,087	-£30,461,012
25%	75%	-£30,925,370	-£30,828,761	-£30,849,925	-£29,352,418	-£30,951,395	-£30,890,046
30%	75%	-£31,349,464	-£31,233,542	-£31,257,871	-£29,241,930	-£31,380,703	-£31,289,590
35%	75%	-£31,773,559	-£31,638,324	-£31,666,708	-£29,131,443	-£31,810,010	-£31,703,191
40%	75%	-£32,197,653	-£32,043,106	-£32,072,592	-£29,020,956	-£32,238,317	-£32,111,700
45%	75%	-£32,621,748	-£32,447,886	-£32,484,370	-£28,910,468	-£32,668,627	-£32,531,209
50%	75%	-£33,045,843	-£32,852,668	-£32,893,216	-£28,800,981	-£33,097,935	-£32,945,248
10%	60%	-£29,638,418	-£29,574,590	-£29,611,996	-£29,550,151	-£29,663,096	-£29,628,636
15%	60%	-£30,062,513	-£30,000,372	-£30,035,932	-£29,432,738	-£30,092,202	-£30,046,166
20%	60%	-£30,486,608	-£30,444,306	-£30,479,117	-£29,326,446	-£30,521,276	-£30,452,417
25%	60%	-£30,910,703	-£30,829,188	-£30,822,882	-£29,220,954	-£30,950,350	-£30,864,307
30%	60%	-£31,334,798	-£31,144,031	-£31,128,246	-£29,116,461	-£31,379,424	-£31,289,498
35%	60%	-£31,758,893	-£31,458,894	-£31,429,513	-£29,011,968	-£31,808,498	-£31,706,188
40%	60%	-£32,182,988	-£31,773,757	-£31,726,037	-£28,907,475	-£32,237,572	-£32,112,878
45%	60%	-£32,607,083	-£32,088,619	-£32,030,378	-£28,802,982	-£32,666,646	-£32,519,979
50%	60%	-£33,031,178	-£32,403,482	-£32,335,609	-£28,700,489	-£33,095,719	-£32,945,910

Residual Land values compared to benchmark land values  
Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£14,341,594	-£14,341,594	-£14,341,594	-£14,341,594	-£14,341,594	-£14,341,594
10%	71%	-£15,185,838	-£15,141,671	-£15,159,795	-£15,122,968	-£15,107,732	-£15,189,640
15%	71%	-£15,967,962	-£15,541,710	-£15,564,337	-£15,468,084	-£15,625,801	-£15,582,176
20%	71%	-£16,030,084	-£15,941,748	-£15,971,918	-£15,883,582	-£16,053,871	-£15,995,704
25%	71%	-£16,452,207	-£16,341,787	-£16,379,499	-£16,269,979	-£16,481,940	-£16,409,232
30%	71%	-£16,874,330	-£16,741,825	-£16,787,081	-£16,654,376	-£16,910,039	-£16,827,769
35%	71%	-£17,296,452	-£17,141,864	-£17,184,661	-£16,540,773	-£17,338,078	-£17,256,287
40%	71%	-£17,718,575	-£17,541,903	-£17,602,242	-£16,425,970	-£17,766,148	-£17,649,814
45%	71%	-£18,140,698	-£17,941,942	-£18,009,824	-£16,311,967	-£18,194,217	-£18,083,342
50%	71%	-£18,562,821	-£18,341,981	-£18,417,405	-£16,196,965	-£18,622,285	-£18,476,870
100%	71%	-£22,837,279	-£22,388,374	-£22,541,690	-£22,092,780	-£22,953,154	-£22,862,565
10%	75%	-£15,189,803	-£15,151,156	-£15,199,265	-£15,120,819	-£15,200,209	-£15,189,672

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£7,795,456	-£7,795,456	-£7,795,456	-£7,795,456	-£7,795,456	-£7,795,456
10%	71%	-£9,639,700	-£8,595,533	-£9,610,817	-£8,596,460	-£9,651,594	-£8,622,511
15%	71%	-£9,081,624	-£8,995,572	-£9,016,199	-£8,951,946	-£9,079,663	-£9,036,038
20%	71%	-£9,483,646	-£9,395,610	-£9,425,780	-£9,337,444	-£9,507,733	-£9,449,565
25%	71%	-£9,906,068	-£9,795,649	-£9,833,361	-£9,722,941	-£9,935,801	-£9,863,094
30%	71%	-£10,349,192	-£10,195,687	-£10,240,682	-£10,108,438	-£10,363,871	-£10,276,621
35%	71%	-£10,750,314	-£10,595,726	-£10,648,523	-£10,493,935	-£10,791,940	-£10,690,149
40%	71%	-£11,172,437	-£10,995,765	-£11,086,104	-£10,879,432	-£11,220,010	-£11,103,676
45%	71%	-£11,694,560	-£11,395,803	-£11,463,686	-£11,284,929	-£11,648,078	-£11,510,204
50%	71%	-£12,116,682	-£11,795,842	-£11,871,267	-£11,650,427	-£12,076,147	-£11,830,731
100%	71%	-£16,291,141	-£15,842,236	-£15,995,552	-£15,546,648	-£16,412,018	-£16,116,427
10%	75%	-£9,643,665	-£9,605,018	-£9,613,127	-£9,574,480	-£9,654,071	-£9,623,534
15%	75%	-£9,987,770	-£9,909,798	-£9,921,963	-£9,883,993	-£9,963,379	-£9,932,573
20%	75%	-£9,491,675	-£9,414,580	-£9,430,800	-£9,393,505	-£9,472,687	-£9,451,612
25%	75%	-£9,915,679	-£9,819,362	-£9,839,635	-£9,743,018	-£9,941,995	-£9,865,651
30%	75%	-£10,340,084	-£10,224,142	-£10,248,471	-£10,132,530	-£10,371,303	-£10,219,690
35%	75%	-£10,764,189	-£10,629,924	-£10,657,308	-£10,522,943	-£10,800,610	-£10,685,731
40%	75%	-£11,188,294	-£11,033,706	-£11,066,144	-£10,911,556	-£11,229,918	-£11,107,770
45%	75%	-£11,612,398	-£11,439,488	-£11,474,379	-£11,301,968	-£11,659,227	-£11,521,809
50%	75%	-£12,036,503	-£11,843,268	-£11,883,816	-£11,690,351	-£12,098,535	-£11,935,348
10%	60%	-£8,627,016	-£8,565,180	-£8,602,586	-£8,540,751	-£8,643,666	-£8,610,236
15%	60%	-£9,042,796	-£8,950,043	-£8,986,152	-£8,913,398	-£9,067,772	-£9,031,128
20%	60%	-£9,458,576	-£9,334,908	-£9,405,717	-£9,286,046	-£9,491,676	-£9,443,017
25%	60%	-£9,874,356	-£9,729,768	-£9,813,262	-£9,688,609	-£9,915,962	-£9,854,937
30%	60%	-£10,290,137	-£10,104,631	-£10,216,848	-£10,031,341	-£10,340,088	-£10,266,798
35%	60%	-£10,705,917	-£10,489,494	-£10,620,413	-£10,403,989	-£10,764,493	-£10,678,698
40%	60%	-£11,121,697	-£10,874,387	-£11,029,978	-£10,776,807	-£11,188,298	-£11,090,519
45%	60%	-£11,537,478	-£11,259,219	-£11,427,544	-£11,149,285	-£11,612,404	-£11,502,470
50%	60%	-£11,953,258	-£11,644,052	-£11,631,109	-£11,521,933	-£12,036,510	-£11,914,360

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£3,742,799	-£3,742,799	-£3,742,799	-£3,742,799	-£3,742,799	-£3,742,799
10%	71%	-£3,786,966	-£3,742,799	-£3,757,883	-£3,713,716	-£3,798,860	-£3,766,777
15%	71%	-£4,209,090	-£4,142,838	-£4,165,465	-£4,099,212	-£4,226,929	-£4,183,304
20%	71%	-£4,631,212	-£4,542,876	-£4,573,046	-£4,484,710	-£4,654,999	-£4,596,832
25%	71%	-£5,053,334	-£4,942,915	-£4,980,607	-£4,870,207	-£5,065,068	-£4,910,366
30%	71%	-£5,475,456	-£5,342,953	-£5,388,209	-£5,255,704	-£5,511,137	-£5,423,887
35%	71%	-£5,897,578	-£5,742,992	-£5,795,789	-£5,641,201	-£5,939,206	-£5,837,415
40%	71%	-£6,319,700	-£6,143,031	-£6,203,370	-£6,036,698	-£6,367,276	-£6,250,942
45%	71%	-£6,741,822	-£6,543,070	-£6,610,952	-£6,412,195	-£6,795,345	-£6,664,470
50%	71%	-£7,163,944	-£6,943,109	-£7,018,533	-£6,797,693	-£7,223,413	-£7,077,998
100%	71%	-£11,438,407	-£10,899,502	-£11,192,818	-£10,899,914	-£11,559,282	-£11,269,693
10%	75%	-£3,790,359	-£3,750,294	-£3,760,393	-£3,721,747	-£3,801,337	-£3,770,800
15%	75%	-£4,215,036	-£4,157,065	-£4,189,230	-£4,111,260	-£4,240,645	-£4,184,839
20%	75%	-£4,639,141	-£4,561,846	-£4,578,065	-£4,500,771	-£4,659,953	-£4,598,878
25%	75%	-£5,063,245	-£4,966,628	-£4,986,901	-£4,890,284	-£5,089,261	-£5,012,917
30%	75%	-£5,487,350	-£5,371,408	-£5,387,438	-£5,279,786	-£5,518,569	-£5,437,366
35%	75%	-£5,911,455	-£5,776,190	-£5,804,574	-£5,689,309	-£5,947,877	-£5,840,997
40%	75%	-£6,335,560	-£6,180,972	-£6,213,410	-£6,058,822	-£6,377,184	-£6,255,036
45%	75%	-£6,759,664	-£6,585,752	-£6,622,246	-£6,448,334	-£6,806,493	-£6,689,075
50%	75%	-£7,183,768	-£6,990,534	-£7,031,082	-£6,837,847	-£7,236,601	-£7,083,114
10%	60%	-£3,774,282	-£3,712,446	-£3,749,852	-£3,688,017	-£3,790,932	-£3,766,502
15%	60%	-£4,198,662	-£4,097,309	-£4,153,418	-£4,060,665	-£4,215,036	-£4,175,392
20%	60%	-£4,622,842	-£4,496,172	-£4,553,312	-£4,443,312	-£4,639,143	-£4,590,263
25%	60%	-£5,047,022	-£4,867,035	-£4,960,548	-£4,805,960	-£5,063,248	-£5,002,174
30%	60%	-£5,471,202	-£5,251,897	-£5,364,114	-£5,178,607	-£5,487,354	-£5,414,064
35%	60%	-£5,895,382	-£5,636,760	-£5,767,679	-£5,551,255	-£5,911,459	-£5,829,955
40%	60%	-£6,319,562	-£6,021,623	-£6,171,244	-£5,923,904	-£6,335,564	-£6,237,845
45%	60%	-£6,743,742	-£6,406,486	-£6,574,810	-£6,296,551	-£6,759,670	-£6,649,736
50%	60%	-£7,167,922	-£6,791,348	-£6,978,375	-£6,669,199	-£7,183,776	-£7,061,628

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,999,312	£1,999,312	£1,999,312	£1,999,312	£1,999,312	£1,999,312
10%	71%	£1,155,067	£1,199,235	£1,184,190	£1,228,318	£1,143,173	£1,172,256
15%	71%	£732,344	£799,196	£776,568	£842,821	£715,106	£758,729
20%	71%	£310,621	£399,157	£368,986	£457,324	£297,035	£345,202
25%	71%	-£111,301	-£82	-£38,593	-£71,826	-£141,034	-£88,326
30%	71%	-£533,424	-£400,920	-£446,175	-£313,670	-£599,104	-£481,853
35%	71%	-£955,547	-£800,959	-£853,258	-£699,188	-£997,173	-£895,362
40%	71%	-£1,377,669	-£1,200,998	-£1,261,337	-£1,084,664	-£1,425,242	-£1,308,909
45%	71%	-£1,799,793	-£1,601,036	-£1,668,919	-£1,470,162	-£1,853,311	-£1,722,437
50%	71%	-£2,221,915	-£2,001,075	-£2,076,499	-£1,855,659	-£2,281,380	-£2,135,964
100%	71%	-£9,496,332	-£9,047,469	-£9,207,784	-£8,511,881	-£9,617,249	-£9,321,660
10%	75%	£1,151,103	£1,189,750	£1,181,840	£1,220,287	£1,140,696	£1,171,234
15%	75%	£726,998	£784,969	£772,804	£830,774	£711,388	£757,194
20%	75%	£302,893	£380,187	£363,965	£441,262	£292,890	£343,155
25%	75%	-£121,211	-£24,594	-£44,865	£51,749	-£147,227	-£70,884
30%	75%	-£545,316	-£429,375	-£453,704	-£337,763	-£676,535	-£484,923
35%	75%	-£969,421	-£834,157	-£862,540	-£727,278	-£1,005,643	-£898,963
40%	75%	-£1,393,526	-£1,238,934	-£1,271,379	-£1,116,789	-£1,435,151	-£1,319,100
45%	75%	-£1,817,630	-£1,643,719	-£1,680,212	-£1,506,301	-£1,864,460	-£1,727,041
50%	75%	-£2,241,735	-£2,048,500	-£2,089,048	-£1,895,814	-£2,293,768	-£2,141,081
10%	60%	£1,187,751	£1,226,967	£1,182,162	£1,254,017	£1,151,101	£1,175,532
15%	60%	£751,971	£844,724	£789,916	£861,369	£736,398	£793,941
20%	60%	£336,191	£459,862	£385,051	£508,721	£302,891	£351,751
25%	60%	-£79,589	£74,969	-£16,514	£136,074	-£121,215	-£60,140
30%	60%	-£495,969	-£399,864	-£422,060	-£296,574	-£545,320	-£472,931
35%	60%	-£911,149	-£694,727	-£725,645	-£609,222	-£909,425	-£883,921
40%	60%	-£1,326,930	-£1,079,589	-£1,229,210	-£981,870	-£1,393,531	-£1,295,812
45%	60%	-£1,742,711	-£1,484,452	-£1,632,776	-£1,354,618	-£1,817,637	-£1,707,702
50%	60%	-£2,158,491	-£1,948,315	-£2,036,341	-£1,727,165	-£2,241,742	-£2,119,563

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£7,945,385	-£7,945,385	-£7,945,385	-£7,945,385	-£7,945,385	-£7,945,385
10%	71%	-£8,789,630	-£8,745,462	-£9,760,547	-£8,716,379	-£9,801,524	-£8,772,440
15%	71%	-£9,411,763	-£9,145,501	-£9,165,128	-£9,101,676	-£9,229,352	-£9,165,368
20%	71%	-£9,833,676	-£9,545,539	-£9,575,709	-£9,487,373	-£9,657,622	-£9,599,455
25%	71%	-£10,055,998	-£9,845,578	-£9,985,290	-£9,872,871	-£10,085,731	-£10,013,023
30%	71%	-£10,478,121	-£10,345,617	-£10,390,872	-£10,288,367	-£10,513,851	-£10,438,550
35%	71%	-£10,900,244	-£10,745,656	-£10,796,453	-£10,643,865	-£10,941,969	-£10,840,078
40%	71%	-£11,322,368	-£11,145,695	-£11,206,034	-£11,029,361	-£11,369,039	-£11,253,606
45%	71%	-£11,744,489	-£11,545,733	-£11,613,615	-£11,414,859	-£11,798,008	-£11,687,134
50%	71%	-£12,166,612	-£11,945,772	-£12,021,196	-£11,800,356	-£12,227,077	-£12,093,161
100%	71%	-£16,441,070	-£15,962,165	-£16,145,481	-£15,686,577	-£16,561,948	-£16,266,357
15%	75%	-£9,217,899	-£9,159,728	-£9,171,893	-£9,113,923	-£9,233,309	-£9,187,593
10%	75%	-£9,793,594	-£9,754,947	-£9,763,057	-£9,724,410	-£9,804,001	-£9,773,483
20%	75%	-£9,641,604	-£9,664,510	-£9,580,729	-£9,503,436	-£9,662,616	-£9,601,542
25%	75%	-£10,065,908	-£9,869,291	-£9,889,565	-£9,892,948	-£10,091,924	-£10,015,581
30%	75%	-£10,490,013	-£10,374,072	-£10,398,401	-£10,292,480	-£10,521,232	-£10,429,620
35%	75%	-£10,914,118	-£10,778,953	-£10,807,237	-£10,671,873	-£10,950,540	-£10,843,660
40%	75%	-£11,338,223	-£11,163,635	-£11,216,074	-£11,061,485	-£11,379,848	-£11,257,699
45%	75%	-£11,762,327	-£11,588,416	-£11,624,309	-£11,450,997	-£11,809,157	-£11,671,738
50%	75%	-£12,186,432	-£11,993,145	-£12,037,745	-£11,840,510	-£12,238,464	-£12,085,717
10%	60%	-£9,776,945	-£9,715,110	-£9,752,515	-£9,680,680	-£9,793,595	-£9,769,165
15%	60%	-£9,192,726	-£9,099,972	-£9,156,081	-£9,063,328	-£9,217,701	-£9,181,058
20%	60%	-£9,608,506	-£9,484,835	-£9,558,646	-£9,456,976	-£9,641,806	-£9,592,946
25%	60%	-£10,024,286	-£9,893,096	-£9,968,907	-£9,866,003	-£10,055,912	-£10,004,537
30%	60%	-£10,440,066	-£10,254,561	-£10,366,777	-£10,181,271	-£10,490,017	-£10,416,727
35%	60%	-£10,855,846	-£10,639,423	-£10,770,342	-£10,553,918	-£10,914,122	-£10,828,618
40%	60%	-£11,271,627	-£11,024,288	-£11,193,907	-£10,926,567	-£11,338,228	-£11,240,509
45%	60%	-£11,687,408	-£11,406,149	-£11,527,413	-£11,299,116	-£11,762,333	-£11,656,399
50%	60%	-£12,103,188	-£11,794,012	-£11,981,038	-£11,671,862	-£12,186,439	-£12,054,290

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,945,385	-£1,945,385	-£1,945,385	-£1,945,385	-£1,945,385	-£1,945,385
10%	71%	-£1,989,222	-£1,945,055	-£1,960,139	-£1,915,572	-£2,001,116	-£1,972,033
15%	71%	-£2,411,346	-£2,345,094	-£2,367,721	-£2,301,468	-£2,429,185	-£2,385,590
20%	71%	-£2,833,468	-£2,745,132	-£2,775,302	-£2,686,966	-£2,857,255	-£2,799,087
25%	71%	-£3,255,591	-£3,145,171	-£3,180,463	-£3,102,463	-£3,269,324	-£3,212,616
30%	71%	-£3,677,714	-£3,545,209	-£3,590,485	-£3,457,960	-£3,713,383	-£3,626,143
35%	71%	-£4,099,836	-£3,845,248	-£3,999,045	-£3,843,457	-£4,141,462	-£4,039,671
40%	71%	-£4,521,958	-£4,345,287	-£4,407,604	-£4,228,954	-£4,589,532	-£4,453,198
45%	71%	-£4,944,081	-£4,745,326	-£4,815,208	-£4,614,451	-£4,997,601	-£4,866,726
50%	71%	-£5,366,204	-£5,145,365	-£5,220,789	-£4,999,949	-£5,425,669	-£5,280,254
100%	71%	-£9,840,892	-£9,191,298	-£9,345,074	-£8,896,170	-£9,781,638	-£9,493,948
15%	75%	-£1,993,286	-£1,954,540	-£1,963,649	-£1,904,003	-£2,003,593	-£1,973,056
15%	75%	-£2,417,292	-£2,350,321	-£2,371,486	-£2,313,516	-£2,423,901	-£2,387,095
20%	75%	-£2,841,307	-£2,764,102	-£2,780,322	-£2,703,027	-£2,862,209	-£2,801,134
25%	75%	-£3,265,321	-£3,168,884	-£3,189,104	-£3,092,640	-£3,291,517	-£3,215,117
30%	75%	-£3,689,336	-£3,573,864	-£3,597,904	-£3,482,052	-£3,720,625	-£3,629,213
35%	75%	-£4,113,351	-£3,978,446	-£4,006,830	-£3,871,565	-£4,150,133	-£4,043,253
40%	75%	-£4,537,365	-£4,383,228	-£4,415,696	-£4,261,078	-£4,579,440	-£4,457,292
45%	75%	-£4,961,380	-£4,788,009	-£4,824,502	-£4,650,590	-£5,008,749	-£4,871,531
50%	75%	-£5,385,395	-£5,192,790	-£5,233,338	-£5,040,103	-£5,438,057	-£5,285,370
10%	60%	-£1,976,538	-£1,914,702	-£1,952,108	-£1,890,273	-£1,993,188	-£1,968,758
15%	60%	-£2,392,318	-£2,299,565	-£2,355,074	-£2,262,521	-£2,417,294	-£2,380,648
20%	60%	-£2,808,098	-£2,684,428	-£2,753,468	-£2,635,468	-£2,841,399	-£2,792,539
25%	60%	-£3,223,878	-£3,069,291	-£3,162,804	-£3,008,216	-£3,265,004	-£3,204,430
30%	60%	-£3,639,658	-£3,454,153	-£3,556,370	-£3,380,863	-£3,689,610	-£3,616,320
35%	60%	-£4,055,438	-£3,839,016	-£3,960,035	-£3,763,511	-£4,113,715	-£4,028,211
40%	60%	-£4,471,219	-£4,223,879	-£4,373,500	-£4,126,160	-£4,537,620	-£4,440,101
45%	60%	-£4,887,000	-£4,608,742	-£4,777,066	-£4,498,807	-£4,961,922	-£4,851,992
50%	60%	-£5,302,781	-£4,993,604	-£5,180,631	-£4,871,455	-£5,386,032	-£5,263,882

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,989,312	£1,989,312	£1,989,312	£1,989,312	£1,989,312	£1,989,312
10%	71%	£1,155,067	£1,199,235	£1,184,150	£1,228,318	£1,143,173	£1,172,256
15%	71%	£732,844	£799,196	£776,587	£842,821	£715,105	£758,729
20%	71%	£310,821	£399,157	£388,988	£457,324	£287,035	£345,202
25%	71%	-£111,301	-£882	-£38,593	-£71,826	-£141,034	-£68,326
30%	71%	-£533,424	-£400,920	-£446,175	-£313,670	-£589,104	-£481,853
35%	71%	-£955,647	-£600,959	-£653,759	-£460,188	-£997,173	-£805,362
40%	71%	-£1,377,660	-£1,200,998	-£1,261,337	-£1,084,664	-£1,425,242	-£1,308,909
45%	71%	-£1,799,793	-£1,601,036	-£1,668,919	-£1,470,162	-£1,853,311	-£1,722,437
50%	71%	-£2,221,916	-£2,001,075	-£2,078,499	-£1,865,659	-£2,381,380	-£2,195,964
100%	71%	-£6,496,373	-£6,047,469	-£6,200,784	-£5,761,881	-£6,617,249	-£6,321,660
10%	75%	£1,151,103	£1,189,750	£1,181,640	£1,220,287	£1,140,696	£1,171,234
15%	75%	£726,998	£784,969	£772,804	£830,774	£711,388	£757,194
20%	75%	£302,893	£380,197	£363,965	£441,262	£292,080	£343,155
25%	75%	-£121,211	-£24,594	-£44,868	-£51,749	-£147,227	-£70,884
30%	75%	-£545,316	-£429,375	-£453,704	-£337,763	-£676,535	-£484,923
35%	75%	-£969,421	-£834,157	-£862,540	-£727,276	-£1,025,843	-£838,363
40%	75%	-£1,393,526	-£1,238,938	-£1,271,377	-£1,116,789	-£1,435,151	-£1,313,002
45%	75%	-£1,817,630	-£1,643,719	-£1,680,212	-£1,506,301	-£1,864,460	-£1,727,041
50%	75%	-£2,241,735	-£2,048,500	-£2,089,048	-£1,895,814	-£2,293,765	-£2,141,081
10%	60%	£1,167,211	£1,229,587	£1,192,182	£1,254,017	£1,151,101	£1,176,537
15%	60%	£751,971	£844,724	£788,616	£861,369	£726,998	£763,641
20%	60%	£336,181	£459,862	£385,051	£508,721	£302,891	£361,751
25%	60%	-£9,989	-£79,889	-£18,514	-£18,074	-£121,215	-£80,140
30%	60%	-£485,369	-£306,884	-£422,080	-£236,574	-£545,320	-£472,031
35%	60%	-£911,149	-£684,727	-£725,645	-£509,222	-£969,425	-£883,921
40%	60%	-£1,326,930	-£1,079,589	-£1,229,210	-£881,870	-£1,393,531	-£1,295,812
45%	60%	-£1,742,711	-£1,464,452	-£1,633,276	-£1,354,518	-£1,817,637	-£1,707,702
50%	60%	-£2,158,491	-£1,849,315	-£2,036,341	-£1,727,165	-£2,241,742	-£2,119,593

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 2		CIL Zone	3
		Value Area	Med
No Units	30	Sales value inflation	10%
Site Area	0.47 Ha	Build cost inflation	5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	E4,492,938	E4,492,938	E4,492,938	E4,492,938	E4,492,938	E4,492,938
10%	71%	E3,712,789	E3,752,174	E3,747,260	E3,786,645	E3,695,414	E3,729,885
15%	71%	E2,932,641	E3,381,793	E3,374,422	E3,433,499	E3,296,532	E3,346,359
20%	71%	E2,552,041	E3,011,411	E3,001,892	E3,050,353	E2,897,891	E2,968,833
25%	71%	E2,442,666	E2,641,030	E2,628,743	E2,727,207	E2,499,129	E2,585,306
30%	71%	E2,152,491	E2,270,648	E2,255,904	E2,374,061	E2,100,367	E2,203,780
35%	71%	E1,792,417	E1,900,265	E1,885,585	E2,020,914	E1,701,606	E1,822,254
40%	71%	E1,372,343	E1,529,885	E1,510,226	E1,667,768	E1,302,844	E1,440,728
45%	71%	E982,268	E1,159,503	E1,137,388	E1,314,622	E904,082	E1,059,201
50%	71%	E592,194	E789,122	E764,548	E961,476	E595,320	E677,676
100%	71%	E3,982,963	E2,983,366	E3,012,315	E2,912,019	E3,339,251	E3,168,904
10%	75%	E3,708,656	E3,743,018	E3,744,750	E3,779,212	E3,693,353	E3,729,547
15%	75%	E3,316,364	E3,368,058	E3,370,656	E3,422,350	E3,293,560	E3,347,852
20%	75%	E2,924,173	E2,986,089	E2,986,583	E3,065,487	E2,893,768	E2,965,157
25%	75%	E2,531,982	E2,618,138	E2,622,468	E2,708,624	E2,493,975	E2,584,461
30%	75%	E2,139,791	E2,248,374	E2,248,374	E2,351,761	E2,094,183	E2,202,768
35%	75%	E1,747,600	E1,868,218	E1,874,281	E1,994,898	E1,694,390	E1,821,070
40%	75%	E1,355,406	E1,493,267	E1,500,187	E1,638,037	E1,294,597	E1,438,375
45%	75%	E963,217	E1,118,298	E1,126,093	E1,281,174	E894,805	E1,057,680
50%	75%	E571,026	E743,338	E751,999	E924,311	E495,012	E675,984
60%	75%	E3,283,538	E3,374,473	E3,375,292	E3,410,432	E3,202,011	E3,293,963
15%	60%	E3,343,036	E3,425,745	E3,386,469	E3,469,178	E3,306,548	E3,340,982
20%	60%	E2,959,734	E3,070,014	E3,017,645	E3,127,924	E2,911,085	E2,968,996
25%	60%	E2,576,433	E2,714,262	E2,648,822	E2,786,672	E2,515,622	E2,588,010
30%	60%	E2,193,132	E2,338,552	E2,273,969	E2,441,418	E2,120,158	E2,207,025
35%	60%	E1,809,831	E2,002,820	E1,911,176	E2,104,165	E1,724,895	E1,826,040
40%	60%	E1,426,530	E1,647,089	E1,542,353	E1,762,912	E1,329,231	E1,445,054
45%	60%	E1,043,230	E1,291,358	E1,173,533	E1,421,658	E933,769	E1,084,069
50%	60%	E659,929	E935,627	E804,707	E1,080,405	E538,306	E683,083

Residual Land values compared to benchmark land values

Benchmark Z1 - High

E90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	E37,808,921	E37,808,921	E37,808,921	E37,808,921	E37,808,921	E37,808,921
10%	71%	E38,987,070	E38,541,686	E38,541,686	E38,541,686	E38,541,686	E38,541,686
15%	71%	E38,977,144	E38,018,066	E38,025,437	E38,866,360	E38,025,437	E38,866,360
20%	71%	E39,387,218	E39,288,448	E39,288,277	E39,219,508	E39,011,968	E39,333,026
25%	71%	E39,757,293	E39,658,829	E39,671,116	E39,572,852	E39,800,739	E39,714,553
30%	71%	E40,147,368	E40,029,211	E40,029,211	E40,045,708	E40,159,452	E40,045,708
35%	71%	E40,537,442	E40,399,593	E40,416,794	E40,278,945	E40,588,253	E40,477,665
40%	71%	E40,927,516	E40,769,974	E40,789,833	E40,632,091	E40,997,015	E40,859,131
45%	71%	E41,317,591	E41,140,356	E41,162,471	E40,985,237	E41,395,777	E41,240,653
50%	71%	E41,707,665	E41,510,741	E41,536,311	E41,338,383	E41,794,539	E41,622,167
100%	71%	E45,862,522	E45,262,225	E45,312,174	E44,911,174	E45,839,110	E45,488,763
10%	75%	E38,591,203	E38,558,841	E38,555,109	E38,520,647	E38,605,306	E38,570,312
15%	75%	E38,983,498	E38,931,931	E38,937,608	E38,917,608	E39,008,299	E38,952,077
20%	75%	E39,375,686	E39,306,761	E39,303,296	E39,234,372	E39,405,091	E39,333,702
25%	75%	E39,767,877	E39,681,721	E39,677,391	E39,591,235	E39,805,884	E39,718,398
30%	75%	E40,160,068	E40,056,680	E40,051,485	E39,948,598	E40,205,676	E40,097,093
35%	75%	E40,552,259	E40,431,578	E40,431,578	E40,304,961	E40,605,459	E40,478,789
40%	75%	E40,944,450	E40,806,601	E40,799,672	E40,661,822	E41,005,262	E40,860,484
45%	75%	E41,336,642	E41,181,581	E41,173,766	E41,018,685	E41,405,054	E41,242,179
50%	75%	E41,728,833	E41,556,581	E41,547,890	E41,375,848	E41,804,847	E41,623,815
10%	60%	E38,573,523	E38,518,384	E38,544,567	E38,468,427	E38,597,848	E38,568,891
15%	60%	E38,958,823	E38,874,114	E38,913,390	E38,830,681	E38,993,311	E38,949,877
20%	60%	E39,340,125	E39,229,845	E39,282,214	E39,171,935	E39,388,774	E39,330,863
25%	60%	E39,723,426	E39,584,107	E39,693,107	E39,515,197	E39,784,237	E39,711,949
30%	60%	E40,106,727	E39,941,307	E40,019,860	E39,854,441	E40,179,701	E40,092,834
35%	60%	E40,490,028	E40,297,039	E40,388,683	E40,195,894	E40,575,164	E40,473,819
40%	60%	E40,873,329	E40,652,770	E40,767,698	E40,539,947	E40,970,638	E40,854,936
45%	60%	E41,256,629	E41,008,501	E41,126,329	E40,878,201	E41,366,090	E41,235,790
50%	60%	E41,639,930	E41,364,232	E41,495,152	E41,219,454	E41,781,553	E41,616,778

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

E72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	E28,495,157	E28,495,157	E28,495,157	E28,495,157	E28,495,157	E28,495,157
10%	71%	E30,279,847	E30,240,462	E30,245,376	E30,205,991	E30,297,223	E30,262,752
15%	71%	E30,669,932	E30,610,843	E30,618,215	E30,559,137	E30,695,984	E30,644,278
20%	71%	E31,059,966	E30,991,266	E30,991,266	E30,901,244	E31,094,746	E31,043,594
25%	71%	E31,450,073	E31,351,607	E31,363,894	E31,265,430	E31,493,508	E31,407,331
30%	71%	E31,840,146	E31,721,989	E31,736,733	E31,618,576	E31,892,270	E31,788,857
35%	71%	E32,230,219	E32,092,370	E32,109,271	E31,971,722	E32,291,031	E32,179,383
40%	71%	E32,620,294	E32,462,749	E32,462,410	E32,324,899	E32,620,793	E32,505,551
45%	71%	E33,010,369	E32,833,134	E32,855,249	E32,678,015	E33,088,558	E32,933,436
50%	71%	E33,400,443	E33,203,515	E33,228,089	E33,031,161	E33,487,317	E33,314,982
100%	71%	E37,355,303	E36,953,083	E37,094,993	E36,698,668	E37,531,898	E37,181,541
10%	75%	E30,284,081	E30,249,619	E30,247,886	E30,213,425	E30,299,284	E30,263,089
15%	75%	E30,676,273	E30,624,578	E30,621,981	E30,570,287	E30,699,077	E30,644,785
20%	75%	E31,068,464	E30,999,539	E30,996,074	E30,927,149	E31,098,899	E31,026,480
25%	75%	E31,460,656	E31,374,088	E31,374,088	E31,294,012	E31,498,492	E31,408,401
30%	75%	E31,852,848	E31,749,458	E31,744,263	E31,640,875	E31,858,454	E31,769,871
35%	75%	E32,245,036	E32,124,419	E32,118,356	E31,997,739	E32,298,247	E32,171,586
40%	75%	E32,637,227	E32,498,316	E32,492,890	E32,402,800	E32,698,040	E32,568,930
45%	75%	E33,029,419	E32,874,339	E32,866,545	E32,711,463	E33,097,832	E32,934,957
50%	75%	E33,421,610	E33,249,298	E33,240,638	E33,068,326	E33,497,625	E33,316,652
10%	60%	E30,298,307	E30,211,161	E30,237,345	E30,162,205	E30,290,625	E30,261,669
15%	60%	E30,649,607	E30,566,188	E30,568,188	E30,522,458	E30,649,958	E30,610,394
20%	60%	E31,032,902	E30,922,623	E30,974,992	E30,864,712	E31,081,552	E31,023,641
25%	60%	E31,418,203	E31,278,354	E31,343,815	E31,205,965	E31,477,015	E31,404,628
30%	60%	E31,798,505	E31,634,088	E31,712,636	E31,547,218	E31,872,479	E31,786,612
35%	60%	E32,182,806	E31,959,817	E32,051,461	E31,888,472	E32,307,941	E32,166,597
40%	60%	E32,568,107	E32,450,548	E32,450,284	E32,229,725	E32,663,405	E32,547,582
45%	60%	E32,949,407	E32,701,278	E32,819,107	E32,570,978	E33,058,689	E32,928,586
50%	60%	E33,332,708	E33,057,010	E33,187,630	E32,912,292	E33,454,937	E33,308,644

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

E41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	E15,938,437	E15,938,437	E15,938,437	E15,938,437	E15,938,437	E15,938,437
10%	71%	E16,318,588	E16,177,290	E16,182,315	E16,142,728	E16,333,961	E16,280,490
15%	71%	E16,206,660	E16,147,582	E16,154,353	E16,095,876	E16,232,722	E16,181,016
20%	71%	E16,596,734	E16,517,964	E16,527,793	E16,449,022	E16,631,484	E16,562,542
25%	71%	E16,986,809	E16,888,345	E16,900,632	E16,802,168	E17,030,248	E16,944,069
30%	71%	E17,376,884	E17,259,727	E1,723,471	E1,715,314	E17,429,038	E17,325,565
35%	71%	E17,766,958	E17,629,109	E17,646,310	E17,508,461	E17,827,769	E17,707,121
40%	71%	E18,157,032	E17,999,490	E18,019,148	E17,861,907	E18,226,531	E18,089,647
45%	71%	E18,547,107	E18,399,872	E18,391,997	E18,214,753	E18,625,293	E18,470,714
50%	71%	E18,937,181	E18,740,253	E18,764,827	E18,567,899	E19,024,055	E18,851,700
100%	71%	E22,892,038	E22,491,741	E22,541,690	E22,141,384	E23,068,628	E22,718,279
10%	75%	E15,820,819	E15,798,397	E15,794,625	E15,750,163	E15,836,022	E15,799,828
15%	75%	E16,213,011	E16,181,317	E16,183,197	E16,137,025	E16,225,816	E16,186,392
20%	75%	E16,605,202	E16,536,277	E16,532,812	E16,463,888	E16,635,607	E16,563,216
25%	75%	E16,997,393	E16,911,237	E16,906,308	E16,820,751	E17,035,400	E16,944,914
30%	75%	E17,389,584	E17,286,196	E17,280,081	E17,177,613	E17,435,192	E17,326,890
35%	75%	E17,781,775	E17,658,159	E17,653,093	E17,534,476	E17,834,984	E17,

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£8,490,299	-£8,490,299	-£8,490,299	-£8,490,299	-£8,490,299	-£8,490,299
10%	71%	-£9,370,447	-£9,231,062	-£9,231,062	-£9,196,591	-£9,207,824	-£9,253,369
15%	71%	-£9,690,522	-£9,601,443	-£9,608,515	-£9,549,737	-£9,696,584	-£9,634,878
20%	71%	-£10,050,598	-£9,971,826	-£9,981,655	-£9,902,884	-£10,085,348	-£10,016,404
25%	71%	-£10,440,671	-£10,342,207	-£10,354,494	-£10,256,930	-£10,484,103	-£10,397,931
30%	71%	-£10,820,746	-£10,722,589	-£10,737,933	-£10,609,176	-£10,820,870	-£10,724,457
35%	71%	-£11,220,819	-£11,082,970	-£11,100,171	-£10,962,322	-£11,281,631	-£11,160,893
40%	71%	-£11,610,894	-£11,453,352	-£11,473,010	-£11,315,469	-£11,680,393	-£11,542,509
45%	71%	-£12,000,969	-£11,823,734	-£11,845,849	-£11,689,615	-£12,079,155	-£11,924,038
50%	71%	-£12,391,043	-£12,194,115	-£12,218,689	-£12,041,761	-£12,477,917	-£12,305,592
100%	71%	-£16,345,900	-£15,945,603	-£15,995,552	-£15,595,256	-£16,522,488	-£16,172,141
10%	75%	-£9,274,681	-£9,240,219	-£9,238,498	-£9,204,025	-£9,289,884	-£9,253,690
15%	75%	-£9,896,973	-£9,815,178	-£9,812,581	-£9,580,897	-£9,899,977	-£9,835,285
20%	75%	-£10,059,064	-£9,990,139	-£9,986,674	-£9,917,749	-£10,089,469	-£10,017,080
25%	75%	-£10,451,255	-£10,385,099	-£10,380,768	-£10,274,812	-£10,489,262	-£10,398,776
30%	75%	-£10,843,445	-£10,740,058	-£10,734,863	-£10,631,475	-£10,889,059	-£10,780,471
35%	75%	-£11,235,636	-£11,115,019	-£11,109,866	-£10,989,338	-£11,288,847	-£11,162,186
40%	75%	-£11,627,827	-£11,489,978	-£11,483,050	-£11,345,200	-£11,688,649	-£11,543,862
45%	75%	-£12,020,019	-£11,864,939	-£11,857,143	-£11,702,963	-£12,088,432	-£11,925,557
50%	75%	-£12,412,210	-£12,229,898	-£12,231,235	-£12,089,928	-£12,488,225	-£12,307,252
10%	60%	-£9,256,901	-£9,201,761	-£9,227,945	-£9,172,805	-£9,281,225	-£9,252,269
15%	60%	-£9,840,201	-£9,557,492	-£9,596,788	-£9,514,059	-£9,876,688	-£9,833,255
20%	60%	-£10,023,502	-£9,913,223	-£9,965,592	-£9,855,312	-£10,072,152	-£10,014,241
25%	60%	-£10,408,602	-£10,264,154	-£10,334,415	-£10,186,265	-£10,467,615	-£10,395,226
30%	60%	-£10,790,105	-£10,624,885	-£10,703,238	-£10,537,818	-£10,863,079	-£10,776,212
35%	60%	-£11,173,408	-£10,980,417	-£11,072,061	-£10,879,072	-£11,258,541	-£11,157,197
40%	60%	-£11,556,711	-£11,336,148	-£11,440,884	-£11,220,325	-£11,644,095	-£11,538,962
45%	60%	-£11,940,014	-£11,691,878	-£11,800,707	-£11,561,578	-£12,043,469	-£11,919,168
50%	60%	-£12,323,308	-£12,047,610	-£12,178,530	-£11,902,832	-£12,444,931	-£12,300,154

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£4,337,885	-£4,337,885	-£4,337,885	-£4,337,885	-£4,337,885	-£4,337,885
10%	71%	-£4,417,714	-£4,378,328	-£4,383,243	-£4,343,857	-£4,435,089	-£4,400,618
15%	71%	-£4,707,888	-£4,748,710	-£4,756,081	-£4,697,004	-£4,833,550	-£4,782,144
20%	71%	-£5,197,862	-£5,119,092	-£5,128,921	-£5,050,150	-£5,232,612	-£5,163,670
25%	71%	-£5,489,473	-£5,409,473	-£5,501,786	-£5,403,296	-£5,545,194	-£5,445,197
30%	71%	-£5,978,012	-£5,859,855	-£5,874,599	-£5,756,442	-£6,030,136	-£5,926,723
35%	71%	-£6,369,086	-£6,230,237	-£6,247,438	-£6,109,589	-£6,428,897	-£6,308,249
40%	71%	-£6,760,160	-£6,600,618	-£6,620,276	-£6,462,735	-£6,669,775	-£6,546,042
45%	71%	-£7,148,635	-£6,971,000	-£6,993,115	-£6,815,881	-£7,029,441	-£6,907,506
50%	71%	-£7,538,309	-£7,341,381	-£7,365,955	-£7,169,027	-£7,625,183	-£7,452,828
100%	71%	-£11,493,195	-£11,092,899	-£11,102,816	-£10,742,522	-£11,669,758	-£11,319,407
10%	75%	-£4,421,947	-£4,381,455	-£4,385,763	-£4,341,291	-£4,437,150	-£4,400,556
15%	75%	-£4,814,139	-£4,762,445	-£4,759,847	-£4,708,153	-£4,836,943	-£4,782,651
20%	75%	-£5,206,330	-£5,137,405	-£5,133,940	-£5,085,016	-£5,236,735	-£5,164,346
25%	75%	-£5,598,521	-£5,512,365	-£5,508,034	-£5,451,879	-£5,636,528	-£5,546,042
30%	75%	-£5,990,712	-£5,897,324	-£5,892,178	-£5,817,741	-£6,030,323	-£5,927,747
35%	75%	-£6,382,903	-£6,262,285	-£6,256,222	-£6,135,604	-£6,434,113	-£6,309,432
40%	75%	-£6,775,094	-£6,637,244	-£6,630,318	-£6,492,468	-£6,835,905	-£6,691,128
45%	75%	-£7,167,285	-£7,024,205	-£7,014,410	-£6,849,329	-£7,235,698	-£7,074,863
50%	75%	-£7,559,476	-£7,387,165	-£7,378,594	-£7,206,192	-£7,535,491	-£7,454,518
10%	60%	-£4,404,167	-£4,349,027	-£4,375,211	-£4,320,071	-£4,428,492	-£4,399,535
15%	60%	-£4,787,487	-£4,704,758	-£4,744,034	-£4,661,325	-£4,823,954	-£4,780,521
20%	60%	-£5,170,469	-£5,060,458	-£5,112,802	-£5,002,678	-£5,219,418	-£5,161,507
25%	60%	-£5,554,070	-£5,416,221	-£5,481,681	-£5,343,831	-£5,614,881	-£5,542,492
30%	60%	-£5,937,371	-£5,771,951	-£5,850,594	-£5,685,085	-£6,010,345	-£5,923,478
35%	60%	-£6,320,672	-£6,127,693	-£6,213,327	-£6,036,338	-£6,405,808	-£6,304,463
40%	60%	-£6,703,973	-£6,483,414	-£6,588,150	-£6,367,591	-£6,801,271	-£6,685,449
45%	60%	-£7,087,273	-£6,839,144	-£6,956,973	-£6,708,844	-£7,196,734	-£7,066,434
50%	60%	-£7,470,574	-£7,194,876	-£7,325,798	-£7,050,098	-£7,582,197	-£7,447,429

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,304,469	£1,304,469	£1,304,469	£1,304,469	£1,304,469	£1,304,469
10%	71%	£524,320	£563,705	£588,791	£598,176	£508,945	£541,416
15%	71%	£124,445	£193,324	£186,020	£186,020	£108,184	£159,890
20%	71%	-£255,829	-£177,058	-£166,855	-£108,136	-£290,578	-£221,866
25%	71%	-£645,903	-£547,440	-£559,728	-£461,263	-£689,340	-£603,163
30%	71%	-£1,035,978	-£917,822	-£932,565	-£814,409	-£1,088,102	-£984,689
35%	71%	-£1,426,052	-£1,288,203	-£1,305,404	-£1,187,855	-£1,486,863	-£1,398,215
40%	71%	-£1,816,127	-£1,658,584	-£1,678,243	-£1,520,701	-£1,885,625	-£1,747,741
45%	71%	-£2,206,202	-£2,028,968	-£2,051,082	-£1,873,847	-£2,284,387	-£2,129,268
50%	71%	-£2,596,275	-£2,399,348	-£2,423,921	-£2,226,994	-£2,683,149	-£2,510,794
100%	71%	-£6,651,132	-£6,159,835	-£6,200,894	-£5,800,488	-£6,777,120	-£6,377,375
10%	75%	£520,067	£554,548	£556,261	£590,743	£504,884	£541,078
15%	75%	£127,895	£179,589	£182,187	£233,881	£105,001	£159,983
20%	75%	-£284,296	-£185,372	-£191,907	-£122,962	-£294,701	-£222,313
25%	75%	-£656,487	-£570,331	-£566,001	-£479,845	-£694,494	-£604,008
30%	75%	-£1,048,678	-£945,291	-£940,095	-£836,708	-£1,094,286	-£985,704
35%	75%	-£1,440,869	-£1,320,251	-£1,314,189	-£1,193,571	-£1,494,079	-£1,367,399
40%	75%	-£1,833,060	-£1,695,211	-£1,688,263	-£1,560,433	-£1,933,872	-£1,749,054
45%	75%	-£2,225,252	-£2,070,172	-£2,062,376	-£1,907,296	-£2,393,664	-£2,130,790
50%	75%	-£2,617,443	-£2,445,131	-£2,436,470	-£2,264,159	-£2,693,457	-£2,512,485
10%	60%	£507,868	£593,598	£598,823	£62,862	£513,468	£542,968
15%	60%	£154,598	£257,475	£198,000	£269,709	£118,079	£161,512
20%	60%	-£228,735	-£118,455	-£170,825	-£60,545	-£277,385	-£219,473
25%	60%	-£612,036	-£474,187	-£539,648	-£401,797	-£672,848	-£600,459
30%	60%	-£995,937	-£820,916	-£908,471	-£743,051	-£1,088,311	-£981,445
35%	60%	-£1,378,638	-£1,185,650	-£1,277,294	-£1,084,305	-£1,463,774	-£1,362,429
40%	60%	-£1,761,940	-£1,541,380	-£1,646,117	-£1,425,557	-£1,859,239	-£1,743,415
45%	60%	-£2,145,240	-£1,897,111	-£2,014,940	-£1,766,811	-£2,250,701	-£2,124,401
50%	60%	-£2,528,541	-£2,252,845	-£2,383,763	-£2,108,065	-£2,650,164	-£2,505,368

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£8,640,228	-£8,640,228	-£8,640,228	-£8,640,228	-£8,640,228	-£8,640,228
10%	71%	-£9,420,377	-£9,380,992	-£9,385,596	-£9,346,521	-£9,437,752	-£9,403,281
15%	71%	-£9,810,452	-£9,761,374	-£9,765,745	-£9,689,687	-£9,838,512	-£9,784,817
20%	71%	-£10,200,528	-£10,121,755	-£10,131,585	-£10,052,813	-£10,235,278	-£10,168,333
25%	71%	-£10,590,603	-£10,492,136	-£10,504,423	-£10,405,959	-£10,634,037	-£10,547,860
30%	71%	-£10,980,678	-£10,862,517	-£10,877,262	-£10,759,106	-£11,032,798	-£10,939,386
35%	71%	-£11,370,749	-£11,232,900	-£11,250,101	-£11,112,252	-£11,431,560	-£11,310,912
40%	71%	-£11,760,824	-£11,603,281	-£11,622,340	-£11,465,388	-£11,830,322	-£11,692,438
45%	71%	-£12,150,898	-£11,973,663	-£11,995,279	-£11,819,544	-£12,229,084	-£12,073,965
50%	71%	-£12,540,972	-£12,344,045	-£12,368,618	-£12,171,693	-£12,627,846	-£12,456,281
100%	71%	-£16,495,829	-£16,065,532	-£16,145,481	-£15,745,185	-£16,672,417	-£16,322,070
10%	75%	-£9,424,610	-£9,390,148	-£9,399,416	-£9,353,954	-£9,430,813	-£9,403,619
15%	75%	-£9,816,302	-£9,765,108	-£9,762,510	-£9,710,816	-£9,839,808	-£9,785,314
20%	75%	-£10,208,993	-£10,140,069	-£10,136,604	-£10,067,679	-£10,239,398	-£10,167,010
25%	75%	-£10,601,184	-£10,515,028	-£10,510,688	-£10,424,542	-£10,639,191	-£10,548,705
30%	75%	-£10,993,375	-£10,889,988	-£10,894,792	-£10,781,405	-£11,039,983	-£10,930,400
35%	75%	-£11,385,566	-£11,264,948	-£11,268,895	-£11,138,268	-£11,438,776	-£11,312,096
40%	75%	-£11,777,757	-£11,639,908	-£11,632,980	-£11,495,130	-£11,838,569	-£11,693,791
45%	75%	-£12,169,949	-£12,014,868	-£12,007,073	-£11,851,993	-£12,238,361	-£12,075,486
50%	75%	-£12,562,140	-£12,389,828	-£12,381,167	-£12,209,858	-£12,638,154	-£12,457,182
10%	60%	-£9,405,831	-£9,351,891	-£9,377,874	-£9,322,735	-£9,431,155	-£9,402,199
15%	60%	-£9,790,131	-£9,707,421	-£9,746,697	-£9,663,988	-£9,826,618	-£9,783,184
20%	60%	-£10,173,432	-£10,063,152	-£10,115,521	-£10,005,242	-£10,222,082	-£10,164,170
25%	60%	-£10,556,733	-£10,418,444	-£10,465,944	-£10,345,947	-£10,619,544	-£10,546,156
30%	60%	-£10,940,034	-£10,774,615	-£10,853,167	-£10,687,748	-£11,013,008	-£10,926,141
35%	60%	-£11,323,335	-£11,130,346	-£11,221,390	-£11,029,002	-£11,408,471	-£11,307,128
40%	60%	-£11,706,636	-£11,466,077	-£11,560,815	-£11,370,254	-£11,803,935	-£11,688,112
45%	60%	-£12,089,938	-£11,841,808	-£11,959,638	-£11,711,638	-£12,199,398	-£12,068,086
50%	60%	-£12,473,238	-£12,107,540	-£12,328,459	-£12,052,761	-£12,594,860	-£12,450,583

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2,890,881	-£2,890,881	-£2,890,881	-£2,890,881	-£2,890,881	-£2,890,881
10%	71%	-£2,819,970	-£2,580,584	-£2,585,499	-£2,546,113	-£2,637,345	-£2,602,874
15%	71%	-£3,010,044	-£2,850,968	-£2,858,337	-£2,899,260	-£3,036,106	-£2,984,400
20%	71%	-£3,400,118	-£3,221,348	-£3,231,177	-£3,252,408	-£3,434,868	-£3,395,926
25%	71%	-£3,790,192	-£3,591,728	-£3,601,016	-£3,605,652	-£3,833,630	-£3,747,453
30%	71%	-£4,180,266	-£4,062,111	-£4,076,855	-£3,958,898	-£4,232,392	-£4,128,979
35%	71%	-£4,570,342	-£4,432,493	-£4,449,694	-£4,311,845	-£4,631,153	-£4,510,505
40%	71%	-£4,960,416	-£4,802,874	-£4,823,532	-£4,684,991	-£5,029,915	-£4,899,031
45%	71%	-£5,350,491	-£5,173,256	-£5,195,371	-£5,018,137	-£5,428,677	-£5,273,558
50%	71%	-£5,740,565	-£5,543,637	-£5,568,211	-£5,371,283	-£5,827,439	-£5,655,084
100%	71%	-£9,995,422	-£9,295,125	-£9,345,074	-£9,044,278	-£9,972,092	-£9,671,963
10%	75%	-£2,624,233	-£2,580,741	-£2,585,009	-£2,563,647	-£2,639,406	-£2,603,212
15%	75%	-£3,016,395	-£2,964,701	-£2,962,103	-£2,910,409	-£3,030,199	-£2,984,907
20%	75%	-£3,408,558	-£3,339,681	-£3,336,195	-£3,287,272	-£3,438,991	-£3,396,602
25%	75%	-£3,800,721	-£3,710,235	-£3,710,235	-£3,624,125	-£3,748,288	-£3,748,288
30%	75%	-£4,192,884	-£4,089,550	-£4,084,385	-£3,980,997	-£4,238,576	-£4,129,993
35%	75%	-£4,585,047	-£4,464,541	-£4,458,478	-£4,337,860	-£4,638,369	-£4,511,888
40%	75%	-£4,977,210	-£4,839,500	-£4,832,572	-£4,694,722	-£5,038,162	-£4,893,354
45%	75%	-£5,369,373	-£5,214,461	-£5,205,686	-£5,051,585	-£5,437,954	-£5,275,070
50%	75%	-£5,761,537	-£5,589,421	-£5,580,780	-£5,408,448	-£5,837,747	-£5,656,774
10%	60%	-£2,606,423	-£2,551,283	-£2,577,467	-£2,522,327	-£2,630,748	-£2,601,791
15%	60%	-£2,989,723	-£2,907,014	-£2,946,290	-£2,963,581	-£3,026,210	-£2,982,777
20%	60%	-£3,373,023	-£3,274,743	-£3,315,114	-£3,304,634	-£3,421,874	-£3,365,763
25%	60%	-£3,756,323	-£3,618,477	-£3,683,937	-£3,546,087	-£3,817,137	-£3,744,748
30%	60%	-£4,139,623	-£3,974,207	-£4,052,780	-£3,887,341	-£4,212,601	-£4,125,734
35%	60%	-£4,522,923	-£4,329,930	-£4,421,583	-£4,228,694	-£4,608,064	-£4,506,710
40%	60%	-£4,906,223	-£4,685,670	-£4,790,406	-£4,569,847	-£5,003,527	-£4,887,705
45%	60%	-£5,289,523	-£5,041,400	-£5,159,229	-£4,911,100	-£5,398,990	-£5,268,690
50%	60%	-£5,672,823	-£5,397,132	-£5,528,052	-£5,262,354	-£5,794,453	-£5,648,678

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,304,469	£1,304,469	£1,304,469	£1,304,469	£1,304,469	£1,304,469
10%	71%	£524,320	£563,705	£568,791	£598,176	£506,945	£541,416
15%	71%	£134,245	£193,324	£185,955	£245,030	£108,184	£159,969
20%	71%	£-255,829	£-177,058	£-186,888	£-108,116	£-290,578	£-221,636
25%	71%	£-645,903	£-547,440	£-559,728	£-461,283	£-689,340	£-603,163
30%	71%	£-1,035,978	£-917,822	£-932,965	£-814,409	£-1,085,102	£-984,689
35%	71%	£-1,426,052	£-1,298,203	£-1,305,494	£-1,187,655	£-1,486,963	£-1,366,215
40%	71%	£-1,816,127	£-1,658,584	£-1,678,243	£-1,520,701	£-1,885,625	£-1,747,741
45%	71%	£-2,206,202	£-2,028,966	£-2,051,082	£-1,873,847	£-2,284,387	£-2,129,288
50%	71%	£-2,596,276	£-2,399,348	£-2,423,921	£-2,226,994	£-2,683,149	£-2,510,794
100%	71%	£-6,551,132	£-6,150,835	£-6,200,784	£-5,800,488	£-6,727,720	£-6,377,373
10%	75%	£520,087	£564,648	£566,281	£590,743	£504,884	£541,078
15%	75%	£127,855	£179,589	£182,187	£243,881	£105,091	£159,383
20%	75%	£-294,296	£-195,372	£-191,907	£-122,982	£-294,701	£-222,313
25%	75%	£-656,487	£-570,331	£-566,001	£-479,845	£-694,404	£-604,008
30%	75%	£-1,048,678	£-945,291	£-940,095	£-836,708	£-1,094,286	£-985,704
35%	75%	£-1,440,869	£-1,305,251	£-1,311,189	£-1,193,571	£-1,484,078	£-1,367,399
40%	75%	£-1,833,060	£-1,665,211	£-1,668,283	£-1,550,433	£-1,993,872	£-1,749,094
45%	75%	£-2,225,252	£-2,070,172	£-2,062,376	£-1,907,296	£-2,293,664	£-2,130,790
50%	75%	£-2,617,443	£-2,445,131	£-2,436,470	£-2,264,159	£-2,693,457	£-2,512,485
10%	60%	£537,869	£593,008	£596,825	£621,982	£513,642	£542,498
15%	60%	£154,568	£237,275	£198,000	£280,709	£118,079	£161,512
20%	60%	£-228,735	£-118,455	£-170,825	£-60,545	£-277,385	£-219,473
25%	60%	£-612,036	£-474,187	£-538,644	£-401,797	£-672,948	£-600,459
30%	60%	£-995,337	£-809,918	£-808,471	£-743,051	£-1,088,311	£-981,445
35%	60%	£-1,378,638	£-1,185,850	£-1,277,294	£-1,084,305	£-1,463,774	£-1,362,429
40%	60%	£-1,761,940	£-1,541,380	£-1,646,117	£-1,425,557	£-1,859,238	£-1,743,415
45%	60%	£-2,145,240	£-1,897,111	£-2,016,940	£-1,766,811	£-2,254,701	£-2,128,401
50%	60%	£-2,528,541	£-2,252,843	£-2,383,763	£-2,108,065	£-2,650,164	£-2,505,386

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 2

CIL Zone 3  
Value Area Low

No Units 30  
Site Area 0.47 Ha

Sales value inflation 10%  
Build cost inflation 5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,450,673	£3,450,673	£3,450,673	£3,450,673	£3,450,673	£3,450,673
10%	71%	£2,766,669	£2,798,881	£2,809,221	£2,841,433	£2,740,018	£2,782,570
15%	71%	£2,424,885	£2,472,985	£2,468,496	£2,536,814	£2,394,690	£2,448,519
20%	71%	£2,082,095	£2,147,088	£2,167,770	£2,232,193	£2,029,362	£2,116,658
25%	71%	£1,740,263	£1,821,192	£1,847,044	£1,927,574	£1,674,034	£1,780,415
30%	71%	£1,398,661	£1,495,296	£1,526,319	£1,622,954	£1,318,706	£1,446,364
35%	71%	£1,056,858	£1,169,400	£1,205,593	£1,318,335	£983,379	£1,122,313
40%	71%	£714,657	£843,504	£884,867	£1,013,714	£608,051	£778,261
45%	71%	£372,655	£517,608	£564,141	£709,094	£252,723	£444,210
50%	71%	£30,653	£191,711	£243,416	£404,475	£-104,282	£110,159
100%	71%	£-3,444,901	£-3,117,414	£-3,012,315	£-2,694,929	£-3,115,673	£-3,283,188
10%	75%	£2,762,031	£2,790,217	£2,806,711	£2,834,897	£2,738,711	£2,783,392
15%	75%	£2,417,711	£2,459,989	£2,484,731	£2,527,009	£2,382,731	£2,449,751
20%	75%	£2,073,390	£2,129,761	£2,162,750	£2,218,121	£2,026,451	£2,116,111
25%	75%	£1,729,069	£1,799,533	£1,840,770	£1,911,233	£1,670,769	£1,782,470
30%	75%	£1,384,748	£1,469,305	£1,518,789	£1,603,345	£1,314,788	£1,448,828
35%	75%	£1,040,428	£1,139,076	£1,196,808	£1,295,457	£958,807	£1,115,168
40%	75%	£696,107	£808,848	£874,927	£982,569	£601,153	£781,547
45%	75%	£351,786	£478,620	£552,848	£679,681	£246,846	£447,907
50%	75%	£7,465	£148,392	£230,867	£371,793	£-110,919	£114,266
60%	75%	£2,181,588	£2,325,603	£2,371,254	£2,462,349	£2,144,197	£2,278,941
15%	60%	£2,446,927	£2,514,571	£2,500,543	£2,568,187	£2,390,958	£2,444,575
20%	60%	£2,112,344	£2,202,538	£2,183,834	£2,274,026	£2,037,721	£2,109,209
25%	60%	£1,777,763	£1,880,504	£1,867,123	£1,979,864	£1,684,483	£1,773,843
30%	60%	£1,443,181	£1,578,471	£1,550,414	£1,685,103	£1,331,248	£1,438,478
35%	60%	£1,108,599	£1,266,437	£1,233,703	£1,391,541	£978,007	£1,103,111
40%	60%	£774,017	£954,402	£916,994	£1,097,380	£624,769	£767,745
45%	60%	£439,435	£642,369	£600,283	£803,218	£271,586	£432,380
50%	60%	£104,853	£330,335	£283,574	£509,057	£-83,043	£97,014

Residual Land values compared to benchmark land values

£90,000,000

Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£-38,849,188	£-38,849,188	£-38,849,188	£-38,849,188	£-38,849,188	£-38,849,188
10%	71%	£-39,859,428	£-39,859,428	£-39,859,428	£-39,859,428	£-39,859,428	£-39,859,428
15%	71%	£-39,875,192	£-39,820,874	£-39,811,363	£-39,763,945	£-39,815,159	£-39,851,540
20%	71%	£-40,217,194	£-40,152,771	£-40,132,089	£-40,067,668	£-40,270,497	£-40,185,391
25%	71%	£-40,559,198	£-40,478,687	£-40,452,815	£-40,372,295	£-40,625,825	£-40,519,444
30%	71%	£-40,901,202	£-40,824,583	£-40,775,540	£-40,676,815	£-40,961,153	£-40,855,495
35%	71%	£-41,243,206	£-41,130,459	£-41,054,266	£-40,981,524	£-41,336,489	£-41,187,546
40%	71%	£-41,585,210	£-41,458,355	£-41,414,392	£-41,286,143	£-41,691,808	£-41,521,598
45%	71%	£-41,927,214	£-41,782,251	£-41,735,718	£-41,590,765	£-41,947,136	£-41,855,648
50%	71%	£-42,269,218	£-42,106,146	£-42,036,443	£-41,866,384	£-42,404,141	£-42,189,678
100%	71%	£-45,744,660	£-45,411,273	£-45,312,174	£-44,844,788	£-46,015,532	£-45,583,047
10%	75%	£-39,537,828	£-39,509,842	£-39,493,148	£-39,484,962	£-39,561,148	£-39,516,467
15%	75%	£-39,880,148	£-39,839,870	£-39,815,128	£-39,772,850	£-39,912,128	£-39,855,198
20%	75%	£-40,226,469	£-40,170,098	£-40,137,109	£-40,080,738	£-40,273,109	£-40,183,748
25%	75%	£-40,570,790	£-40,500,326	£-40,459,089	£-40,388,826	£-40,629,090	£-40,517,389
30%	75%	£-40,915,111	£-40,830,584	£-40,781,970	£-40,696,514	£-40,950,071	£-40,851,031
35%	75%	£-41,259,431	£-41,160,785	£-41,103,651	£-41,004,402	£-41,341,052	£-41,184,671
40%	75%	£-41,603,752	£-41,491,011	£-41,425,032	£-41,312,290	£-41,697,032	£-41,518,312
45%	75%	£-41,948,073	£-41,821,239	£-41,747,011	£-41,620,178	£-42,053,013	£-41,851,952
50%	75%	£-42,292,394	£-42,151,487	£-42,063,392	£-41,908,968	£-42,410,778	£-42,185,598
10%	60%	£-39,518,351	£-39,473,254	£-39,482,606	£-39,457,510	£-39,555,662	£-39,519,918
15%	60%	£-39,852,932	£-39,785,288	£-39,739,316	£-39,731,672	£-39,908,901	£-39,855,284
20%	60%	£-40,187,515	£-40,097,321	£-40,116,025	£-40,025,833	£-40,262,138	£-40,190,650
25%	60%	£-40,526,096	£-40,406,936	£-40,432,736	£-40,319,958	£-40,615,376	£-40,526,016
30%	60%	£-40,865,678	£-40,721,388	£-40,749,445	£-40,614,156	£-40,968,614	£-40,861,381
35%	60%	£-41,191,260	£-41,033,422	£-41,098,156	£-40,908,518	£-41,321,852	£-41,199,748
40%	60%	£-41,526,842	£-41,346,487	£-41,380,885	£-41,200,478	£-41,676,098	£-41,532,114
45%	60%	£-41,860,424	£-41,657,460	£-41,699,576	£-41,496,641	£-42,028,328	£-41,867,419
50%	60%	£-42,195,006	£-41,969,554	£-42,018,285	£-41,790,802	£-42,382,605	£-42,202,845

Residual Land values compared to benchmark land values

£72,325,000

Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£-38,849,188	£-38,849,188	£-38,849,188	£-38,849,188	£-38,849,188	£-38,849,188
10%	71%	£-31,225,968	£-31,193,756	£-31,183,416	£-31,151,204	£-31,252,619	£-31,210,067
15%	71%	£-31,567,970	£-31,519,652	£-31,504,141	£-31,455,823	£-31,607,947	£-31,544,118
20%	71%	£-31,909,972	£-31,841,648	£-31,841,648	£-31,780,443	£-31,963,376	£-31,875,188
25%	71%	£-32,251,974	£-32,171,445	£-32,145,599	£-32,065,083	£-32,318,603	£-32,212,221
30%	71%	£-32,593,976	£-32,497,341	£-32,466,318	£-32,369,883	£-32,673,391	£-32,548,273
35%	71%	£-32,935,978	£-32,823,237	£-32,787,244	£-32,674,302	£-33,029,257	£-32,880,324
40%	71%	£-33,277,980	£-33,149,139	£-33,107,769	£-32,978,922	£-33,384,352	£-33,241,375
45%	71%	£-33,619,981	£-33,475,042	£-33,428,496	£-33,283,543	£-33,739,913	£-33,548,426
50%	71%	£-33,961,983	£-33,800,925	£-33,749,221	£-33,588,162	£-34,096,019	£-33,892,478
100%	71%	£-37,437,438	£-37,110,881	£-37,034,952	£-36,817,668	£-37,708,310	£-37,275,325
10%	75%	£-31,240,606	£-31,202,420	£-31,185,926	£-31,157,740	£-31,253,925	£-31,209,245
15%	75%	£-31,574,928	£-31,532,648	£-31,507,905	£-31,465,628	£-31,609,908	£-31,542,886
20%	75%	£-31,919,247	£-31,863,876	£-31,829,888	£-31,773,516	£-31,965,898	£-31,876,526
25%	75%	£-32,263,627	£-32,193,687	£-32,151,687	£-32,091,464	£-32,387,864	£-32,241,671
30%	75%	£-32,607,888	£-32,523,332	£-32,473,848	£-32,389,292	£-32,677,849	£-32,543,808
35%	75%	£-32,952,209	£-32,853,561	£-32,795,829	£-32,697,179	£-33,033,829	£-32,877,449
40%	75%	£-33,296,529	£-33,183,789	£-33,117,889	£-33,005,089	£-33,389,810	£-33,211,388
45%	75%	£-33,640,851	£-33,514,017	£-33,439,789	£-33,312,955	£-33,745,790	£-33,544,730
50%	75%	£-33,985,172	£-33,844,245	£-33,761,770	£-33,620,844	£-34,103,558	£-33,878,370
10%	60%	£-31,211,128	£-31,168,031	£-31,175,384	£-31,130,287	£-31,245,440	£-31,212,695
15%	60%	£-31,545,710	£-31,472,094	£-31,472,094	£-31,424,448	£-31,542,841	£-31,546,671
20%	60%	£-31,880,292	£-31,790,099	£-31,808,803	£-31,718,611	£-31,954,194	£-31,853,428
25%	60%	£-32,214,874	£-32,102,133	£-32,125,514	£-32,012,773	£-32,308,154	£-32,219,793
30%	60%	£-32,549,456	£-32,414,186	£-32,442,223	£-32,306,934	£-32,601,391	£-32,554,158
35%	60%	£-32,884,038	£-32,726,200	£-32,758,534	£-32,601,098	£-33,014,830	£-32,889,526
40%	60%	£-33,218,620	£-33,038,234	£-33,076,643	£-32,956,257	£-33,367,868	£-33,224,891
45%	60%	£-33,553,202	£-33,350,267	£-33,392,354	£-33,189,419	£-33,721,108	£-33,599,257
50%	60%	£-33,887,784	£-33,662,302	£-33,709,063	£-33,493,660	£-34,075,698	£-33,896,623

Residual Land values compared to benchmark land values

£41,552,000

Benchmark Z1 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£-16,078,702	£-16,078,702	£-16,078,702	£-16,078,702	£-16,078,702	£-16,078,702
10%	71%	£-16,765,798	£-16,750,494	£-16,720,154	£-16,687,923	£-16,789,357	£-16,746,895
15%	71%	£-17,104,708	£-17,056,390	£-17,040,870	£-16,992,561	£-17,144,685	£-17,080,856
20%	71%	£-17,446,710	£-17,382,287	£-17,361,604	£-17,297,181	£-17,500,013	£-17,414,907
25%	71%	£-17,788,712	£-17,708,183	£-17,682,231	£-17,601,801	£-17,855,241	£-17,748,960
30%	71%	£-18,130,714	£-18,034,079	£-18,003,056	£-17,908,421	£-18,210,659	£-18,093,011
35%	71%	£-18,472,716	£-18,359,975	£-18,323,782	£-18,211,040	£-18,565,998	£-18,417,062
40%	71%	£-18,814,718	£-18,685,871	£-18,644,508	£-18,515,961	£-18,921,324	£-18,791,113
45%	71%	£-19,156,720	£-19,011,767	£-19,005,2			

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£9,532,564	-£9,532,564	-£9,532,564	-£9,532,564	-£9,532,564	-£9,532,564
10%	71%	-£10,216,589	-£10,184,356	-£10,174,016	-£10,141,804	-£10,243,210	-£10,200,681
15%	71%	-£10,558,570	-£10,510,252	-£10,494,741	-£10,446,423	-£10,598,547	-£10,534,718
20%	71%	-£10,900,572	-£10,836,149	-£10,815,466	-£10,751,043	-£10,953,875	-£10,869,769
25%	71%	-£11,242,574	-£11,162,045	-£11,136,193	-£11,055,963	-£11,309,203	-£11,202,821
30%	71%	-£11,584,576	-£11,497,941	-£11,448,919	-£11,360,283	-£11,664,531	-£11,536,743
35%	71%	-£11,926,578	-£11,833,837	-£11,777,544	-£11,664,902	-£12,019,857	-£11,870,924
40%	71%	-£12,268,580	-£12,169,733	-£12,098,369	-£11,969,522	-£12,375,185	-£12,204,975
45%	71%	-£12,610,582	-£12,465,628	-£12,410,096	-£12,274,143	-£12,730,513	-£12,539,027
50%	71%	-£12,952,584	-£12,761,525	-£12,739,521	-£12,578,762	-£13,087,810	-£12,873,078
100%	71%	-£16,428,038	-£16,100,651	-£15,995,552	-£15,668,166	-£16,698,810	-£16,266,425
10%	75%	-£10,221,206	-£10,193,020	-£10,176,526	-£10,148,340	-£10,244,525	-£10,199,845
15%	75%	-£10,563,208	-£10,523,248	-£10,498,568	-£10,466,228	-£10,600,398	-£10,533,498
20%	75%	-£10,905,210	-£10,853,476	-£10,820,486	-£10,764,116	-£10,956,487	-£10,867,126
25%	75%	-£11,247,212	-£11,183,704	-£11,142,467	-£11,072,004	-£11,312,468	-£11,200,767
30%	75%	-£11,589,214	-£11,513,942	-£11,461,448	-£11,379,892	-£11,668,449	-£11,534,408
35%	75%	-£11,931,216	-£11,844,161	-£11,786,429	-£11,687,778	-£12,024,429	-£11,866,049
40%	75%	-£12,273,218	-£12,174,389	-£12,108,409	-£11,995,667	-£12,380,410	-£12,201,689
45%	75%	-£12,615,220	-£12,494,617	-£12,430,389	-£12,303,955	-£12,736,390	-£12,535,330
50%	75%	-£12,957,222	-£12,834,945	-£12,732,370	-£12,611,444	-£13,094,158	-£12,869,170
10%	60%	-£10,201,728	-£10,156,631	-£10,165,984	-£10,120,887	-£10,239,040	-£10,203,296
15%	60%	-£10,536,310	-£10,488,666	-£10,482,694	-£10,415,049	-£10,592,278	-£10,538,662
20%	60%	-£10,870,892	-£10,780,699	-£10,799,403	-£10,709,211	-£10,945,516	-£10,874,028
25%	60%	-£11,205,474	-£11,064,724	-£11,116,114	-£11,003,974	-£11,298,754	-£11,206,365
30%	60%	-£11,540,056	-£11,404,766	-£11,432,823	-£11,297,534	-£11,651,902	-£11,544,759
35%	60%	-£11,874,638	-£11,718,800	-£11,749,534	-£11,591,999	-£12,005,230	-£11,880,128
40%	60%	-£12,209,220	-£12,039,834	-£12,089,243	-£11,985,867	-£12,368,468	-£12,210,681
45%	60%	-£12,543,802	-£12,340,868	-£12,382,354	-£12,180,019	-£12,711,706	-£12,550,857
50%	60%	-£12,878,384	-£12,652,902	-£12,699,663	-£12,474,180	-£13,065,280	-£12,898,233

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£5,363,834	-£5,331,622	-£5,321,282	-£5,289,070	-£5,390,485	-£5,347,933
10%	71%	-£5,705,836	-£5,657,518	-£5,647,007	-£5,593,689	-£5,745,813	-£5,681,984
20%	71%	-£6,047,838	-£5,983,415	-£5,962,732	-£5,898,309	-£6,101,141	-£6,016,035
30%	71%	-£6,389,840	-£6,309,311	-£6,283,459	-£6,202,929	-£6,456,469	-£6,350,086
40%	71%	-£6,731,842	-£6,635,207	-£6,604,184	-£6,507,549	-£6,811,797	-£6,684,139
45%	71%	-£7,073,844	-£6,961,103	-£6,924,910	-£6,812,168	-£7,167,124	-£7,018,190
50%	71%	-£7,415,846	-£7,287,000	-£7,245,636	-£7,146,789	-£7,522,452	-£7,359,241
100%	71%	-£11,897,308	-£11,247,817	-£11,142,818	-£10,816,432	-£11,946,078	-£11,418,691
10%	75%	-£5,368,472	-£5,340,296	-£5,323,792	-£5,295,608	-£5,391,792	-£5,347,111
15%	75%	-£5,712,792	-£5,670,514	-£5,645,772	-£5,603,494	-£5,747,772	-£5,680,752
20%	75%	-£6,057,113	-£6,000,742	-£5,967,752	-£5,911,382	-£6,103,753	-£6,014,392
25%	75%	-£6,401,434	-£6,330,970	-£6,289,733	-£6,219,270	-£6,459,734	-£6,346,033
30%	75%	-£6,745,754	-£6,661,196	-£6,611,714	-£6,527,198	-£6,815,715	-£6,681,874
35%	75%	-£7,090,075	-£6,991,427	-£6,933,695	-£6,835,046	-£7,171,695	-£7,015,315
40%	75%	-£7,434,396	-£7,321,655	-£7,255,678	-£7,142,934	-£7,527,676	-£7,348,955
45%	75%	-£7,778,717	-£7,651,883	-£7,571,665	-£7,460,821	-£7,883,657	-£7,685,596
50%	75%	-£8,123,038	-£7,982,111	-£7,899,636	-£7,758,710	-£8,241,422	-£8,018,238
10%	60%	-£5,348,994	-£5,303,898	-£5,313,250	-£5,268,154	-£5,366,306	-£5,350,562
15%	60%	-£5,693,576	-£5,615,932	-£5,629,960	-£5,562,316	-£5,739,545	-£5,685,928
20%	60%	-£6,038,158	-£5,947,969	-£5,945,664	-£5,868,477	-£6,102,782	-£6,021,294
25%	60%	-£6,382,740	-£6,239,999	-£6,263,380	-£6,160,639	-£6,446,020	-£6,356,660
30%	60%	-£6,727,322	-£6,552,032	-£6,580,089	-£6,444,800	-£6,790,258	-£6,692,025
35%	60%	-£7,071,904	-£6,864,066	-£6,898,690	-£6,738,962	-£7,152,486	-£7,027,392
40%	60%	-£7,416,486	-£7,176,101	-£7,213,509	-£7,033,123	-£7,505,734	-£7,362,758
45%	60%	-£7,761,068	-£7,488,134	-£7,530,220	-£7,327,285	-£7,858,972	-£7,698,123
50%	60%	-£8,105,650	-£7,800,168	-£7,846,928	-£7,621,446	-£8,213,546	-£8,033,489

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£262,203	£262,203	£262,203	£262,203	£262,203	£262,203
10%	71%	-£421,801	-£389,589	-£379,248	-£347,036	-£448,452	-£405,899
15%	71%	-£763,803	-£715,485	-£696,974	-£651,656	-£803,780	-£739,951
20%	71%	-£1,105,805	-£1,041,382	-£1,020,669	-£958,276	-£1,159,107	-£1,074,002
25%	71%	-£1,447,806	-£1,387,277	-£1,341,425	-£1,280,895	-£1,514,435	-£1,408,054
30%	71%	-£1,789,808	-£1,693,173	-£1,662,151	-£1,585,516	-£1,869,763	-£1,742,105
35%	71%	-£2,131,810	-£2,019,069	-£1,982,877	-£1,870,135	-£2,225,090	-£2,078,157
40%	71%	-£2,473,812	-£2,344,965	-£2,303,602	-£2,174,755	-£2,580,418	-£2,410,208
45%	71%	-£2,815,814	-£2,670,861	-£2,624,328	-£2,479,375	-£2,935,746	-£2,744,259
50%	71%	-£3,157,816	-£2,996,758	-£2,945,054	-£2,783,995	-£3,292,751	-£3,078,310
100%	71%	-£6,633,270	-£6,305,894	-£6,200,784	-£5,973,399	-£6,994,143	-£6,471,658
10%	75%	-£426,439	-£398,253	-£381,758	-£353,573	-£449,758	-£405,078
15%	75%	-£770,758	-£728,481	-£709,738	-£661,461	-£805,739	-£738,718
20%	75%	-£1,115,078	-£1,058,709	-£1,025,719	-£969,348	-£1,161,719	-£1,072,359
25%	75%	-£1,459,400	-£1,388,937	-£1,347,700	-£1,277,236	-£1,517,701	-£1,405,999
30%	75%	-£1,803,721	-£1,719,165	-£1,669,681	-£1,585,124	-£1,873,681	-£1,739,641
35%	75%	-£2,148,042	-£2,049,394	-£1,991,661	-£1,893,012	-£2,229,662	-£2,073,281
40%	75%	-£2,492,363	-£2,378,622	-£2,313,642	-£2,200,900	-£2,585,642	-£2,406,922
45%	75%	-£2,836,684	-£2,709,850	-£2,635,622	-£2,508,768	-£2,941,623	-£2,740,562
50%	75%	-£3,181,004	-£3,040,078	-£2,957,603	-£2,816,677	-£3,299,389	-£3,074,203
10%	60%	-£406,967	-£381,964	-£371,217	-£326,150	-£444,272	-£408,528
15%	60%	-£741,242	-£693,968	-£687,926	-£650,282	-£797,511	-£743,885
20%	60%	-£1,076,125	-£985,931	-£1,004,636	-£914,443	-£1,150,749	-£1,079,260
25%	60%	-£1,410,707	-£1,297,968	-£1,231,346	-£1,208,605	-£1,503,886	-£1,414,628
30%	60%	-£1,745,289	-£1,609,999	-£1,638,056	-£1,602,786	-£1,857,224	-£1,749,992
35%	60%	-£2,079,871	-£1,922,033	-£1,954,766	-£1,796,928	-£2,210,463	-£2,085,358
40%	60%	-£2,414,452	-£2,234,067	-£2,271,476	-£2,091,090	-£2,563,701	-£2,420,724
45%	60%	-£2,749,034	-£2,546,100	-£2,588,186	-£2,362,252	-£2,916,938	-£2,756,990
50%	60%	-£3,083,616	-£2,858,134	-£2,804,888	-£2,678,413	-£3,271,513	-£3,091,455

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£9,882,494	-£9,882,494	-£9,882,494	-£9,882,494	-£9,882,494	-£9,882,494
10%	71%	-£10,968,498	-£10,334,286	-£10,322,945	-£10,291,733	-£10,993,148	-£10,350,596
15%	71%	-£10,708,459	-£10,650,181	-£10,644,671	-£10,598,353	-£10,748,476	-£10,684,647
20%	71%	-£11,050,501	-£10,968,078	-£10,965,396	-£10,900,973	-£11,103,804	-£11,018,699
25%	71%	-£11,392,503	-£11,311,974	-£11,296,122	-£11,205,892	-£11,459,132	-£11,352,751
30%	71%	-£11,734,505	-£11,655,870	-£11,650,847	-£11,510,212	-£11,814,460	-£11,698,302
35%	71%	-£12,076,507	-£11,963,766	-£11,927,574	-£11,814,832	-£12,169,787	-£12,020,854
40%	71%	-£12,418,509	-£12,289,662	-£12,248,299	-£12,119,452	-£12,525,115	-£12,354,905
45%	71%	-£12,760,511	-£12,615,558	-£12,590,026	-£12,424,072	-£12,880,443	-£12,688,956
50%	71%	-£13,102,513	-£12,941,455	-£12,899,751	-£12,729,691	-£13,235,770	-£13,023,007
100%	71%	-£16,577,967	-£16,250,581	-£16,145,481	-£15,818,095	-£16,848,840	-£16,416,355
15%	75%	-£10,715,455	-£10,073,178	-£10,069,495	-£10,009,157	-£10,730,435	-£10,663,415
10%	75%	-£10,371,135	-£10,342,950	-£10,326,455	-£10,298,969	-£10,394,450	-£10,349,775
20%	75%	-£11,059,776	-£11,053,406	-£10,970,416	-£10,914,045	-£11,106,416	-£11,017,056
25%	75%	-£11,404,097	-£11,333,634	-£11,292,397	-£11,221,933	-£11,462,398	-£11,350,696
30%	75%	-£11,748,418	-£11,663,862	-£11,614,377	-£11,529,921	-£11,818,378	-£11,694,338
35%	75%	-£12,092,739	-£11,994,091	-£11,936,388	-£11,837,709	-£12,174,359	-£12,017,978
40%	75%	-£12,437,060	-£12,324,318	-£12,258,339	-£12,145,597	-£12,530,339	-£12,351,619
45%	75%	-£12,781,380	-£12,654,546	-£12,580,319	-£12,453,485	-£12,886,320	-£12,685,259
50%	75%	-£13,125,701	-£12,984,774	-£12,902,299	-£12,761,974	-£13,242,301	-£13,019,980
10%	60%	-£10,351,059	-£10,306,521	-£10,315,514	-£10,270,817	-£10,385,969	-£10,353,225
15%	60%	-£10,696,239	-£10,618,595	-£10,632,623	-£10,584,979	-£10,742,208	-£10,688,592
20%	60%	-£11,020,822	-£10,939,628	-£10,949,333	-£10,899,140	-£11,095,448	-£11,023,957
25%	60%	-£11,355,405	-£11,243,662	-£11,242,045	-£11,183,302	-£11,504,045	-£11,359,323
30%	60%	-£11,689,988	-£11,554,696	-£11,552,753	-£11,447,463	-£11,801,921	-£11,694,689
35%	60%	-£12,024,568	-£11,866,730	-£11,899,463	-£11,741,625	-£12,155,160	-£12,030,055
40%	60%	-£12,359,149	-£12,178,764	-£12,216,173	-£12,035,798	-£12,508,397	-£12,365,421
45%	60%	-£12,693,729	-£12,490,797	-£12,532,883	-£12,329,948	-£12,861,636	-£12,700,787
50%	60%	-£13,028,313	-£12,802,831	-£12,849,593	-£12,624,110	-£13,216,210	-£13,036,152

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£3,882,494	-£3,882,494	-£3,882,494	-£3,882,494	-£3,882,494	-£3,882,494
10%	71%	-£3,566,090	-£3,533,878	-£3,523,538	-£3,491,326	-£3,592,741	-£3,550,189
15%	71%	-£3,306,092	-£3,859,774	-£3,844,263	-£3,795,945	-£3,946,069	-£3,884,240
20%	71%	-£4,250,094	-£4,185,671	-£4,164,968	-£4,100,585	-£4,303,397	-£4,216,291
25%	71%	-£4,592,096	-£4,511,567	-£4,495,715	-£4,405,185	-£4,659,725	-£4,550,344
30%	71%	-£4,934,098	-£4,837,463	-£4,806,440	-£4,709,805	-£5,014,053	-£4,886,395
35%	71%	-£5,276,100	-£5,163,359	-£5,127,186	-£5,014,424	-£5,369,380	-£5,220,446
40%	71%	-£5,618,102	-£5,489,255	-£5,441,892	-£5,319,045	-£5,724,708	-£5,554,497
45%	71%	-£5,960,104	-£5,815,151	-£5,768,618	-£5,623,665	-£6,080,035	-£5,888,549
50%	71%	-£6,302,106	-£6,141,048	-£6,089,343	-£5,928,284	-£6,437,041	-£6,222,600
100%	71%	-£9,777,960	-£9,450,573	-£9,345,074	-£9,017,688	-£10,048,422	-£9,615,947
15%	75%	-£3,542,542	-£3,542,542	-£3,526,045	-£3,407,892	-£3,594,045	-£3,549,341
20%	75%	-£3,915,048	-£3,872,770	-£3,848,028	-£3,805,750	-£3,950,028	-£3,883,008
25%	75%	-£4,259,369	-£4,202,998	-£4,170,008	-£4,113,638	-£4,306,009	-£4,216,648
30%	75%	-£4,603,690	-£4,533,229	-£4,491,989	-£4,434,619	-£4,651,990	-£4,560,289
35%	75%	-£4,948,010	-£4,863,454	-£4,813,070	-£4,729,414	-£5,017,971	-£4,883,930
40%	75%	-£5,292,331	-£5,193,683	-£5,135,951	-£5,037,302	-£5,373,951	-£5,217,571
45%	75%	-£5,636,652	-£5,523,911	-£5,457,932	-£5,345,190	-£5,729,932	-£5,551,211
50%	75%	-£5,980,973	-£5,854,139	-£5,779,911	-£5,653,077	-£6,085,913	-£5,884,652
10%	60%	-£3,551,250	-£3,506,154	-£3,515,506	-£3,470,410	-£3,588,562	-£3,552,818
15%	60%	-£3,895,832	-£3,816,198	-£3,832,216	-£3,764,572	-£3,941,801	-£3,885,194
20%	60%	-£4,240,414	-£4,130,221	-£4,148,536	-£4,068,193	-£4,265,038	-£4,176,550
25%	60%	-£4,584,996	-£4,442,255	-£4,465,636	-£4,362,895	-£4,648,276	-£4,558,916
30%	60%	-£4,929,578	-£4,754,288	-£4,782,345	-£4,647,056	-£5,001,514	-£4,894,291
35%	60%	-£5,274,160	-£5,066,322	-£5,090,086	-£4,941,218	-£5,354,752	-£5,229,648
40%	60%	-£5,618,742	-£5,378,357	-£5,415,765	-£5,235,379	-£5,707,990	-£5,565,014
45%	60%	-£5,963,324	-£5,690,390	-£5,732,476	-£5,529,541	-£6,061,228	-£5,900,379
50%	60%	-£6,307,906	-£6,002,424	-£6,049,185	-£5,823,702	-£6,415,892	-£6,235,745

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£262,203	£262,203	£262,203	£262,203	£262,203	£262,203
10%	71%	-£421,801	-£389,589	-£379,248	-£347,036	-£448,452	-£405,899
15%	71%	-£763,803	-£715,465	-£699,974	-£651,656	-£803,180	-£739,951
20%	71%	-£1,105,805	-£1,041,382	-£1,020,699	-£956,276	-£1,159,107	-£1,074,002
25%	71%	-£1,447,806	-£1,367,277	-£1,341,425	-£1,260,895	-£1,514,435	-£1,408,054
30%	71%	-£1,789,808	-£1,693,173	-£1,662,151	-£1,565,516	-£1,869,763	-£1,742,105
35%	71%	-£2,131,810	-£2,019,069	-£1,983,617	-£1,870,135	-£2,225,090	-£2,076,157
40%	71%	-£2,473,812	-£2,344,965	-£2,303,602	-£2,174,755	-£2,580,418	-£2,410,208
45%	71%	-£2,815,814	-£2,670,861	-£2,624,328	-£2,479,375	-£2,935,746	-£2,744,259
50%	71%	-£3,157,816	-£2,996,758	-£2,945,054	-£2,783,995	-£3,292,751	-£3,078,310
100%	71%	-£6,633,270	-£6,305,884	-£6,200,784	-£5,873,399	-£6,904,143	-£6,471,858
10%	75%	-£426,439	-£398,253	-£381,758	-£353,573	-£449,758	-£405,078
15%	75%	-£770,738	-£728,481	-£703,738	-£661,461	-£805,738	-£738,718
20%	75%	-£1,115,076	-£1,058,709	-£1,025,719	-£960,248	-£1,161,719	-£1,072,359
25%	75%	-£1,459,400	-£1,388,937	-£1,347,700	-£1,277,236	-£1,517,701	-£1,405,999
30%	75%	-£1,803,721	-£1,719,165	-£1,669,681	-£1,585,124	-£1,873,681	-£1,739,641
35%	75%	-£2,148,042	-£2,049,394	-£1,991,681	-£1,893,012	-£2,229,662	-£2,073,281
40%	75%	-£2,492,363	-£2,379,622	-£2,313,642	-£2,200,900	-£2,585,643	-£2,408,922
45%	75%	-£2,836,684	-£2,709,850	-£2,635,622	-£2,508,788	-£2,941,623	-£2,740,562
50%	75%	-£3,181,004	-£3,040,078	-£2,957,693	-£2,816,677	-£3,297,603	-£3,074,203
10%	60%	-£405,861	-£381,864	-£371,217	-£326,120	-£444,272	-£408,508
15%	60%	-£741,542	-£673,898	-£667,926	-£620,282	-£797,511	-£743,895
20%	60%	-£1,076,125	-£985,931	-£1,004,636	-£914,443	-£1,150,749	-£1,079,260
25%	60%	-£1,410,707	-£1,297,966	-£1,321,346	-£1,208,605	-£1,503,866	-£1,414,626
30%	60%	-£1,745,289	-£1,609,959	-£1,638,056	-£1,502,766	-£1,857,224	-£1,748,952
35%	60%	-£2,079,871	-£1,922,033	-£1,954,766	-£1,796,928	-£2,210,463	-£2,085,358
40%	60%	-£2,414,452	-£2,234,067	-£2,271,476	-£2,091,090	-£2,563,701	-£2,420,724
45%	60%	-£2,749,033	-£2,546,100	-£2,583,186	-£2,385,252	-£2,916,938	-£2,765,090
50%	60%	-£3,083,616	-£2,858,134	-£2,904,896	-£2,679,413	-£3,271,513	-£3,091,455

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 3

CL Zone 1  
Value Area High

No Units 65  
Site Area 0.66 Ha  
Sales value inflation 10%  
Build cost inflation 5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£49,680,737	£49,680,737	£49,680,737	£49,680,737	£49,680,737	£49,680,737
10%	71%	£43,780,683	£43,914,717	£43,789,614	£43,923,647	£43,800,519	£43,809,449
15%	71%	£40,830,657	£41,031,706	£40,844,602	£41,045,102	£40,860,408	£40,873,805
20%	71%	£37,880,630	£38,148,697	£37,896,491	£38,166,558	£37,920,301	£37,938,102
25%	71%	£34,930,603	£35,265,686	£34,952,929	£35,288,012	£34,980,191	£35,002,517
30%	71%	£31,980,576	£32,382,676	£32,007,368	£32,409,468	£32,040,083	£32,066,873
35%	71%	£29,030,549	£29,499,666	£29,051,806	£29,520,922	£29,080,973	£29,111,230
40%	71%	£26,080,522	£26,616,656	£26,116,244	£26,652,377	£26,159,864	£26,195,585
45%	71%	£23,130,496	£23,733,646	£23,170,682	£23,773,833	£23,219,755	£23,259,941
50%	71%	£20,180,469	£20,850,636	£20,225,120	£20,895,287	£20,279,645	£20,324,297
10%	75%	£49,680,737	£49,680,737	£49,680,737	£49,680,737	£49,680,737	£49,680,737
15%	75%	£43,774,820	£43,892,099	£43,784,197	£43,901,476	£43,792,176	£43,801,553
20%	75%	£40,821,862	£40,997,781	£40,835,927	£41,011,845	£40,847,895	£40,861,960
25%	75%	£37,869,903	£38,103,491	£37,887,957	£38,122,115	£37,903,615	£37,922,369
30%	75%	£34,915,945	£35,209,143	£34,939,386	£35,232,584	£34,959,334	£34,982,777
35%	75%	£31,962,986	£32,314,823	£31,991,116	£32,342,954	£32,015,054	£32,043,184
40%	75%	£29,010,028	£29,420,505	£29,042,846	£29,453,323	£29,070,773	£29,103,392
45%	75%	£26,057,069	£26,529,186	£26,093,882	£26,563,692	£26,126,492	£26,164,000
50%	75%	£23,104,110	£23,631,867	£23,146,306	£23,674,062	£23,182,212	£23,224,407
10%	80%	£20,151,151	£20,737,547	£20,198,036	£20,784,431	£20,237,931	£20,284,815
15%	80%	£17,197,487	£17,823,093	£17,248,976	£17,894,595	£17,302,216	£17,354,718
20%	80%	£14,243,822	£14,848,539	£14,300,919	£14,929,042	£14,357,146	£14,414,250
25%	80%	£11,290,157	£11,873,986	£11,348,860	£11,963,489	£11,406,040	£11,467,794
30%	80%	£8,336,492	£8,909,435	£8,395,834	£8,997,936	£8,444,931	£8,511,548
35%	80%	£5,382,827	£5,944,888	£5,442,279	£6,032,383	£5,490,822	£5,561,005
40%	80%	£2,429,162	£2,980,341	£2,486,724	£3,066,830	£2,532,713	£2,607,468
45%	80%	£20,274,284	£21,212,518	£20,311,792	£21,250,025	£20,413,132	£20,450,639

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£9,722,187	£9,722,187	£9,722,187	£9,722,187	£9,722,187	£9,722,187
10%	71%	£10,622,288	£10,622,288	£10,622,288	£10,622,288	£10,622,288	£10,622,288
15%	71%	£11,522,389	£11,522,389	£11,522,389	£11,522,389	£11,522,389	£11,522,389
20%	71%	£12,422,490	£12,422,490	£12,422,490	£12,422,490	£12,422,490	£12,422,490
25%	71%	£13,322,591	£13,322,591	£13,322,591	£13,322,591	£13,322,591	£13,322,591
30%	71%	£14,222,692	£14,222,692	£14,222,692	£14,222,692	£14,222,692	£14,222,692
35%	71%	£15,122,793	£15,122,793	£15,122,793	£15,122,793	£15,122,793	£15,122,793
40%	71%	£16,022,894	£16,022,894	£16,022,894	£16,022,894	£16,022,894	£16,022,894
45%	71%	£16,922,995	£16,922,995	£16,922,995	£16,922,995	£16,922,995	£16,922,995
50%	71%	£17,823,096	£17,823,096	£17,823,096	£17,823,096	£17,823,096	£17,823,096
10%	75%	£10,622,288	£10,622,288	£10,622,288	£10,622,288	£10,622,288	£10,622,288
15%	75%	£11,522,389	£11,522,389	£11,522,389	£11,522,389	£11,522,389	£11,522,389
20%	75%	£12,422,490	£12,422,490	£12,422,490	£12,422,490	£12,422,490	£12,422,490
25%	75%	£13,322,591	£13,322,591	£13,322,591	£13,322,591	£13,322,591	£13,322,591
30%	75%	£14,222,692	£14,222,692	£14,222,692	£14,222,692	£14,222,692	£14,222,692
35%	75%	£15,122,793	£15,122,793	£15,122,793	£15,122,793	£15,122,793	£15,122,793
40%	75%	£16,022,894	£16,022,894	£16,022,894	£16,022,894	£16,022,894	£16,022,894
45%	75%	£16,922,995	£16,922,995	£16,922,995	£16,922,995	£16,922,995	£16,922,995
50%	75%	£17,823,096	£17,823,096	£17,823,096	£17,823,096	£17,823,096	£17,823,096

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,943,857	£1,943,857	£1,943,857	£1,943,857	£1,943,857	£1,943,857
10%	71%	£3,966,167	£3,966,167	£3,966,167	£3,966,167	£3,966,167	£3,966,167
15%	71%	£5,989,477	£5,989,477	£5,989,477	£5,989,477	£5,989,477	£5,989,477
20%	71%	£8,012,787	£8,012,787	£8,012,787	£8,012,787	£8,012,787	£8,012,787
25%	71%	£10,036,097	£10,036,097	£10,036,097	£10,036,097	£10,036,097	£10,036,097
30%	71%	£12,059,407	£12,059,407	£12,059,407	£12,059,407	£12,059,407	£12,059,407
35%	71%	£14,082,717	£14,082,717	£14,082,717	£14,082,717	£14,082,717	£14,082,717
40%	71%	£16,106,027	£16,106,027	£16,106,027	£16,106,027	£16,106,027	£16,106,027
45%	71%	£18,129,337	£18,129,337	£18,129,337	£18,129,337	£18,129,337	£18,129,337
50%	71%	£20,152,647	£20,152,647	£20,152,647	£20,152,647	£20,152,647	£20,152,647
10%	75%	£1,943,857	£1,943,857	£1,943,857	£1,943,857	£1,943,857	£1,943,857
15%	75%	£3,966,167	£3,966,167	£3,966,167	£3,966,167	£3,966,167	£3,966,167
20%	75%	£5,989,477	£5,989,477	£5,989,477	£5,989,477	£5,989,477	£5,989,477
25%	75%	£8,012,787	£8,012,787	£8,012,787	£8,012,787	£8,012,787	£8,012,787
30%	75%	£10,036,097	£10,036,097	£10,036,097	£10,036,097	£10,036,097	£10,036,097
35%	75%	£12,059,407	£12,059,407	£12,059,407	£12,059,407	£12,059,407	£12,059,407
40%	75%	£14,082,717	£14,082,717	£14,082,717	£14,082,717	£14,082,717	£14,082,717
45%	75%	£16,106,027	£16,106,027	£16,106,027	£16,106,027	£16,106,027	£16,106,027
50%	75%	£18,129,337	£18,129,337	£18,129,337	£18,129,337	£18,129,337	£18,129,337

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£22,255,067	£22,255,067	£22,255,067	£22,255,067	£22,255,067	£22,255,067
10%	71%	£18,355,073	£18,489,067	£18,363,944	£18,497,937	£18,372,809	£18,387,799
15%	71%	£14,455,079	£14,589,073	£14,463,850	£14,601,830	£14,472,681	£14,487,671
20%	71%	£10,555,085	£10,689,079	£10,563,856	£10,695,783	£10,574,637	£10,589,627
25%	71%	£6,655,091	£6,789,073	£6,663,862	£6,801,729	£6,672,603	£6,687,593
30%	71%	£2,755,097	£2,889,075	£2,763,868	£2,895,675	£2,772,619	£2,787,609
35%	71%	£1,345,103	£1,479,077	£1,353,874	£1,487,611	£1,362,625	£1,377,615
40%	71%	£1,345,103	£1,479,077	£1,353,874	£1,487,611	£1,362,625	£1,377,615
45%	71%	£1,345,103	£1,479,077	£1,353,874	£1,487,611	£1,362,625	£1,377,615
50%	71%	£1,345,103	£1,479,077	£1,353,874	£1,487,611	£1,362,625	£1,377,615
10%	75%	£22,255,067	£22,255,067	£22,255,067	£22,255,067	£22,255,067	£22,255,067
15%	75%	£18,355,073	£18,489,067	£18,363,944	£18,497,937	£18,372,809	£18,387,799
20%	75%	£14,455,079	£14,589,073	£14,463,850	£14,601,830	£14,472,681	£14,487,671
25%	75%	£10,555,085	£10,689,079	£10,563,856	£10,695,783	£10,574,637	£10,589,627
30%	75%	£6,655,091	£6,789,073	£6,663,862	£6,801,729	£6,672,603	£6,687,593
35%	75%	£2,755,097	£2,889,075	£2,763,868	£2,895,675	£2,772,619	£2,787,609
40%	75%	£1,345,103	£1,479,077	£1,353,874	£1,487,611	£1,362,625	£1,377,615
45%	75%	£1,345,103	£1,479,077	£1,353,874	£1,487,611	£1,362,625	£1,377,615
50%	75%	£1,345,103	£1,479,077	£1,353,874	£1,487,611	£1,362,625	£1,377,615

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£31,448,000	£31,448,000	£31,448,000	£31,448,000	£31,448,000	£31,448,000
10%	71%	£25,541,966	£25,981,879	£25,556,877	£26,086,900	£25,567,781	£25,576,711
15%	71%	£22,537,919	£22,986,869	£22,611,312	£22,812,365	£22,627,672	£22,641,068
20%	71%	£19,647,892	£19,915,959	£19,665,753	£19,933,820	£19,687,563	£19,705,424
25%	71%	£16,697,865	£17,032,949	£16,720,191	£17,055,275	£16,747,454	£16,769,779
30%	71%	£13,747,838	£14,140,938	£13,774,633	£14,174,730	£13,807,345	£13,834,106
35%	71%	£10,797,812	£11,248,928	£10,826,068	£11,268,184	£10,857,236	£10,888,492
40%	71%	£7,847,785	£8,383,918	£7,883,506	£8,419,640	£7,927,126	£7,962,848
45%	71%	£4,897,758	£5,500,869	£4,937,944	£5,541,095	£4,987,017	£5,027,204
50%	71%	£1,947,731	£2,617,868	£1,992,383	£2,662,550	£2,046,908	£2,091,559
100%	71%	£27,838,092	£28,457,631	£27,747,049	£28,365,687	£27,634,652	£27,642,609
10%	75%	£25,542,083	£25,659,362	£25,551,460	£25,668,739	£25,558,439	£25,568,816
15%	75%	£22,589,124	£22,785,043	£22,603,199	£22,779,106	£22,615,187	£22,629,273
20%	75%	£19,636,166	£19,870,724	£19,654,920	£19,889,478	£19,670,877	£19,689,631
25%	75%	£16,683,207	£16,975,405	£16,706,649	£16,999,847	£16,726,597	£16,750,039
30%	75%	£13,730,249	£14,082,086	£13,758,378	£14,110,217	£13,782,316	£13,810,446
35%	75%	£10,777,290	£11,187,767	£10,810,106	£11,220,586	£10,838,035	£10,870,854
40%	75%	£7,824,331	£8,293,448	£7,861,839	£8,330,955	£7,893,755	£7,931,262
45%	75%	£4,871,372	£5,399,129	£4,913,969	£5,441,325	£4,949,474	£4,991,670
50%	75%	£1,918,414	£2,504,810	£1,965,299	£2,551,894	£2,025,184	£2,072,278
10%	80%	£25,566,709	£25,754,356	£25,574,211	£25,761,857	£25,594,478	£25,601,980
15%	80%	£22,626,064	£22,907,534	£22,637,316	£22,918,786	£22,667,718	£22,678,971
20%	80%	£19,685,418	£20,080,712	£19,700,422	£20,075,715	£19,740,867	£19,755,960
25%	80%	£16,742,874	£17,213,890	£16,763,527	£17,245,644	£16,814,197	£16,832,650
30%	80%	£13,804,128	£14,367,068	£13,826,632	£14,389,572	£13,887,436	£13,909,941
35%	80%	£10,863,483	£11,520,246	£10,889,738	£11,546,501	£10,960,675	£10,986,631
40%	80%	£7,922,837	£8,673,424	£7,952,843	£8,703,433	£8,033,915	£8,063,922
45%	80%	£4,982,192	£5,826,603	£5,015,949	£5,860,365	£5,107,154	£5,149,911
50%	80%	£2,041,547	£2,979,781	£2,079,955	£3,017,288	£2,180,394	£2,217,901

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£32,362,781	£32,496,815	£32,371,712	£32,505,745	£32,382,617	£32,391,547
10%	71%	£29,412,755	£29,613,804	£29,426,150	£29,627,200	£29,442,507	£29,455,903
15%	71%	£26,462,728	£26,730,795	£26,480,588	£26,748,656	£26,502,399	£26,520,260
20%	71%	£23,512,701	£23,947,784	£23,533,077	£23,970,110	£23,552,289	£23,584,615
25%	71%	£20,562,674	£20,984,774	£20,589,466	£20,991,565	£20,622,181	£20,648,971
30%	71%	£17,612,647	£18,081,764	£17,643,904	£18,113,020	£17,682,071	£17,713,326
35%	71%	£14,662,620	£15,188,754	£14,699,342	£15,234,475	£14,741,961	£14,777,683
40%	71%	£11,712,593	£12,295,744	£11,752,780	£12,355,931	£11,801,853	£11,842,039
45%	71%	£8,762,567	£9,432,734	£8,807,218	£9,477,385	£8,861,743	£8,906,395
50%	71%	£5,812,540	£6,542,797	£5,862,213	£6,599,751	£5,918,617	£5,972,774
100%	71%	£27,824,257	£28,474,107	£27,747,049	£28,365,687	£27,634,652	£27,642,609
10%	75%	£29,403,960	£29,579,870	£29,415,025	£29,593,943	£29,429,993	£29,444,458
15%	75%	£26,451,001	£26,685,559	£26,469,558	£26,704,313	£26,485,713	£26,504,466
20%	75%	£23,499,043	£23,791,241	£23,521,484	£23,814,682	£23,541,432	£23,564,875
25%	75%	£20,547,084	£20,806,921	£20,573,052	£20,816,052	£20,594,002	£20,617,955
30%	75%	£17,595,126	£18,002,603	£17,624,944	£18,035,421	£17,652,870	£17,685,690
35%	75%	£14,643,168	£15,108,283	£14,676,674	£15,145,790	£14,708,590	£14,746,098
40%	75%	£11,691,209	£12,213,965	£11,726,404	£12,256,160	£11,764,310	£11,806,505
45%	75%	£8,739,249	£9,319,645	£8,780,134	£9,365,529	£8,820,029	£8,866,913
50%	75%	£5,787,290	£6,369,191	£5,830,046	£6,420,916	£5,873,546	£5,920,030
10%	80%	£29,440,900	£29,722,269	£29,452,152	£29,733,621	£29,467,954	£29,483,806
15%	80%	£26,490,247	£26,815,247	£26,515,221	£26,826,551	£26,530,102	£26,547,954
20%	80%	£23,539,594	£24,028,725	£23,576,362	£24,047,479	£23,629,033	£23,647,776
25%	80%	£20,588,941	£21,181,903	£20,641,468	£21,204,408	£20,702,272	£20,724,775
30%	80%	£17,638,388	£18,335,085	£17,700,573	£18,361,337	£17,775,611	£17,801,767
35%	80%	£14,687,835	£15,488,269	£14,767,679	£15,518,265	£14,848,751	£14,878,757
40%	80%	£11,737,282	£12,641,438	£11,830,784	£12,675,196	£11,921,990	£11,955,746
45%	80%	£8,786,729	£9,794,616	£8,893,890	£9,832,123	£8,985,230	£9,022,737

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,764,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£45,203,077	£45,203,077	£45,203,077	£45,203,077	£45,203,077	£45,203,077
10%	71%	£39,303,023	£39,437,057	£39,311,954	£39,445,986	£39,322,899	£39,331,788
15%	71%	£33,402,969	£33,554,046	£33,366,392	£33,587,442	£33,382,749	£33,396,145
20%	71%	£27,502,915	£27,673,982	£27,467,818	£27,704,938	£27,484,600	£27,497,996
25%	71%	£21,602,861	£21,793,048	£21,571,764	£21,797,000	£21,593,462	£21,606,398
30%	71%	£15,702,807	£15,913,134	£15,676,710	£15,920,036	£15,698,324	£15,711,260
35%	71%	£9,802,753	£10,023,460	£9,782,663	£10,025,072	£9,800,186	£9,813,122
40%	71%	£3,902,699	£4,033,787	£3,888,608	£4,038,108	£3,904,470	£3,917,306
100%	71%	£45,203,077	£45,203,077	£45,203,077	£45,203,077	£45,203,077	£45,203,077
10%	75%	£43,293,018	£43,474,107	£43,286,854	£43,465,174	£43,291,701	£43,299,924
15%	75%	£41,382,959	£41,573,196	£41,376,795	£41,561,504	£41,381,522	£41,389,745
20%	75%	£39,472,900	£39,673,437	£39,466,739	£39,661,943	£39,471,464	£39,479,687
25%	75%	£37,562,841	£37,773,974	£37,556,680	£37,757,357	£37,561,195	£37,569,418
30%	75%	£35,652,782	£35,874,507	£35,646,619	£35,858,770	£35,651,126	£35,659,349
35%	75%	£33,742,723	£33,976,040	£33,736,660	£33,943,183	£33,741,057	£33,749,280
40%	75%	£31,832,664	£32,080,577	£31,826,601	£32,029,596	£31,831,000	£31,839,223
45%	75%	£29,922,605	£30,185,114	£29,916,542	£30,124,009	£29,920,933	£29,929,156
50%	75%	£28,012,546	£28,289,651	£28,006,483	£28,218,422	£28,011,366	£28,019,649
10%	80%	£43,382,964	£43,573,953	£43,376,803	£43,562,273	£43,381,631	£43,389,854
15%	80%	£41,472,905	£41,674,942	£41,466,744	£41,658,682	£41,471,472	£41,479,695
20%	80%	£39,562,846	£39,776,479	£39,556,685	£39,759,095	£39,561,404	£39,569,317
25%	80%	£37,652,787	£37,881,012	£37,646,626	£37,861,508	£37,651,332	£37,659,555
30%	80%	£35,742,728	£35,985,545	£35,736,567	£35,963,921	£35,741,266	£35,749,489
35%	80%	£33,832,669	£34,090,074	£33,826,508	£34,046,334	£33,831,190	£33,839,413
40%	80%	£31,922,610	£32,194,603	£31,916,449	£32,128,747	£31,920,914	£31,929,137
45%	80%	£30,012,551	£30,299,132	£30,006,390	£30,223,160	£30,011,348	£30,019,571
50%	80%	£28,102,492	£28,403,661	£28,096,231	£28,317,573	£28,100,776	£28,108,999

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£31,237,449	£31,237,449	£31,237,449	£31,237,449	£31,237,449	£31,237,449
10%	71%	£25,337,395	£25,471,429	£25,346,326	£25,480,359	£25,357,231	£25,356,161
15%	71%	£22,351,269	£22,588,419	£22,400,764	£22,601,814	£22,411,721	£22,430,517
20%	71%	£19,437,342	£19,705,409	£19,455,203	£19,723,270	£19,477,013	£19,494,874
25%	71%	£16,487,315	£16,822,398	£16,509,641	£16,844,724	£16,536,903	£16,559,229
30%	71%	£13,537,288	£13,939,389	£13,564,080	£13,958,180	£13,598,735	£13,623,855
35%	71%	£10,587,261	£11,056,378	£10,616,518	£11,087,834	£10,656,685	£10,687,542
40%	71%	£7,637,234	£8,173,368	£7,672,956	£8,209,089	£7,716,576	£7,752,297
45%	71%	£4,687,207	£5,290,358	£4,727,394	£5,330,545	£4,776,467	£4,816,654
50%	71%	£1,737,180	£2,407,348	£1,781,832	£2,451,996	£1,836,357	£1,881,009
100%	71%	£28,048,642	£28,688,181	£27,957,558	£28,576,137	£27,845,202	£27,753,159
10%	75%	£25,331,532	£25,448,811	£25,340,909	£25,458,188	£25,348,888	£25,358,265
15%	75%	£22,372,374	£22,554,493	£22,392,838	£22,568,557	£22,404,007	£22,418,673
20%	75%	£19,425,615	£19,660,173	£19,444,369	£19,678,927	£19,460,327	£19,479,081
25%	75%	£16,472,657	£16,765,855	£16,496,098	£16,789,296	£16,516,048	£16,539,489
30%	75%	£13,519,698	£13,871,535	£13,547,628	£13,899,666	£13,571,706	£13,599,896
35%	75%	£10,566,740	£10,977,217	£10,599,558	£11,010,035	£10,627,485	£10,660,304
40%	75%	£7,613,780	£8,082,897	£7,651,288	£8,120,404	£7,693,204	£7,720,712
45%	75%	£4,660,822	£5,168,579	£4,703,018	£5,230,774	£4,738,924	£4,781,119
50%	75%	£1,707,863	£2,284,259	£1,754,148	£2,341,143	£1,798,643	£1,851,827
10%	80%	£25,355,159	£25,543,895	£25,363,960	£25,551,307	£25,353,508	£25,351,430
15%	80%	£22,415,514	£22,606,983	£22,426,766	£22,708,235	£22,457,168	£22,468,420
20%	80%	£19,474,868	£19,850,161	£19,489,872	£19,865,165	£19,530,407	£19,545,410
25%	80%	£16,533,223	£17,093,339	£16,552,076	£17,122,093	£16,602,667	£16,622,400
30%	80%	£13,593,577	£14,156,517	£13,616,082	£14,179,022	£13,676,889	£13,699,300
35%	80%	£10,652,933	£11,309,695	£10,679,187	£11,335,951	£10,750,125	£10,776,381
40%	80%	£7,712,287	£8,462,873	£7,742,293	£8,492,880	£7,823,365	£7,853,371
45%	80%	£4,771,642	£5,613,859	£4,805,800	£5,648,806	£4,886,604	£4,923,371
50%	80%	£1,830,996	£2,769,230	£1,868,504	£2,806,737	£1,969,844	£2,007,351

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£34,887,406	£34,887,406	£34,887,406	£34,887,406	£34,887,406	£34,887,406
10%	71%	£34,887,406	£35,021,439	£34,896,337	£35,030,369	£34,907,241	£34,918,171
15%	71%	£31,937,379	£32,138,429	£31,950,775	£32,151,826	£31,967,132	£31,980,527
20%	71%	£28,987,352	£29,255,419	£29,005,213	£29,273,280	£29,027,023	£29,044,284
25%	71%	£26,037,325	£26,372,409	£26,059,651	£26,394,734	£26,086,913	£26,109,239
30%	71%	£23,087,298	£23,489,398	£23,114,090	£23,516,190	£23,146,805	£23,173,586
35%	71%	£20,137,271	£20,606,389	£20,168,528	£20,637,644	£20,206,695	£20,237,052
40%	71%	£17,187,244	£17,723,379	£17,222,966	£17,755,100	£17,286,586	£17,320,307
45%	71%	£14,237,218	£14,840,368	£14,277,404	£14,880,555	£14,326,477	£14,366,664
50%	71%	£1,287,191	£1,957,358	£1,331,842	£2,002,009	£1,386,368	£1,431,019
100%	71%	£18,498,652	£17,718,771	£18,407,585	£17,026,027	£18,255,159	£18,203,749
10%	75%	£34,887,406	£34,988,621	£34,890,081	£34,998,184	£34,898,499	£34,905,277
15%	75%	£31,928,584	£32,104,503	£31,942,649	£32,118,567	£31,954,617	£31,968,683
20%	75%	£28,975,625	£29,210,183	£28,994,379	£29,228,937	£29,010,337	£29,029,091
25%	75%	£26,022,667	£26,345,866	£26,046,108	£26,366,386	£26,068,696	£26,089,499
30%	75%	£23,069,708	£23,421,545	£23,097,838	£23,440,676	£23,121,776	£23,148,096
35%	75%	£20,116,750	£20,527,227	£20,149,588	£20,560,045	£20,177,495	£20,210,314
40%	75%	£17,163,790	£17,632,908	£17,201,298	£17,670,414	£17,233,214	£17,270,722
45%	75%	£14,210,832	£14,738,589	£14,253,029	£14,785,781	£14,288,934	£14,331,129
50%	75%	£11,257,874	£11,844,270	£11,304,758	£11,891,153	£11,344,654	£11,391,538
10%	80%	£34,906,169	£35,093,815	£34,913,671	£35,101,317	£34,933,938	£34,941,440
15%	80%	£31,963,554	£32,246,993	£31,976,776	£32,256,246	£31,997,178	£32,016,430
20%	80%	£29,020,819	£29,400,171	£29,035,111	£29,415,175	£29,056,417	£29,075,420
25%	80%	£26,084,233	£26,563,349	£26,102,986	£26,572,103	£26,123,657	£26,142,410
30%	80%	£23,143,588	£23,706,527	£23,166,092	£23,729,032	£23,226,896	£23,249,401
35%	80%	£20,202,943	£20,859,708	£20,230,198	£20,885,961	£20,300,135	£20,326,391
40%	80%	£17,262,297	£18,012,884	£17,292,303	£18,042,890	£17,373,375	£17,403,381
45%	80%	£14,321,652	£16,166,063	£14,355,409	£16,199,819	£14,446,614	£14,480,371
50%	80%	£11,381,006	£12,319,241	£11,418,514	£12,356,748	£11,518,854	£11,567,281

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£46,203,077	£46,203,077	£46,203,077	£46,203,077	£46,203,077	£46,203,077
10%	71%	£39,303,023	£39,437,057	£39,311,954	£39,445,986	£39,322,859	£39,331,786
15%	71%	£36,352,996	£36,554,046	£36,366,922	£36,567,442	£36,382,749	£36,396,145
20%	71%	£33,402,969	£33,671,037	£33,420,830	£33,688,897	£33,442,640	£33,460,501
25%	71%	£30,452,943	£30,788,026	£30,475,268	£30,810,352	£30,502,531	£30,524,857
30%	71%	£27,502,916	£27,905,015	£27,529,707	£27,931,807	£27,562,422	£27,589,213
35%	71%	£24,552,889	£25,022,006	£24,584,145	£25,055,261	£24,622,313	£24,653,693
40%	71%	£21,602,862	£22,138,995	£21,633,584	£22,174,717	£21,682,203	£21,717,925
45%	71%	£18,652,835	£19,255,986	£18,693,022	£19,296,172	£18,742,095	£18,782,281
50%	71%	£15,702,808	£16,372,975	£15,747,469	£16,417,627	£15,801,985	£15,846,636
100%	71%	£14,068,015	£12,702,554	£13,991,972	£12,610,510	£13,879,575	£13,767,532
10%	75%	£39,297,160	£39,414,439	£39,306,537	£39,423,816	£39,314,516	£39,323,893
15%	75%	£36,344,201	£36,520,120	£36,358,267	£36,534,185	£36,370,235	£36,384,400
20%	75%	£33,391,243	£33,655,801	£33,409,897	£33,644,555	£33,426,984	£33,444,708
25%	75%	£30,438,284	£30,731,482	£30,461,726	£30,754,924	£30,481,674	£30,505,116
30%	75%	£27,485,326	£27,837,163	£27,513,456	£27,865,294	£27,537,393	£27,565,523
35%	75%	£24,532,367	£24,942,844	£24,565,186	£24,975,663	£24,583,112	£24,623,932
40%	75%	£21,579,408	£22,048,525	£21,616,916	£22,086,032	£21,648,832	£21,686,340
45%	75%	£18,626,449	£19,154,206	£18,668,646	£19,196,402	£18,704,551	£18,746,747
50%	75%	£15,673,491	£16,259,887	£15,720,376	£16,306,771	£15,760,271	£15,807,155
10%	80%	£39,321,786	£39,509,433	£39,329,285	£39,516,035	£39,340,656	£39,357,657
15%	80%	£36,381,141	£36,662,811	£36,392,304	£36,673,863	£36,422,799	£36,434,048
20%	80%	£33,440,496	£33,815,789	£33,455,499	£33,830,792	£33,466,035	£33,511,637
25%	80%	£30,499,851	£30,989,867	£30,518,604	£30,997,721	£30,529,275	£30,588,028
30%	80%	£27,559,205	£28,122,145	£27,581,709	£28,144,649	£27,545,614	£27,665,018
35%	80%	£24,618,560	£25,275,323	£24,644,815	£25,301,579	£24,715,763	£24,742,008
40%	80%	£21,677,914	£22,428,501	£21,707,921	£22,458,507	£21,788,993	£21,818,999
45%	80%	£18,737,270	£19,581,680	£18,771,026	£19,615,436	£18,862,232	£18,905,985
50%	80%	£15,796,624	£16,734,858	£15,834,132	£16,772,365	£15,935,472	£16,972,970

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 3

CL Zone  
Value Area 1  
Med

No Units  
Site Area 65  
0.66 Ha

Sales value inflation  
Build cost inflation 10%  
5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£26,532,925	£26,532,925	£26,532,925	£26,532,925	£22,961,063	£26,532,925
10%	71%	£22,942,058	£23,076,092	£22,956,583	£23,090,617	£22,961,063	£22,975,589
15%	71%	£21,146,265	£21,347,674	£21,168,412	£21,369,462	£21,175,132	£21,186,200
20%	71%	£19,351,192	£19,619,258	£19,380,241	£19,648,307	£19,389,201	£19,418,252
25%	71%	£17,556,768	£17,890,841	£17,692,069	£17,927,153	£17,603,270	£17,639,683
30%	71%	£15,760,324	£16,162,424	£15,803,899	£16,205,999	£15,817,339	£15,860,914
35%	71%	£13,968,890	£14,434,007	£14,015,728	£14,484,845	£14,251,409	£14,082,246
40%	71%	£12,169,458	£12,705,591	£12,227,557	£12,763,690	£12,245,478	£12,303,577
45%	71%	£10,374,024	£10,977,173	£10,439,386	£11,042,535	£10,459,547	£10,524,909
50%	71%	£8,569,319	£9,248,757	£8,642,966	£9,321,381	£8,665,684	£8,738,332
100%	71%	£39,664,017	£39,292,355	£39,514,311	£39,139,849	£39,468,134	£39,318,428
10%	75%	£22,935,915	£23,053,194	£22,951,166	£23,068,446	£22,952,545	£22,967,796
15%	75%	£21,137,410	£21,313,228	£21,160,286	£21,336,205	£21,162,355	£21,185,230
20%	75%	£19,339,905	£19,519,463	£19,369,407	£19,603,966	£19,372,164	£19,402,866
25%	75%	£17,540,399	£17,833,597	£17,578,527	£17,871,725	£17,581,973	£17,620,101
30%	75%	£15,741,895	£16,093,732	£15,787,648	£16,139,485	£15,791,783	£15,837,537
35%	75%	£13,943,389	£14,353,866	£13,996,769	£14,407,246	£14,001,563	£14,054,372
40%	75%	£12,144,885	£12,614,011	£12,205,899	£12,675,005	£12,211,402	£12,272,406
45%	75%	£10,346,379	£10,874,135	£10,415,010	£10,942,766	£10,421,212	£10,489,842
50%	75%	£8,538,169	£9,132,833	£8,615,500	£9,210,164	£8,622,489	£8,699,820
10%	80%	£22,961,717	£23,149,283	£22,973,913	£23,161,564	£22,988,323	£23,000,334
15%	80%	£21,176,112	£21,457,582	£21,194,413	£21,475,883	£21,216,023	£21,234,325
20%	80%	£19,390,508	£19,765,801	£19,414,910	£19,790,203	£19,443,722	£19,468,124
25%	80%	£17,604,903	£18,074,020	£17,635,406	£18,104,522	£17,671,422	£17,701,923
30%	80%	£15,819,299	£16,382,239	£15,855,902	£16,418,842	£15,899,120	£15,935,723
35%	80%	£14,034,694	£14,690,458	£14,076,398	£14,733,161	£14,126,820	£14,169,523
40%	80%	£12,249,091	£12,998,677	£12,296,894	£13,047,481	£12,354,519	£12,403,323
45%	80%	£10,462,486	£11,306,996	£10,517,290	£11,361,789	£10,582,218	£10,637,122
50%	80%	£8,668,995	£9,615,115	£8,730,860	£9,676,119	£8,803,907	£8,865,772

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£32,870,000	£32,870,000	£32,870,000	£32,870,000	£32,870,000	£32,870,000
10%	71%	£36,496,866	£36,446,948	£36,412,368	£36,412,368	£36,412,368	£36,427,338
15%	71%	£38,296,300	£38,056,420	£38,234,512	£38,033,462	£38,227,792	£38,206,004
20%	71%	£40,095,733	£39,783,667	£40,022,683	£39,754,617	£40,013,723	£39,984,673
25%	71%	£41,895,167	£41,512,913	£41,810,855	£41,475,771	£41,799,654	£41,763,342
30%	71%	£43,694,600	£43,242,159	£43,599,027	£43,196,925	£43,585,905	£43,549,216
35%	71%	£45,494,033	£44,969,417	£45,387,197	£44,918,080	£45,371,516	£45,320,679
40%	71%	£47,293,467	£46,697,334	£47,175,367	£46,639,234	£47,157,447	£47,099,347
45%	71%	£49,092,900	£48,425,751	£48,963,539	£48,360,388	£48,943,378	£48,878,016
50%	71%	£50,892,333	£50,154,168	£50,751,711	£50,081,543	£50,737,490	£50,663,269
100%	71%	£69,066,941	£67,685,479	£68,917,238	£67,535,774	£68,871,058	£68,721,353
10%	75%	£36,487,010	£36,349,731	£36,349,731	£36,334,479	£36,450,380	£36,435,129
15%	75%	£38,286,514	£38,099,598	£38,099,598	£38,086,719	£38,202,620	£38,187,614
20%	75%	£40,086,020	£39,820,462	£40,033,518	£39,798,959	£40,030,761	£40,000,253
25%	75%	£41,885,525	£41,569,327	£41,824,397	£41,531,199	£41,820,951	£41,782,233
30%	75%	£43,685,030	£43,309,193	£43,615,276	£43,283,439	£43,613,141	£43,565,388
35%	75%	£45,484,535	£44,949,156	£44,906,156	£44,605,619	£44,601,347	£44,547,853
40%	75%	£47,284,040	£46,589,223	£47,197,033	£46,727,919	£47,191,522	£47,130,518
45%	75%	£49,083,545	£48,229,789	£48,987,915	£48,460,159	£48,981,712	£48,913,382
50%	75%	£50,883,050	£49,870,356	£50,797,425	£50,192,780	£50,780,436	£50,703,105
10%	80%	£36,441,208	£36,253,561	£36,429,008	£36,241,361	£36,414,601	£36,402,400
15%	80%	£38,240,713	£37,945,343	£38,208,511	£37,927,041	£38,188,901	£38,188,600
20%	80%	£40,040,218	£39,637,123	£39,988,014	£39,612,721	£39,999,203	£39,994,600
25%	80%	£41,839,723	£41,329,904	£41,794,512	£41,296,402	£41,781,903	£41,701,001
30%	80%	£43,639,228	£43,020,686	£43,547,022	£43,084,083	£43,603,804	£43,467,201
35%	80%	£45,438,733	£44,712,468	£45,326,528	£44,689,704	£45,276,104	£45,233,402
40%	80%	£47,238,238	£46,404,249	£47,108,030	£46,355,444	£47,083,496	£46,999,901
45%	80%	£49,037,743	£48,096,029	£48,885,534	£48,041,125	£48,820,706	£48,765,802
50%	80%	£50,837,248	£49,787,810	£50,672,065	£49,726,805	£50,690,017	£50,637,153

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£41,203,905	£41,203,905	£41,203,905	£41,203,905	£41,203,905	£41,203,905
10%	71%	£24,794,792	£24,660,758	£24,780,267	£24,646,234	£24,775,787	£24,761,261
15%	71%	£26,590,226	£26,399,176	£26,585,438	£26,397,388	£26,591,718	£26,579,930
20%	71%	£28,385,660	£28,117,059	£28,380,623	£28,088,543	£28,384,628	£28,347,628
25%	71%	£30,181,094	£29,846,009	£30,144,781	£29,809,697	£30,133,580	£30,097,267
30%	71%	£31,976,528	£31,574,426	£31,932,951	£31,530,851	£31,919,511	£31,875,336
35%	71%	£33,771,962	£33,302,843	£33,729,123	£33,292,006	£33,705,442	£33,658,604
40%	71%	£35,567,396	£35,031,259	£35,525,295	£35,073,162	£35,491,372	£35,433,274
45%	71%	£37,362,830	£36,759,677	£37,297,468	£36,694,315	£37,277,303	£37,211,942
50%	71%	£39,158,264	£38,488,093	£39,093,641	£38,415,469	£39,071,166	£38,997,518
100%	71%	£57,402,867	£56,019,405	£57,251,152	£56,689,699	£57,293,984	£57,055,278
10%	75%	£24,800,935	£24,683,950	£24,785,684	£24,668,404	£24,784,305	£24,769,055
15%	75%	£26,599,440	£26,423,522	£26,576,564	£26,400,645	£26,574,496	£26,551,620
20%	75%	£28,397,945	£28,163,387	£28,387,444	£28,132,884	£28,394,687	£28,334,194
25%	75%	£30,196,450	£29,892,253	£30,158,323	£29,865,127	£30,154,677	£30,116,746
30%	75%	£31,994,955	£31,643,118	£31,949,202	£31,597,365	£31,945,067	£31,899,313
35%	75%	£33,793,460	£33,382,984	£33,740,081	£33,329,604	£33,735,257	£33,681,874
40%	75%	£35,591,965	£35,122,849	£35,540,960	£35,081,845	£35,535,148	£35,476,948
45%	75%	£37,390,470	£36,862,715	£37,312,840	£36,794,084	£37,315,638	£37,247,008
50%	75%	£39,188,975	£38,604,017	£39,121,359	£38,526,696	£39,114,361	£38,997,030
10%	80%	£24,775,133	£24,587,487	£24,762,933	£24,575,287	£24,748,527	£24,736,536
15%	80%	£26,574,638	£26,386,728	£26,560,437	£26,378,927	£26,569,927	£26,557,936
20%	80%	£28,374,143	£28,179,049	£28,321,949	£28,146,647	£28,293,128	£28,268,726
25%	80%	£30,173,648	£29,962,930	£30,101,444	£29,632,328	£30,085,429	£30,034,927
30%	80%	£31,973,153	£31,756,811	£31,880,946	£31,518,008	£31,937,730	£31,801,127
35%	80%	£33,772,658	£33,546,693	£33,660,452	£33,003,689	£33,610,030	£33,567,327
40%	80%	£35,572,163	£35,336,574	£35,449,959	£34,889,370	£35,382,331	£35,332,627
45%	80%	£37,371,668	£37,126,455	£37,219,469	£36,775,051	£37,154,632	£37,099,729
50%	80%	£39,171,173	£38,916,336	£38,905,998	£38,660,731	£38,932,043	£38,871,076

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£892,745	£892,745	£892,745	£892,745	£892,745	£892,745
10%	71%	£4,483,312	£4,349,878	£4,469,387	£4,335,954	£4,444,697	£4,430,381
15%	71%	£6,278,046	£6,077,596	£6,257,258	£6,056,208	£6,250,538	£6,228,750
20%	71%	£8,072,478	£7,806,412	£8,045,429	£7,777,363	£8,036,469	£8,007,419
25%	71%	£9,867,910	£9,534,829	£9,833,601	£9,499,517	£9,822,400	£9,786,087
30%	71%	£11,663,342	£11,263,246	£11,631,774	£11,219,671	£11,608,331	£11,544,756
35%	71%	£13,458,774	£12,991,663	£13,409,826	£12,940,826	£13,394,262	£13,343,424
40%	71%	£15,254,206	£14,720,079	£15,199,113	£14,681,980	£15,180,193	£15,129,933
45%	71%	£17,049,638	£16,448,495	£16,888,022	£16,383,135	£16,966,123	£16,900,763
50%	71%	£18,845,070	£18,176,911	£18,782,704	£18,104,289	£18,799,966	£18,696,538
10							

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£8,300,187	£8,300,187	£8,300,187	£8,300,187	£8,300,187	£8,300,187
10%	71%	£4,703,321	£1,843,334	£4,723,825	£4,857,876	£4,723,325	£4,742,631
15%	71%	£2,913,857	£3,114,337	£2,935,972	£3,136,725	£2,942,395	£2,954,183
20%	71%	£1,118,454	£1,366,520	£1,147,503	£1,415,570	£1,156,464	£1,185,514
25%	71%	£-176,980	£-341,896	£-640,688	£-305,585	£-1620,467	£-933,155
30%	71%	£-2,472,415	£-2,070,314	£-2,428,829	£-2,028,748	£-2,415,388	£-2,371,523
35%	71%	£-4,267,847	£-3,798,730	£-4,217,010	£-3,747,893	£-4,201,329	£-4,150,492
40%	71%	£-6,063,280	£-5,527,147	£-6,005,181	£-5,469,047	£-5,987,280	£-5,929,160
45%	71%	£-7,858,714	£-7,255,564	£-7,793,352	£-7,190,202	£-7,773,191	£-7,707,629
50%	71%	£-9,654,149	£-9,053,981	£-9,589,771	£-8,911,357	£-9,567,053	£-9,483,405
100%	71%	£-27,896,754	£-26,515,292	£-27,747,049	£-26,365,587	£-27,700,871	£-27,551,166
10%	75%	£4,703,177	£4,820,456	£4,718,428	£4,835,708	£4,719,807	£4,735,058
15%	75%	£2,904,673	£3,080,591	£2,927,549	£3,103,466	£2,929,617	£2,952,493
20%	75%	£1,106,167	£1,340,725	£1,136,669	£1,371,228	£1,139,426	£1,169,929
25%	75%	£-692,338	£-399,140	£-654,211	£-361,013	£-650,764	£-612,637
30%	75%	£-2,490,843	£-2,139,006	£-2,445,089	£-2,093,252	£-2,440,954	£-2,395,201
35%	75%	£-4,286,348	£-3,878,671	£-4,235,969	£-3,825,482	£-4,231,144	£-4,179,766
40%	75%	£-6,081,853	£-5,618,737	£-6,026,848	£-5,577,732	£-6,021,336	£-5,960,331
45%	75%	£-7,876,358	£-7,358,602	£-7,817,729	£-7,289,972	£-7,811,526	£-7,742,895
50%	75%	£-9,671,863	£-9,099,564	£-9,617,238	£-9,022,574	£-9,610,249	£-9,532,918
10%	60%	£4,728,979	£4,916,626	£4,741,179	£4,928,826	£4,755,586	£4,767,787
15%	60%	£2,943,375	£3,224,844	£2,961,675	£3,243,146	£2,983,285	£3,001,587
20%	60%	£1,157,770	£1,624,063	£1,182,172	£1,557,468	£1,210,694	£1,235,386
25%	60%	£-692,634	£-1,158,712	£-1,097,324	£-1,029,216	£-696,136	£-639,814
30%	60%	£-2,413,439	£-1,850,499	£-2,376,836	£-1,813,896	£-2,333,617	£-2,297,014
35%	60%	£-4,199,043	£-3,542,280	£-4,156,340	£-3,499,577	£-4,105,918	£-4,063,215
40%	60%	£-5,984,647	£-5,224,960	£-5,941,925	£-5,185,257	£-5,928,219	£-5,829,415
45%	60%	£-7,770,251	£-6,925,542	£-7,715,348	£-6,870,938	£-7,650,519	£-7,595,615
50%	60%	£-9,555,742	£-8,617,623	£-9,501,878	£-8,556,618	£-9,428,830	£-9,366,956

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£11,524,156	£11,524,156	£11,524,156	£11,524,156	£11,524,156	£11,524,156
10%	71%	£9,728,722	£9,928,772	£9,750,510	£9,951,560	£9,757,239	£9,778,018
15%	71%	£7,933,290	£8,201,266	£7,962,339	£8,230,405	£7,971,299	£8,000,349
20%	71%	£6,137,858	£6,422,639	£6,174,165	£6,508,251	£6,185,365	£6,211,681
25%	71%	£4,342,422	£4,744,522	£4,385,997	£4,788,097	£4,399,437	£4,443,012
30%	71%	£2,546,986	£3,016,105	£2,597,625	£3,066,942	£2,613,506	£2,664,344
35%	71%	£-751,452	£-1,267,689	£-699,656	£-1,345,768	£-727,576	£-685,675
40%	71%	£-2,547,916	£-2,049,229	£-2,507,517	£-2,025,967	£-2,500,042	£-2,458,814
45%	71%	£-4,343,378	£-3,440,729	£-4,302,517	£-3,475,367	£-4,295,355	£-4,252,394
50%	71%	£-6,138,840	£-4,629,145	£-6,097,517	£-4,658,521	£-6,092,343	£-6,049,394
100%	71%	£-21,084,919	£-19,708,497	£-20,932,219	£-19,550,754	£-20,886,036	£-20,736,530
10%	75%	£11,515,813	£11,695,324	£11,533,681	£11,659,544	£11,543,161	£11,649,631
15%	75%	£9,719,508	£9,895,426	£9,742,384	£9,918,303	£9,744,452	£9,767,328
20%	75%	£7,921,003	£8,155,561	£7,951,504	£8,186,064	£7,954,261	£7,984,764
25%	75%	£6,122,497	£6,415,695	£6,160,628	£6,453,823	£6,164,071	£6,202,199
30%	75%	£4,326,992	£4,622,766	£4,369,746	£4,671,891	£4,375,835	£4,419,012
35%	75%	£2,528,487	£2,935,964	£2,576,867	£2,989,344	£2,583,691	£2,637,070
40%	75%	£-726,033	£-1,198,099	£-677,987	£-1,257,103	£-703,500	£-654,504
45%	75%	£-2,523,491	£-2,041,567	£-2,482,802	£-2,012,642	£-2,475,136	£-2,428,080
50%	75%	£-4,318,913	£-3,285,069	£-4,279,738	£-3,252,138	£-4,272,413	£-4,229,082
10%	60%	£11,543,815	£11,731,461	£11,556,615	£11,743,661	£11,570,421	£11,582,622
15%	60%	£9,738,210	£10,029,660	£9,776,511	£10,067,981	£9,798,121	£9,816,423
20%	60%	£7,932,604	£8,347,898	£7,987,038	£8,372,301	£7,995,620	£8,020,222
25%	60%	£6,127,000	£6,656,118	£6,211,504	£6,686,620	£6,253,519	£6,284,021
30%	60%	£4,321,397	£4,964,337	£4,438,000	£5,000,940	£4,481,218	£4,517,821
35%	60%	£2,516,792	£3,272,556	£2,639,496	£3,315,259	£2,708,918	£2,731,621
40%	60%	£-720,739	£-1,580,775	£-678,992	£-1,629,578	£-696,617	£-645,421
45%	60%	£-2,513,416	£-2,111,007	£-2,500,512	£-2,155,103	£-2,495,684	£-2,478,780
50%	60%	£-4,308,907	£-3,802,787	£-4,287,042	£-3,856,618	£-4,281,995	£-4,252,130

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£22,055,264	£22,055,264	£22,055,264	£22,055,264	£22,055,264	£22,055,264
10%	71%	£18,464,398	£18,598,431	£18,478,622	£18,612,956	£18,483,403	£18,497,928
15%	71%	£16,666,984	£16,870,014	£16,680,752	£16,891,802	£16,697,472	£16,719,260
20%	71%	£14,873,551	£15,141,697	£14,902,981	£15,170,647	£14,911,541	£14,940,591
25%	71%	£13,078,098	£13,413,181	£13,114,409	£13,449,493	£13,125,610	£13,161,922
30%	71%	£11,282,664	£11,684,763	£11,326,239	£11,726,338	£11,339,679	£11,383,254
35%	71%	£9,487,230	£9,955,347	£9,530,867	£10,007,184	£9,555,748	£9,604,585
40%	71%	£7,691,797	£8,227,930	£7,740,897	£8,286,030	£7,767,817	£7,825,917
45%	71%	£5,896,363	£6,499,513	£5,961,725	£6,564,875	£5,981,896	£6,047,248
50%	71%	£4,091,658	£4,771,096	£4,165,306	£4,843,721	£4,188,023	£4,251,671
100%	71%	£-14,141,697	£-12,989,015	£-13,991,072	£-12,840,510	£-13,986,094	£-12,966,059
10%	75%	£18,458,254	£18,575,533	£18,473,505	£18,590,785	£18,474,884	£18,490,135
15%	75%	£16,659,750	£16,835,668	£16,682,626	£16,858,545	£16,684,694	£16,707,670
20%	75%	£14,861,244	£15,085,602	£14,891,745	£15,126,305	£14,894,593	£14,925,006
25%	75%	£13,062,739	£13,355,937	£13,100,867	£13,394,065	£13,104,313	£13,142,441
30%	75%	£11,264,234	£11,616,072	£11,309,988	£11,661,825	£11,314,123	£11,359,876
35%	75%	£9,465,729	£9,876,206	£9,519,108	£9,929,585	£9,523,933	£9,577,311
40%	75%	£7,661,224	£8,136,241	£7,726,225	£8,197,345	£7,753,742	£7,814,746
45%	75%	£5,856,719	£6,396,475	£5,937,340	£6,465,105	£5,943,552	£6,012,182
50%	75%	£4,050,508	£4,655,173	£4,137,839	£4,732,504	£4,144,828	£4,222,159
10%	60%	£18,464,066	£18,671,703	£18,486,257	£18,693,903	£18,491,663	£18,522,964
15%	60%	£16,658,452	£16,979,921	£16,716,753	£16,995,223	£16,738,363	£16,756,664
20%	60%	£14,861,947	£15,288,141	£14,937,250	£15,312,543	£14,966,061	£14,990,464
25%	60%	£13,072,243	£13,596,360	£13,157,746	£13,626,862	£13,193,761	£13,224,263
30%	60%	£11,274,638	£11,904,578	£11,376,242	£11,941,181	£11,421,460	£11,459,063
35%	60%	£9,476,034	£10,212,798	£9,598,734	£10,255,500	£9,649,160	£9,691,862
40%	60%	£7,677,430	£8,521,017	£7,819,234	£8,569,820	£7,876,858	£7,925,662
45%	60%	£5,881,826	£6,829,235	£6,039,730	£6,884,139	£6,104,556	£6,159,462
50%	60%	£4,076,325	£5,137,454	£4,253,169	£5,198,456	£4,263,247	£4,338,111

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£8,089,637	£8,089,637	£8,089,637	£8,089,637	£8,089,637	£8,089,637
10%	71%	£4,498,770	£4,632,804	£4,513,296	£4,647,529	£4,517,775	£4,532,201
15%	71%	£4,705,337	£2,904,386	£4,726,124	£2,926,174	£4,731,844	£2,933,622
20%	71%	£907,904	£1,175,070	£936,953	£1,205,019	£945,913	£974,964
25%	71%	£887,530	£552,447	£851,218	£516,135	£840,018	£803,705
30%	71%	£3,662,964	£2,360,864	£2,639,369	£2,237,286	£3,625,946	£2,582,374
35%	71%	£4,478,398	£4,009,281	£4,427,560	£3,958,443	£4,411,879	£4,361,042
40%	71%	£6,273,830	£5,737,697	£6,215,311	£5,679,598	£6,197,810	£6,139,711
45%	71%	£8,089,264	£7,486,115	£8,003,802	£7,400,753	£7,983,741	£7,918,379
50%	71%	£9,875,698	£9,144,531	£9,803,297	£9,121,807	£9,777,684	£9,703,956
100%	71%	£28,197,305	£26,725,843	£27,957,599	£26,576,137	£27,911,422	£27,761,716
10%	75%	£4,492,627	£4,609,906	£4,507,878	£4,625,158	£4,509,257	£4,524,508
15%	75%	£2,894,122	£2,870,040	£2,710,998	£2,892,917	£2,710,067	£2,741,842
20%	75%	£695,817	£1,130,175	£506,119	£1,160,676	£528,876	£959,376
25%	75%	£902,889	£609,691	£864,761	£571,563	£861,315	£623,187
30%	75%	£2,701,393	£2,349,556	£2,655,640	£2,303,802	£2,651,505	£2,605,751
35%	75%	£4,409,890	£3,089,422	£4,446,519	£4,036,042	£4,441,695	£4,388,316
40%	75%	£6,298,403	£5,529,287	£6,237,369	£5,768,283	£6,231,886	£6,170,881
45%	75%	£8,096,009	£7,569,153	£8,028,278	£7,500,522	£8,022,076	£7,953,446
50%	75%	£9,894,624	£9,310,465	£9,827,768	£9,253,124	£9,820,799	£9,743,468
10%	60%	£4,518,459	£4,798,076	£4,530,523	£4,715,276	£4,545,035	£4,557,296
15%	60%	£2,732,824	£3,014,294	£2,751,125	£3,032,586	£2,772,735	£2,791,037
20%	60%	£947,220	£1,322,513	£971,622	£1,346,915	£1,000,434	£1,024,838
25%	60%	£838,367	£292,268	£267,882	£333,766	£271,866	£241,516
30%	60%	£2,623,989	£2,061,040	£2,587,386	£2,024,446	£2,544,168	£2,507,564
35%	60%	£4,409,594	£3,752,830	£4,366,890	£3,710,127	£4,316,468	£4,273,765
40%	60%	£6,195,197	£5,444,611	£6,146,394	£5,395,897	£6,088,769	£6,039,965
45%	60%	£7,980,802	£7,136,392	£7,925,898	£7,081,456	£7,861,026	£7,806,166
50%	60%	£9,774,293	£8,828,173	£9,712,428	£8,767,169	£9,639,381	£9,577,516

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£14,046,780	£14,182,814	£14,083,305	£14,197,339	£14,067,785	£14,082,311
10%	71%	£12,283,347	£12,454,397	£12,275,135	£12,478,185	£12,281,854	£12,303,842
15%	71%	£10,457,914	£10,725,980	£10,466,963	£10,755,029	£10,456,923	£10,524,974
20%	71%	£8,662,480	£8,967,664	£8,688,792	£8,933,876	£8,709,963	£8,746,365
25%	71%	£6,867,046	£7,269,146	£6,910,621	£7,312,721	£6,924,062	£6,967,837
30%	71%	£5,071,613	£5,540,730	£5,122,450	£5,591,567	£5,138,131	£5,188,968
35%	71%	£3,276,180	£3,512,313	£3,334,279	£3,574,413	£3,362,290	£3,410,299
40%	71%	£1,480,746	£2,083,896	£1,546,108	£2,149,257	£1,566,269	£1,631,631
45%	71%	£323,959	£356,479	£250,311	£428,103	£227,594	£153,946
100%	71%	£19,957,295	£17,176,832	£16,407,869	£17,026,327	£16,361,412	£16,211,708
10%	75%	£14,042,457	£14,169,016	£14,057,888	£14,176,162	£14,059,267	£14,074,014
15%	75%	£12,244,133	£12,420,051	£12,267,005	£12,442,927	£12,269,077	£12,281,963
20%	75%	£10,444,627	£10,680,185	£10,476,129	£10,710,688	£10,478,896	£10,509,388
25%	75%	£8,647,122	£8,940,200	£8,685,240	£8,978,447	£8,688,666	£8,726,823
30%	75%	£6,848,617	£7,200,454	£6,894,571	£7,246,206	£6,898,505	£6,940,263
35%	75%	£5,050,112	£5,460,589	£5,103,491	£5,513,968	£5,108,315	£5,161,694
40%	75%	£3,251,607	£3,720,723	£3,312,611	£3,781,728	£3,318,124	£3,379,129
45%	75%	£1,454,149	£1,960,859	£1,521,732	£2,049,496	£1,527,034	£1,596,865
50%	75%	£355,109	£239,555	£277,778	£316,886	£270,789	£193,458
10%	60%	£14,068,439	£14,256,086	£14,080,639	£14,268,286	£14,095,046	£14,107,247
15%	60%	£12,282,935	£12,564,204	£12,301,135	£12,582,608	£12,322,745	£12,341,947
20%	60%	£10,449,412	£10,732,923	£10,471,133	£10,756,924	£10,493,444	£10,517,946
25%	60%	£8,711,625	£9,180,743	£8,742,128	£9,211,244	£8,778,144	£8,808,645
30%	60%	£6,926,021	£7,498,961	£6,962,624	£7,525,954	£6,997,842	£7,042,446
35%	60%	£5,140,416	£5,707,180	£5,183,120	£5,838,983	£5,233,542	£5,276,245
40%	60%	£3,354,813	£4,105,399	£3,403,616	£4,124,203	£3,461,241	£3,510,045
45%	60%	£1,569,208	£2,413,618	£1,624,112	£2,468,522	£1,688,941	£1,743,844
50%	60%	£224,282	£271,837	£162,418	£322,841	£89,370	£27,506

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£22,055,264	£22,055,264	£22,055,264	£22,055,264	£22,055,264	£22,055,264
10%	71%	£18,464,398	£18,598,431	£18,478,922	£18,612,956	£18,483,403	£18,497,928
15%	71%	£16,868,984	£16,870,014	£16,890,755	£16,891,802	£16,897,472	£16,719,260
20%	71%	£14,873,531	£15,141,597	£14,902,581	£15,170,647	£14,911,541	£14,940,591
25%	71%	£13,078,098	£13,413,181	£13,114,409	£13,449,493	£13,125,610	£13,161,922
30%	71%	£11,282,664	£11,684,763	£11,326,239	£11,728,338	£11,339,679	£11,383,254
35%	71%	£9,487,230	£9,956,347	£9,539,067	£10,097,164	£9,553,746	£9,604,695
40%	71%	£7,691,797	£8,227,930	£7,749,697	£8,286,030	£7,767,817	£7,825,917
45%	71%	£5,896,363	£6,499,513	£5,961,725	£6,564,875	£5,981,896	£6,047,248
50%	71%	£4,091,638	£4,771,099	£4,165,268	£4,843,721	£4,188,024	£4,251,671
100%	71%	£14,141,677	£12,160,215	£13,991,972	£12,810,510	£13,945,794	£13,796,080
10%	75%	£18,458,254	£18,575,533	£18,473,505	£18,590,785	£18,474,884	£18,490,135
15%	75%	£16,659,750	£16,835,688	£16,682,626	£16,858,545	£16,684,694	£16,707,670
20%	75%	£14,861,244	£15,095,802	£14,891,746	£15,126,305	£14,894,503	£14,925,009
25%	75%	£13,062,739	£13,355,937	£13,100,867	£13,384,066	£13,104,313	£13,142,441
30%	75%	£11,264,234	£11,616,072	£11,309,958	£11,661,825	£11,314,123	£11,359,676
35%	75%	£9,466,729	£9,876,206	£9,510,108	£9,929,585	£9,523,953	£9,577,511
40%	75%	£7,667,224	£8,136,441	£7,716,229	£8,197,345	£7,733,742	£7,794,746
45%	75%	£5,868,719	£6,396,475	£5,937,349	£6,465,105	£5,943,552	£6,012,182
50%	75%	£4,069,508	£4,655,173	£4,137,839	£4,732,504	£4,144,828	£4,222,159
10%	60%	£18,464,066	£18,611,703	£18,496,253	£18,653,003	£18,510,663	£18,522,864
15%	60%	£16,668,452	£16,979,921	£16,716,753	£16,998,223	£16,738,363	£16,756,694
20%	60%	£14,874,947	£15,288,141	£14,937,250	£15,312,543	£14,966,061	£14,980,484
25%	60%	£13,127,243	£13,586,360	£13,197,746	£13,626,862	£13,193,761	£13,224,263
30%	60%	£11,341,658	£11,934,676	£11,376,242	£11,941,161	£11,421,460	£11,458,063
35%	60%	£9,556,034	£10,212,798	£9,598,738	£10,255,500	£9,649,160	£9,691,862
40%	60%	£7,770,430	£8,521,017	£7,819,234	£8,569,820	£7,876,858	£7,925,063
45%	60%	£5,984,626	£6,529,235	£6,039,730	£6,595,139	£6,104,558	£6,159,462
50%	60%	£4,191,335	£5,137,454	£4,253,199	£5,198,459	£4,326,247	£4,388,111

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 3

CIL Zone	1
Value Area	Low

No Units	65
Site Area	0.65 Ha

Sales value inflation	10%
Build cost inflation	5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£18,868,086	£18,868,086	£18,868,086	£18,868,086	£18,868,086	£18,868,086
10%	71%	£16,034,513	£16,168,547	£16,058,229	£16,192,262	£16,053,518	£16,077,234
15%	71%	£14,617,226	£14,818,770	£14,653,269	£14,854,349	£14,646,234	£14,691,607
20%	71%	£13,200,839	£13,469,006	£13,248,371	£13,515,437	£13,238,949	£13,286,380
25%	71%	£11,784,152	£12,119,236	£11,843,441	£12,178,524	£11,831,665	£11,890,654
30%	71%	£10,367,224	£10,769,465	£10,435,374	£10,840,612	£10,421,043	£10,483,193
35%	71%	£8,950,158	£9,419,694	£9,032,307	£9,497,699	£9,024,513	£9,088,786
40%	71%	£7,533,092	£8,069,923	£7,620,240	£8,154,786	£7,647,384	£7,703,379
45%	71%	£6,116,026	£6,719,152	£6,207,173	£6,811,873	£6,194,257	£6,259,472
50%	71%	£4,698,960	£5,368,381	£4,794,106	£5,468,960	£4,781,130	£4,837,563
100%	71%	£3,281,894	£4,017,610	£3,379,039	£4,126,047	£3,366,064	£3,434,654
10%	75%	£18,027,911	£18,145,190	£18,052,812	£18,170,091	£18,044,539	£18,069,442
15%	75%	£14,607,822	£14,783,741	£14,645,174	£14,821,093	£14,632,766	£14,670,118
20%	75%	£13,191,734	£13,422,202	£13,237,336	£13,472,094	£13,220,692	£13,270,086
25%	75%	£11,776,645	£12,060,843	£11,829,898	£12,123,096	£11,809,219	£11,871,472
30%	75%	£10,361,137	£10,699,394	£10,418,893	£10,774,099	£10,393,728	£10,469,486
35%	75%	£8,946,129	£9,337,941	£9,002,105	£9,418,370	£8,972,746	£9,061,130
40%	75%	£7,531,021	£7,976,483	£7,585,917	£8,061,048	£7,561,763	£7,652,732
45%	75%	£6,115,913	£6,625,025	£6,165,810	£6,767,722	£6,147,676	£6,244,417
50%	75%	£4,700,805	£5,273,567	£4,750,702	£5,368,405	£4,732,529	£4,819,158
10%	80%	£16,055,681	£16,244,988	£16,075,563	£16,263,210	£16,052,249	£16,102,170
15%	80%	£14,640,419	£14,930,889	£14,670,301	£14,960,771	£14,659,330	£14,719,211
20%	80%	£13,225,156	£13,619,859	£13,255,183	£13,650,753	£13,244,167	£13,304,148
25%	80%	£11,809,894	£12,308,829	£11,839,915	£12,338,734	£11,828,902	£11,888,683
30%	80%	£10,394,631	£10,997,800	£10,424,636	£11,028,715	£10,413,619	£10,473,600
35%	80%	£8,979,368	£9,690,779	£9,009,369	£9,740,696	£8,994,356	£9,054,581
40%	80%	£7,564,105	£8,381,750	£7,593,106	£8,431,677	£7,577,097	£7,637,658
45%	80%	£6,148,842	£7,072,721	£6,177,843	£7,122,658	£6,161,834	£6,222,695
50%	80%	£4,733,579	£5,763,692	£4,762,580	£5,813,639	£4,746,571	£4,803,676

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£40,534,838	£40,534,838	£40,534,838	£40,534,838	£40,534,838	£40,534,838
10%	71%	£38,283,411	£38,283,411	£38,283,411	£38,283,411	£38,283,411	£38,283,411
15%	71%	£34,785,108	£34,785,108	£34,785,108	£34,785,108	£34,785,108	£34,785,108
20%	71%	£31,286,805	£31,286,805	£31,286,805	£31,286,805	£31,286,805	£31,286,805
25%	71%	£27,788,502	£27,788,502	£27,788,502	£27,788,502	£27,788,502	£27,788,502
30%	71%	£24,289,199	£24,289,199	£24,289,199	£24,289,199	£24,289,199	£24,289,199
35%	71%	£20,790,896	£20,790,896	£20,790,896	£20,790,896	£20,790,896	£20,790,896
40%	71%	£17,291,593	£17,291,593	£17,291,593	£17,291,593	£17,291,593	£17,291,593
45%	71%	£13,792,290	£13,792,290	£13,792,290	£13,792,290	£13,792,290	£13,792,290
50%	71%	£10,292,987	£10,292,987	£10,292,987	£10,292,987	£10,292,987	£10,292,987
10%	75%	£39,033,490	£39,033,490	£39,033,490	£39,033,490	£39,033,490	£39,033,490
15%	75%	£35,535,187	£35,535,187	£35,535,187	£35,535,187	£35,535,187	£35,535,187
20%	75%	£32,036,884	£32,036,884	£32,036,884	£32,036,884	£32,036,884	£32,036,884
25%	75%	£28,538,581	£28,538,581	£28,538,581	£28,538,581	£28,538,581	£28,538,581
30%	75%	£25,040,278	£25,040,278	£25,040,278	£25,040,278	£25,040,278	£25,040,278
35%	75%	£21,541,975	£21,541,975	£21,541,975	£21,541,975	£21,541,975	£21,541,975
40%	75%	£18,043,672	£18,043,672	£18,043,672	£18,043,672	£18,043,672	£18,043,672
45%	75%	£14,545,369	£14,545,369	£14,545,369	£14,545,369	£14,545,369	£14,545,369
50%	75%	£11,047,066	£11,047,066	£11,047,066	£11,047,066	£11,047,066	£11,047,066
10%	80%	£37,534,838	£37,534,838	£37,534,838	£37,534,838	£37,534,838	£37,534,838
15%	80%	£34,036,535	£34,036,535	£34,036,535	£34,036,535	£34,036,535	£34,036,535
20%	80%	£30,538,232	£30,538,232	£30,538,232	£30,538,232	£30,538,232	£30,538,232
25%	80%	£27,039,929	£27,039,929	£27,039,929	£27,039,929	£27,039,929	£27,039,929
30%	80%	£23,541,626	£23,541,626	£23,541,626	£23,541,626	£23,541,626	£23,541,626
35%	80%	£20,043,323	£20,043,323	£20,043,323	£20,043,323	£20,043,323	£20,043,323
40%	80%	£16,545,020	£16,545,020	£16,545,020	£16,545,020	£16,545,020	£16,545,020
45%	80%	£13,046,717	£13,046,717	£13,046,717	£13,046,717	£13,046,717	£13,046,717
50%	80%	£9,548,414	£9,548,414	£9,548,414	£9,548,414	£9,548,414	£9,548,414

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£38,283,411	£38,283,411	£38,283,411	£38,283,411	£38,283,411	£38,283,411
10%	71%	£36,031,984	£36,031,984	£36,031,984	£36,031,984	£36,031,984	£36,031,984
15%	71%	£32,533,681	£32,533,681	£32,533,681	£32,533,681	£32,533,681	£32,533,681
20%	71%	£29,035,378	£29,035,378	£29,035,378	£29,035,378	£29,035,378	£29,035,378
25%	71%	£25,537,075	£25,537,075	£25,537,075	£25,537,075	£25,537,075	£25,537,075
30%	71%	£22,038,772	£22,038,772	£22,038,772	£22,038,772	£22,038,772	£22,038,772
35%	71%	£18,540,469	£18,540,469	£18,540,469	£18,540,469	£18,540,469	£18,540,469
40%	71%	£15,042,166	£15,042,166	£15,042,166	£15,042,166	£15,042,166	£15,042,166
45%	71%	£11,543,863	£11,543,863	£11,543,863	£11,543,863	£11,543,863	£11,543,863
50%	71%	£8,045,560	£8,045,560	£8,045,560	£8,045,560	£8,045,560	£8,045,560
10%	75%	£37,034,838	£37,034,838	£37,034,838	£37,034,838	£37,034,838	£37,034,838
15%	75%	£33,536,535	£33,536,535	£33,536,535	£33,536,535	£33,536,535	£33,536,535
20%	75%	£30,038,232	£30,038,232	£30,038,232	£30,038,232	£30,038,232	£30,038,232
25%	75%	£26,539,929	£26,539,929	£26,539,929	£26,539,929	£26,539,929	£26,539,929
30%	75%	£23,041,626	£23,041,626	£23,041,626	£23,041,626	£23,041,626	£23,041,626
35%	75%	£19,543,323	£19,543,323	£19,543,323	£19,543,323	£19,543,323	£19,543,323
40%	75%	£16,045,020	£16,045,020	£16,045,020	£16,045,020	£16,045,020	£16,045,020
45%	75%	£12,546,717	£12,546,717	£12,546,717	£12,546,717	£12,546,717	£12,546,717
50%	75%	£9,048,414	£9,048,414	£9,048,414	£9,048,414	£9,048,414	£9,048,414
10%	80%	£35,534,838	£35,534,838	£35,534,838	£35,534,838	£35,534,838	£35,534,838
15%	80%	£32,036,535	£32,036,535	£32,036,535	£32,036,535	£32,036,535	£32,036,535
20%	80%	£28,538,232	£28,538,232	£28,538,232	£28,538,232	£28,538,232	£28,538,232
25%	80%	£25,039,929	£25,039,929	£25,039,929	£25,039,929	£25,039,929	£25,039,929
30%	80%	£21,541,626	£21,541,626	£21,541,626	£21,541,626	£21,541,626	£21,541,626
35%	80%	£18,043,323	£18,043,323	£18,043,323	£18,043,323	£18,043,323	£18,043,323
40%	80%	£14,545,020	£14,545,020	£14,545,020	£14,545,020	£14,545,020	£14,545,020
45%	80%	£11,046,717	£11,046,717	£11,046,717	£11,046,717	£11,046,717	£11,046,717
50%	80%	£7,548,414	£7,548,414	£7,548,414	£7,548,414	£7,548,414	£7,548,414

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£8,557,584	£8,557,584	£8,557,584	£8,557,584	£8,557,584	£8,557,584
10%	71%	£8,181,187	£8,181,187	£8,181,187	£8,181,187	£8,181,187	£8,181,187
15%	71%	£7,804,790	£7,804,790	£7,804,790	£7,804,790	£7,804,790	£7,804,790
20%	71%	£7,428,393	£7,428,393	£7,428,393	£7,428,393	£7,428,393	£7,428,393
25%	71%	£7,051,996	£7,051,996	£7,051,996	£7,051,996	£7,051,996	£7,051,996
30%	71%	£6,675,599	£6,675,599	£6,675,599	£6,675,599	£6,675,599	£6,675,599
35%	71%	£6,299,202	£6,299,202	£6,299,202	£6,299,202	£6,299,202	£6,299,202
40%	71%	£5,922,805	£5,922,805	£5,922,805	£5,922,805	£5,922,805	£5,922,805
45%	71%	£5,546,408	£5,546,408	£5,546,408	£5,546,408	£5,546,408	£5,546,408
50%	71%	£5,169,011	£5,169,011	£5,169,011	£5,169,011	£5,169,011	£5,169,011
10%	75%	£8,181,187	£8,181,187	£8,181,187	£8,181,187	£8,181,187	£8,181,187
15%	75%	£7,804,790	£7,804,790	£7,804,790	£7,804,790	£7,804,790	£7,804,790
20%							

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£935,349	£935,349	£635,349	£935,349	£935,349	£935,349
10%	71%	-£2,199,225	-£2,064,191	-£2,174,509	-£2,340,476	-£2,174,220	-£2,155,594
15%	71%	-£3,615,011	-£3,413,581	-£3,579,438	-£3,738,389	-£3,556,504	-£3,550,931
20%	71%	-£5,031,799	-£4,763,732	-£4,984,367	-£4,716,301	-£4,993,788	-£4,946,358
25%	71%	-£6,448,585	-£6,113,502	-£6,389,297	-£6,054,213	-£6,401,073	-£6,341,783
30%	71%	-£7,865,371	-£7,463,272	-£7,894,227	-£7,592,125	-£7,901,358	-£7,835,545
35%	71%	-£9,282,157	-£8,913,042	-£9,399,157	-£9,042,037	-£9,408,643	-£9,342,302
40%	71%	-£10,721,647	-£10,177,954	-£10,625,447	-£10,081,755	-£10,844,554	-£10,548,354
45%	71%	-£12,147,713	-£11,536,059	-£12,039,488	-£11,427,834	-£12,060,955	-£11,952,760
50%	71%	-£13,573,780	-£12,894,164	-£13,453,529	-£12,774,914	-£13,477,414	-£13,357,105
100%	71%	-£27,991,482	-£26,610,020	-£27,747,049	-£26,365,587	-£27,795,590	-£27,551,166
10%	75%	-£2,204,827	-£2,087,548	-£2,179,926	-£2,062,647	-£2,188,198	-£2,163,296
15%	75%	-£3,621,613	-£3,448,987	-£3,597,564	-£3,411,845	-£3,599,072	-£3,562,610
20%	75%	-£5,045,004	-£4,810,446	-£4,995,201	-£4,760,643	-£5,011,745	-£4,961,942
25%	75%	-£6,465,093	-£6,171,895	-£6,402,839	-£6,109,641	-£6,423,519	-£6,361,265
30%	75%	-£7,889,001	-£7,533,343	-£7,813,844	-£7,458,639	-£7,839,010	-£7,763,252
35%	75%	-£9,319,015	-£8,967,751	-£9,230,632	-£8,914,367	-£9,259,962	-£9,111,608
40%	75%	-£10,748,430	-£10,272,699	-£10,647,420	-£10,171,889	-£10,880,974	-£10,579,965
45%	75%	-£12,177,844	-£11,642,647	-£12,064,208	-£11,529,011	-£12,101,956	-£11,988,320
50%	75%	-£13,607,258	-£13,012,695	-£13,480,997	-£12,989,333	-£13,522,936	-£13,366,677
10%	60%	-£2,177,096	-£1,989,450	-£2,157,175	-£1,969,628	-£2,150,489	-£2,130,567
15%	60%	-£3,583,319	-£3,301,848	-£3,553,437	-£3,271,966	-£3,543,408	-£3,513,526
20%	60%	-£4,989,541	-£4,614,248	-£4,949,669	-£4,574,406	-£4,936,326	-£4,886,494
25%	60%	-£6,395,764	-£5,926,647	-£6,345,891	-£5,876,844	-£6,329,245	-£6,270,443
30%	60%	-£7,805,234	-£7,239,046	-£7,744,628	-£7,179,283	-£7,724,287	-£7,663,681
35%	60%	-£9,220,587	-£8,554,594	-£9,149,880	-£8,483,857	-£9,126,148	-£9,055,412
40%	60%	-£10,635,940	-£9,874,771	-£10,555,132	-£9,793,963	-£10,528,303	-£10,447,903
45%	60%	-£12,051,293	-£11,194,578	-£11,960,385	-£11,104,068	-£11,929,873	-£11,836,664
50%	60%	-£13,466,647	-£12,515,185	-£13,365,636	-£12,414,174	-£13,331,735	-£13,230,725

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,239,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,616,811	£4,750,645	£4,640,327	£4,774,359	£4,635,616	£4,659,332
10%	71%	£3,199,824	£3,400,874	£3,235,397	£3,436,447	£3,228,332	£3,263,905
15%	71%	£1,783,037	£2,051,104	£1,830,488	£2,088,535	£1,821,047	£1,868,478
20%	71%	£388,250	£701,334	£426,339	£760,622	£413,762	£473,025
30%	71%	-£1,054,678	-£848,437	-£982,528	-£977,290	-£996,859	-£924,709
35%	71%	-£2,480,744	-£2,005,013	-£2,396,570	-£2,192,839	-£2,413,289	-£2,329,114
40%	71%	-£3,906,812	-£3,363,116	-£3,810,611	-£3,566,919	-£3,923,719	-£3,733,519
45%	71%	-£5,332,878	-£4,721,224	-£5,224,653	-£4,812,959	-£5,246,149	-£5,072,624
50%	71%	-£6,758,944	-£6,079,329	-£6,638,695	-£6,059,079	-£6,662,579	-£6,542,329
100%	71%	-£27,176,666	-£19,795,194	-£29,332,713	-£19,550,751	-£29,690,763	-£20,759,330
10%	75%	£4,616,811	£4,721,207	£4,640,327	£4,752,150	£4,635,616	£4,659,332
15%	75%	£3,189,920	£3,365,839	£3,227,272	£3,403,191	£3,214,864	£3,252,216
20%	75%	£1,769,832	£2,004,390	£1,819,634	£2,054,192	£1,803,090	£1,852,894
25%	75%	£349,743	£644,741	£411,996	£705,194	£391,317	£515,570
30%	75%	-£1,074,755	-£817,508	-£999,009	-£943,604	-£1,024,174	-£948,417
35%	75%	-£2,504,180	-£2,087,916	-£2,415,797	-£2,199,532	-£2,445,156	-£2,356,772
40%	75%	-£3,933,594	-£3,457,993	-£3,832,595	-£3,595,854	-£3,869,139	-£3,765,129
45%	75%	-£5,363,009	-£4,827,611	-£5,249,373	-£4,714,176	-£5,287,121	-£5,173,465
50%	75%	-£6,792,423	-£6,197,760	-£6,666,162	-£6,071,497	-£6,708,103	-£6,581,342
10%	60%	£4,637,739	£4,825,386	£4,667,661	£4,845,307	£4,664,347	£4,684,288
15%	60%	£3,231,517	£3,512,987	£3,261,399	£3,542,868	£3,271,426	£3,301,399
20%	60%	£1,825,294	£2,200,589	£1,865,136	£2,240,849	£1,876,559	£1,916,351
25%	60%	£419,072	£888,189	£468,874	£937,991	£485,590	£535,392
30%	60%	-£990,598	-£424,211	-£929,793	-£364,447	-£909,451	-£848,846
35%	60%	-£2,407,980	-£1,739,728	-£2,335,045	-£1,669,022	-£2,311,313	-£2,240,606
40%	60%	-£3,821,105	-£3,059,935	-£3,740,297	-£2,979,128	-£3,713,175	-£3,632,367
45%	60%	-£5,236,458	-£4,380,142	-£5,145,549	-£4,289,233	-£5,115,037	-£5,024,129
50%	60%	-£6,651,811	-£5,700,349	-£6,550,801	-£5,599,339	-£6,516,899	-£6,415,890

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£14,390,426	£14,390,426	£14,390,426	£14,390,426	£14,390,426	£14,390,426
10%	71%	£11,556,853	£11,690,886	£11,580,568	£11,714,801	£11,576,857	£11,599,573
15%	71%	£10,140,086	£10,341,116	£10,175,639	£10,376,669	£10,166,574	£10,204,146
20%	71%	£8,723,276	£8,991,346	£8,770,710	£8,998,776	£8,761,289	£8,808,720
25%	71%	£7,306,462	£7,641,575	£7,365,780	£7,700,864	£7,354,004	£7,413,294
30%	71%	£5,889,563	£6,291,805	£5,957,713	£6,362,951	£5,943,382	£6,015,532
35%	71%	£4,472,664	£4,932,034	£4,540,801	£4,994,037	£4,529,412	£4,611,728
40%	71%	£3,055,765	£3,572,263	£3,123,889	£3,635,123	£3,112,523	£3,206,763
45%	71%	£1,638,866	£2,212,492	£1,711,977	£2,276,209	£1,699,623	£1,802,317
50%	71%	£181,296	£890,913	£301,547	£851,163	£277,683	£397,912
100%	71%	£1,638,866	£1,638,866	£1,638,866	£1,638,866	£1,638,866	£1,638,866
10%	75%	£11,550,250	£11,667,529	£11,575,151	£11,692,430	£11,566,879	£11,591,781
15%	75%	£10,130,161	£10,306,080	£10,167,613	£10,343,433	£10,156,105	£10,192,458
20%	75%	£8,710,073	£8,944,631	£8,759,876	£8,994,434	£8,743,332	£8,783,155
25%	75%	£7,289,985	£7,583,183	£7,352,238	£7,645,436	£7,331,559	£7,393,812
30%	75%	£5,869,897	£6,221,734	£5,941,233	£6,296,438	£5,916,067	£5,991,825
35%	75%	£4,449,809	£4,852,326	£4,524,445	£4,940,710	£4,495,085	£4,583,469
40%	75%	£3,029,721	£3,463,319	£3,107,637	£3,553,395	£3,074,103	£3,175,113
45%	75%	£1,614,633	£2,112,430	£1,699,669	£2,226,066	£1,653,121	£1,766,757
50%	75%	£147,819	£742,482	£274,080	£988,744	£232,139	£358,400
10%	60%	£11,577,989	£11,765,829	£11,607,902	£11,795,569	£11,604,589	£11,644,610
15%	60%	£10,171,759	£10,453,229	£10,201,640	£10,483,111	£10,211,669	£10,241,251
20%	60%	£8,765,536	£9,140,829	£8,805,378	£9,180,671	£8,818,751	£8,858,593
25%	60%	£7,359,314	£7,828,431	£7,409,116	£7,878,233	£7,429,832	£7,476,634
30%	60%	£5,949,943	£6,516,051	£6,010,449	£6,575,195	£6,033,790	£6,091,396
35%	60%	£4,534,490	£5,200,514	£4,605,197	£5,271,220	£4,628,929	£4,699,635
40%	60%	£3,119,137	£3,880,306	£3,199,945	£3,961,114	£3,227,067	£3,307,875
45%	60%	£1,703,784	£2,560,099	£1,794,692	£2,651,008	£1,825,204	£1,916,113
50%	60%	£298,430	£1,239,892	£389,441	£1,340,933	£423,343	£524,352

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£424,798	£424,798	£424,798	£424,798	£424,798	£424,798
10%	71%	-£2,408,775	-£2,274,741	-£2,385,059	-£2,251,026	-£2,389,770	-£2,368,054
15%	71%	-£3,825,562	-£3,624,512	-£3,789,889	-£3,588,939	-£3,797,054	-£3,714,461
20%	71%	-£5,242,349	-£4,974,282	-£5,194,917	-£4,926,851	-£5,204,339	-£5,156,908
25%	71%	-£6,659,136	-£6,324,052	-£6,599,847	-£6,264,764	-£6,611,623	-£6,552,334
30%	71%	-£8,075,924	-£7,673,824	-£8,000,014	-£7,602,676	-£8,022,245	-£7,950,095
35%	71%	-£9,508,130	-£9,030,399	-£9,421,956	-£8,946,225	-£9,438,675	-£9,354,500
40%	71%	-£10,932,198	-£10,388,504	-£10,835,997	-£10,292,305	-£10,855,104	-£10,758,905
45%	71%	-£12,358,264	-£11,746,610	-£12,250,039	-£11,638,385	-£12,271,535	-£12,163,310
50%	71%	-£13,784,330	-£13,104,715	-£13,684,081	-£12,984,464	-£13,697,965	-£13,567,715
100%	71%	-£28,202,032	-£26,620,570	-£27,957,589	-£26,578,137	-£28,006,149	-£27,781,716
10%	75%	-£2,415,977	-£2,298,098	-£2,390,476	-£2,273,197	-£2,398,749	-£2,373,846
15%	75%	-£3,839,468	-£3,659,947	-£3,736,114	-£3,622,195	-£3,810,522	-£3,773,170
20%	75%	-£5,255,554	-£5,020,996	-£5,205,752	-£4,971,194	-£5,222,296	-£5,172,402
25%	75%	-£6,675,643	-£6,392,445	-£6,613,390	-£6,320,192	-£6,634,069	-£6,571,816
30%	75%	-£8,100,151	-£7,743,894	-£8,024,395	-£7,669,189	-£8,049,550	-£7,973,802
35%	75%	-£9,529,566	-£9,113,302	-£9,441,183	-£9,024,918	-£9,470,542	-£9,382,158
40%	75%	-£10,958,980	-£10,483,249	-£10,857,971	-£10,382,240	-£10,881,524	-£10,790,515
45%	75%	-£12,388,394	-£11,853,197	-£12,274,759	-£11,739,581	-£12,312,507	-£12,198,871
50%	75%	-£13,817,808	-£13,223,148	-£13,680,547	-£13,095,883	-£13,734,489	-£13,607,828
10%	60%	-£2,387,647	-£2,200,000	-£2,367,725	-£2,180,078	-£2,361,039	-£2,341,118
15%	60%	-£3,793,869	-£3,512,399	-£3,763,987	-£3,482,517	-£3,753,958	-£3,724,077
20%	60%	-£5,200,092	-£4,824,798	-£5,160,249	-£4,784,956	-£5,146,877	-£5,107,034
25%	60%	-£6,606,314	-£6,137,197	-£6,569,512	-£6,076,315	-£6,539,796	-£6,489,993
30%	60%	-£8,015,784	-£7,449,597	-£7,955,178	-£7,389,833	-£7,934,837	-£7,874,231
35%	60%	-£9,431,137	-£8,765,114	-£9,360,431	-£8,694,407	-£9,338,699	-£9,265,992
40%	60%	-£10,848,491	-£10,085,321	-£10,766,683	-£10,004,513	-£10,738,561	-£10,657,793
45%	60%	-£12,264,844	-£11,405,528	-£12,170,935	-£11,514,610	-£12,140,423	-£12,049,285
50%	60%	-£13,677,197	-£12,725,735	-£13,576,187	-£12,624,725	-£13,542,285	-£13,441,276

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£7,141,235	£7,141,235	£7,141,235	£7,141,235	£7,141,235	£7,141,235
10%	71%	£7,141,235	£7,275,269	£7,184,951	£7,298,984	£7,160,240	£7,183,956
15%	71%	£5,724,449	£5,925,498	£5,780,021	£5,981,071	£5,752,956	£5,788,529
20%	71%	£4,307,661	£4,515,728	£4,355,093	£4,523,159	£4,345,672	£4,383,102
25%	71%	£2,890,874	£3,225,963	£2,960,163	£3,286,246	£2,938,387	£2,997,676
30%	71%	£1,469,946	£1,876,187	£1,542,086	£1,947,334	£1,527,765	£1,596,915
35%	71%	£43,880	£19,611	£128,054	£903,785	£111,335	£198,511
40%	71%	-£1,983,181	-£338,494	-£1,285,987	-£42,295	-£1,205,064	-£1,208,895
45%	71%	-£2,808,254	-£2,196,599	-£2,700,029	-£2,088,374	-£2,721,525	-£2,613,300
50%	71%	-£4,234,320	-£3,554,704	-£4,114,071	-£3,434,454	-£4,137,954	-£4,017,705
100%	71%	-£16,652,022	-£17,270,560	-£16,407,589	-£17,026,127	-£16,456,198	-£16,211,708
10%	75%	£7,134,633	£7,291,912	£7,169,834	£7,326,813	£7,151,164	£7,161,164
15%	75%	£5,714,544	£5,890,483	£5,751,896	£5,927,815	£5,730,488	£5,776,840
20%	75%	£4,294,456	£4,529,014	£4,344,258	£4,578,816	£4,327,715	£4,377,518
25%	75%	£2,874,367	£3,167,863	£2,926,021	£3,229,811	£2,909,616	£2,968,185
30%	75%	£1,449,859	£1,806,116	£1,525,616	£1,880,361	£1,500,450	£1,576,298
35%	75%	£20,445	£436,708	£108,828	£525,092	£79,468	£167,852
40%	75%	-£1,408,970	-£333,239	-£1,307,980	-£832,229	-£1,241,514	-£1,240,505
45%	75%	-£2,838,384	-£2,303,187	-£2,724,748	-£2,189,151	-£2,762,497	-£2,648,861
50%	75%	-£4,267,799	-£3,673,135	-£4,141,537	-£3,546,873	-£4,183,479	-£4,057,217
10%	60%	£7,162,364	£7,350,010	£7,182,285	£7,369,932	£7,188,971	£7,208,893
15%	60%	£5,756,141	£6,037,612	£5,786,023	£6,067,493	£5,766,052	£5,825,994
20%	60%	£4,349,916	£4,725,312	£4,380,161	£4,765,254	£4,403,154	£4,442,976
25%	60%	£2,943,696	£3,412,813	£2,983,499	£3,462,616	£3,010,214	£3,060,017
30%	60%	£1,534,226	£2,106,414	£1,594,832	£2,180,177	£1,615,173	£1,675,779
35%	60%	£118,873	£184,896	£168,639	£265,603	£113,311	£284,016
40%	60%	-£1,296,480	-£535,311	-£1,215,673	-£454,503	-£1,188,550	-£1,107,743
45%	60%	-£2,711,834	-£1,855,518	-£2,620,925	-£1,764,608	-£2,590,413	-£2,499,505
50%	60%	-£4,127,187	-£3,175,725	-£4,026,176	-£3,074,715	-£4,062,275	-£3,891,265

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£14,390,426	£14,390,426	£14,390,426	£14,390,426	£14,390,426	£14,390,426
10%	71%	£11,956,853	£11,690,898	£11,690,898	£11,714,601	£11,575,857	£11,599,573
15%	71%	£10,140,086	£10,341,116	£10,175,939	£10,378,689	£10,160,574	£10,234,146
20%	71%	£8,723,276	£8,991,346	£8,770,710	£9,038,776	£8,761,289	£8,806,790
25%	71%	£7,306,492	£7,641,575	£7,365,780	£7,700,884	£7,354,004	£7,413,294
30%	71%	£5,889,563	£6,291,805	£5,957,713	£6,362,951	£5,943,382	£6,015,532
35%	71%	£4,476,497	£4,933,299	£4,543,671	£4,919,492	£4,526,953	£4,611,198
40%	71%	£3,033,430	£3,577,123	£3,129,631	£3,673,323	£3,110,523	£3,206,723
45%	71%	£1,607,364	£2,219,018	£1,715,589	£2,327,243	£1,694,093	£1,802,317
50%	71%	£181,298	£890,913	£301,167	£981,163	£277,893	£397,912
100%	71%	£14,236,405	£12,834,542	£13,091,972	£12,610,510	£14,040,522	£13,796,089
10%	75%	£11,850,250	£11,667,529	£11,575,151	£11,692,430	£11,566,879	£11,591,781
15%	75%	£10,130,181	£10,306,080	£10,167,613	£10,343,433	£10,156,105	£10,192,458
20%	75%	£8,710,073	£8,944,631	£8,759,676	£8,994,434	£8,743,332	£8,793,135
25%	75%	£7,289,985	£7,583,183	£7,352,238	£7,645,438	£7,331,559	£7,393,812
30%	75%	£5,865,476	£6,221,734	£5,941,233	£6,296,438	£5,916,067	£5,991,825
35%	75%	£4,436,962	£4,852,355	£4,524,845	£4,840,710	£4,495,085	£4,581,469
40%	75%	£3,009,846	£3,482,378	£3,107,657	£3,583,388	£3,074,103	£3,175,113
45%	75%	£1,577,233	£2,112,430	£1,680,869	£2,226,066	£1,653,121	£1,766,767
50%	75%	£147,819	£742,482	£274,080	£988,744	£292,159	£358,400
10%	60%	£11,577,981	£11,783,628	£11,607,802	£11,785,540	£11,604,589	£11,634,610
15%	60%	£10,171,759	£10,453,229	£10,201,840	£10,483,111	£10,211,699	£10,241,551
20%	60%	£8,766,536	£9,140,829	£8,805,378	£9,180,671	£8,818,751	£8,858,593
25%	60%	£7,359,314	£7,828,431	£7,409,116	£7,878,233	£7,425,632	£7,475,634
30%	60%	£5,946,943	£6,516,051	£6,010,449	£6,575,795	£5,939,780	£6,001,386
35%	60%	£4,534,490	£5,200,514	£4,605,197	£5,271,220	£4,628,929	£4,699,635
40%	60%	£3,119,137	£3,880,306	£3,199,945	£3,961,114	£3,227,067	£3,307,875
45%	60%	£1,705,784	£2,560,099	£1,744,692	£2,651,005	£1,725,204	£1,818,113
50%	60%	£288,430	£1,239,892	£389,441	£1,340,903	£423,343	£524,352

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 3		CIL Zone	2
		Value Area	High
No Units	65	Sales value inflation	10%
Site Area	0.66 Ha	Build cost inflation	5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£20,468,950	£20,468,950	£20,468,950	£20,468,950	£20,468,950	£20,468,950
10%	71%	£17,476,210	£17,612,823	£17,499,006	£17,635,620	£17,456,815	£17,478,611
15%	71%	£15,979,690	£16,176,760	£16,004,033	£16,218,954	£15,950,747	£15,984,942
20%	71%	£14,883,488	£14,756,696	£14,595,061	£14,802,284	£14,444,975	£14,490,272
25%	71%	£12,987,098	£13,328,632	£13,044,088	£13,385,624	£12,938,611	£12,995,602
30%	71%	£11,490,727	£11,900,568	£11,559,116	£11,968,957	£11,432,543	£11,500,932
35%	71%	£9,993,325	£10,472,505	£10,074,145	£10,552,292	£9,925,086	£10,005,000
40%	71%	£8,497,286	£9,044,446	£8,579,757	£9,133,918	£8,408,813	£8,501,084
45%	71%	£6,990,646	£7,604,076	£7,084,677	£7,708,107	£6,892,140	£6,996,170
50%	71%	£5,474,007	£6,166,708	£5,589,596	£6,282,297	£5,375,966	£5,491,256
100%	71%	£9,749,271	£9,241,213	£9,214,311	£9,108,493	£9,949,170	£9,714,210
10%	75%	£17,469,652	£17,589,190	£17,493,589	£17,613,126	£17,452,682	£17,476,618
15%	75%	£15,970,004	£16,149,309	£16,005,908	£16,185,214	£15,944,548	£15,980,452
20%	75%	£14,170,255	£14,709,429	£14,519,227	£14,717,301	£14,136,393	£14,184,287
25%	75%	£12,970,706	£13,289,549	£13,030,546	£13,329,389	£12,928,289	£12,988,120
30%	75%	£11,471,057	£11,829,668	£11,542,866	£11,901,477	£11,402,146	£11,491,954
35%	75%	£9,970,652	£10,389,788	£10,055,185	£10,473,364	£9,910,419	£9,995,378
40%	75%	£8,469,699	£8,949,579	£8,551,794	£8,642,874	£8,391,860	£8,486,945
45%	75%	£6,965,725	£7,496,226	£7,059,957	£7,605,458	£6,873,281	£6,982,513
50%	75%	£5,440,761	£6,048,874	£5,562,130	£6,168,243	£5,354,713	£5,476,082
60%	75%	£17,497,191	£17,688,450	£17,518,340	£17,707,599	£17,470,038	£17,489,188
15%	60%	£16,011,312	£16,298,200	£16,040,035	£16,326,924	£15,970,582	£15,999,306
20%	60%	£14,525,432	£14,907,950	£14,563,729	£14,946,248	£14,471,127	£14,509,424
25%	60%	£13,039,551	£13,517,700	£13,087,425	£13,565,573	£12,971,670	£13,019,543
30%	60%	£11,553,171	£12,127,451	£11,611,119	£12,184,697	£11,472,214	£11,520,661
35%	60%	£10,067,792	£10,737,200	£10,134,814	£10,804,222	£9,972,023	£10,039,780
40%	60%	£8,572,396	£9,346,950	£8,650,072	£9,423,546	£8,462,254	£8,539,930
45%	60%	£7,078,396	£7,949,199	£7,163,781	£7,306,983	£6,952,486	£7,039,871
50%	60%	£5,583,395	£6,550,175	£5,677,490	£6,647,270	£5,442,719	£5,539,813

Residual Land values compared to benchmark land values  
Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£38,933,974	£38,933,974	£38,933,974	£38,933,974	£38,933,974	£38,933,974
10%	71%	£41,989,215	£41,780,126	£41,983,808	£41,787,305	£41,946,170	£41,923,310
15%	71%	£43,443,098	£43,218,195	£43,388,991	£43,183,970	£43,455,177	£43,417,683
20%	71%	£44,919,457	£44,646,229	£44,873,863	£44,600,635	£44,958,246	£44,912,653
25%	71%	£46,415,826	£46,074,292	£46,358,236	£46,107,301	£46,464,314	£46,407,323
30%	71%	£47,932,195	£47,503,356	£47,843,609	£47,603,362	£47,970,382	£47,923,366
35%	71%	£49,469,000	£48,930,419	£49,328,780	£49,085,632	£49,477,839	£49,396,025
40%	71%	£50,915,639	£50,361,478	£50,823,167	£50,289,007	£50,994,311	£50,901,840
45%	71%	£52,422,278	£51,796,848	£52,318,246	£52,094,817	£52,510,785	£52,406,754
50%	71%	£53,938,917	£53,226,217	£53,813,326	£53,100,628	£53,028,258	£53,011,661
100%	75%	£69,152,198	£67,744,138	£68,917,236	£67,509,594	£69,352,094	£69,117,135
10%	75%	£41,933,272	£41,813,734	£41,999,335	£41,789,799	£41,950,293	£41,936,306
15%	75%	£43,443,098	£43,218,195	£43,388,991	£43,183,970	£43,455,177	£43,417,683
20%	75%	£44,919,457	£44,646,229	£44,873,863	£44,600,635	£44,958,246	£44,912,653
25%	75%	£46,415,826	£46,074,292	£46,358,236	£46,107,301	£46,464,314	£46,407,323
30%	75%	£47,932,195	£47,503,356	£47,843,609	£47,603,362	£47,970,382	£47,923,366
35%	75%	£49,469,000	£48,930,419	£49,328,780	£49,085,632	£49,477,839	£49,396,025
40%	75%	£50,915,639	£50,361,478	£50,823,167	£50,289,007	£50,994,311	£50,901,840
45%	75%	£52,422,278	£51,796,848	£52,318,246	£52,094,817	£52,510,785	£52,406,754
50%	75%	£53,938,917	£53,226,217	£53,813,326	£53,100,628	£53,028,258	£53,011,661
100%	75%	£69,152,198	£67,744,138	£68,917,236	£67,509,594	£69,352,094	£69,117,135
10%	75%	£41,933,272	£41,813,734	£41,999,335	£41,789,799	£41,950,293	£41,936,306
15%	75%	£43,443,098	£43,218,195	£43,388,991	£43,183,970	£43,455,177	£43,417,683
20%	75%	£44,919,457	£44,646,229	£44,873,863	£44,600,635	£44,958,246	£44,912,653
25%	75%	£46,415,826	£46,074,292	£46,358,236	£46,107,301	£46,464,314	£46,407,323
30%	75%	£47,932,195	£47,503,356	£47,843,609	£47,603,362	£47,970,382	£47,923,366
35%	75%	£49,469,000	£48,930,419	£49,328,780	£49,085,632	£49,477,839	£49,396,025
40%	75%	£50,915,639	£50,361,478	£50,823,167	£50,289,007	£50,994,311	£50,901,840
45%	75%	£52,422,278	£51,796,848	£52,318,246	£52,094,817	£52,510,785	£52,406,754
50%	75%	£53,938,917	£53,226,217	£53,813,326	£53,100,628	£53,028,258	£53,011,661
100%	75%	£69,152,198	£67,744,138	£68,917,236	£67,509,594	£69,352,094	£69,117,135
10%	75%	£41,933,272	£41,813,734	£41,999,335	£41,789,799	£41,950,293	£41,936,306
15%	75%	£43,443,098	£43,218,195	£43,388,991	£43,183,970	£43,455,177	£43,417,683
20%	75%	£44,919,457	£44,646,229	£44,873,863	£44,600,635	£44,958,246	£44,912,653
25%	75%	£46,415,826	£46,074,292	£46,358,236	£46,107,301	£46,464,314	£46,407,323
30%	75%	£47,932,195	£47,503,356	£47,843,609	£47,603,362	£47,970,382	£47,923,366
35%	75%	£49,469,000	£48,930,419	£49,328,780	£49,085,632	£49,477,839	£49,396,025
40%	75%	£50,915,639	£50,361,478	£50,823,167	£50,289,007	£50,994,311	£50,901,840
45%	75%	£52,422,278	£51,796,848	£52,318,246	£52,094,817	£52,510,785	£52,406,754
50%	75%	£53,938,917	£53,226,217	£53,813,326	£53,100,628	£53,028,258	£53,011,661
100%	75%	£69,152,198	£67,744,138	£68,917,236	£67,509,594	£69,352,094	£69,117,135
10%	75%	£41,933,272	£41,813,734	£41,999,335	£41,789,799	£41,950,293	£41,936,306
15%	75%	£43,443,098	£43,218,195	£43,388,991	£43,183,970	£43,455,177	£43,417,683
20%	75%	£44,919,457	£44,646,229	£44,873,863	£44,600,635	£44,958,246	£44,912,653
25%	75%	£46,415,826	£46,074,292	£46,358,236	£46,107,301	£46,464,314	£46,407,323
30%	75%	£47,932,195	£47,503,356	£47,843,609	£47,603,362	£47,970,382	£47,923,366
35%	75%	£49,469,000	£48,930,419	£49,328,780	£49,085,632	£49,477,839	£49,396,025
40%	75%	£50,915,639	£50,361,478	£50,823,167	£50,289,007	£50,994,311	£50,901,840
45%	75%	£52,422,278	£51,796,848	£52,318,246	£52,094,817	£52,510,785	£52,406,754
50%	75%	£53,938,917	£53,226,217	£53,813,326	£53,100,628	£53,028,258	£53,011,661
100%	75%	£69,152,198	£67,744,138	£68,917,236	£67,509,594	£69,352,094	£69,117,135

Residual Land values compared to benchmark land values  
Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£27,267,507	£27,267,507	£27,267,507	£27,267,507	£27,267,507	£27,267,507
10%	71%	£30,260,641	£30,124,027	£30,237,844	£30,101,231	£30,280,035	£30,257,239
15%	71%	£31,757,011	£31,552,090	£31,722,817	£31,517,896	£31,786,103	£31,751,909
20%	71%	£33,243,381	£33,080,159	£33,207,186	£33,004,965	£33,266,172	£33,241,978
25%	71%	£34,729,752	£34,408,218	£34,692,762	£34,351,226	£34,788,240	£34,741,248
30%	71%	£36,216,123	£35,836,282	£36,177,734	£35,767,893	£36,304,307	£36,235,918
35%	71%	£37,702,494	£37,264,345	£37,662,706	£37,189,558	£37,811,374	£37,730,851
40%	71%	£39,188,865	£38,692,408	£39,147,678	£38,602,623	£39,327,441	£39,235,766
45%	71%	£40,675,236	£40,122,471	£40,632,650	£40,084,713	£40,844,711	£40,740,880
50%	71%	£42,161,607	£41,550,534	£42,117,622	£41,554,554	£42,361,184	£42,245,595
100%	75%	£57,486,127	£56,076,083	£57,291,182	£56,845,103	£57,899,099	£57,451,090
10%	75%	£30,267,198	£30,147,660	£30,243,261	£30,123,724	£30,284,168	£30,260,232
15%	75%	£31,766,848	£31,587,541	£31,730,942	£31,551,636	£31,792,302	£31,758,398
20%	75%	£33,266,498	£33,027,421	£33,218,623	£33,079,549	£33,300,437	£33,252,563
25%	75%	£34,766,148	£34,467,301	£34,754,602	£34,408,570	£34,746,727	£34,701,248
30%	75%	£36,265,793	£35,907,182	£36,193,984	£35,835,373	£36,316,704	£36,244,896
35%	75%	£37,765,438	£37,347,063	£37,683,865	£37,263,398	£37,828,431	£37,741,472
40%	75%	£39,265,083	£38,786,944	£39,173,746	£38,694,178	£39,349,500	£39,243,385
45%	75%	£40,764,728	£40,226,825	£40,673,627	£40,131,392	£40,863,569	£40,754,337
50%	75%	£42,264,373	£41,666,706	£42,172,721	£41,588,607	£42,382,137	£42,280,768
10%	60%						

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,236,213	£2,236,213	£2,236,213	£2,236,213	£2,236,213	£2,236,213
10%	71%	-£756,528	-£119,916	-£733,731	-£597,718	-£775,923	-£153,126
15%	71%	-£2,252,269	-£2,047,978	-£2,216,704	-£2,013,783	-£2,281,991	-£2,247,796
20%	71%	-£3,749,270	-£3,476,042	-£3,703,676	-£3,430,449	-£3,788,059	-£3,742,466
25%	71%	-£5,245,640	-£4,904,105	-£5,188,649	-£4,847,114	-£5,294,127	-£5,237,158
30%	71%	-£6,742,109	-£6,323,169	-£6,673,621	-£6,263,780	-£6,800,195	-£6,745,836
35%	71%	-£8,238,613	-£7,760,233	-£8,158,593	-£7,580,445	-£8,307,651	-£8,226,738
40%	71%	-£9,745,452	-£9,191,292	-£9,652,980	-£9,088,820	-£9,824,125	-£9,731,653
45%	71%	-£11,252,062	-£10,626,661	-£11,148,061	-£10,526,631	-£11,340,595	-£11,236,567
50%	71%	-£12,758,730	-£12,066,030	-£12,643,141	-£11,950,441	-£12,857,072	-£12,741,682
100%	71%	-£27,982,009	-£26,573,951	-£27,747,049	-£26,338,991	-£28,181,908	-£27,946,948
10%	75%	-£763,085	-£943,548	-£739,149	-£618,612	-£780,056	-£756,119
15%	75%	-£2,382,774	-£2,053,429	-£2,226,830	-£1,947,834	-£2,386,190	-£2,353,285
20%	75%	-£3,762,383	-£3,523,309	-£3,714,511	-£3,475,436	-£3,796,324	-£3,748,451
25%	75%	-£5,262,031	-£4,963,189	-£5,202,192	-£4,903,349	-£5,304,458	-£5,244,617
30%	75%	-£6,761,681	-£6,403,070	-£6,689,872	-£6,331,261	-£6,812,892	-£6,740,783
35%	75%	-£8,261,331	-£7,842,950	-£8,177,553	-£7,769,173	-£8,322,319	-£8,237,260
40%	75%	-£9,772,048	-£9,287,159	-£9,674,954	-£9,190,064	-£9,840,888	-£9,743,792
45%	75%	-£11,282,012	-£10,739,512	-£11,172,780	-£10,627,280	-£11,359,456	-£11,250,224
50%	75%	-£12,792,076	-£12,195,264	-£12,670,868	-£12,084,458	-£12,878,026	-£12,756,688
10%	60%	-£735,547	-£544,288	-£716,397	-£525,158	-£762,609	-£743,550
15%	60%	-£2,221,426	-£1,934,537	-£2,192,703	-£1,905,814	-£2,262,156	-£2,233,431
20%	60%	-£3,707,306	-£3,324,788	-£3,669,038	-£3,286,490	-£3,761,611	-£3,723,314
25%	60%	-£5,193,186	-£4,715,037	-£5,145,913	-£4,687,165	-£5,291,061	-£5,213,195
30%	60%	-£6,679,066	-£6,105,287	-£6,621,618	-£6,047,841	-£6,760,524	-£6,703,076
35%	60%	-£8,164,946	-£7,495,538	-£8,097,694	-£7,428,516	-£8,260,715	-£8,199,958
40%	60%	-£9,650,826	-£8,885,787	-£9,582,665	-£8,899,192	-£9,770,484	-£9,692,807
45%	60%	-£11,136,706	-£10,283,540	-£11,068,956	-£10,196,154	-£11,280,252	-£11,192,867
50%	60%	-£12,622,586	-£11,682,563	-£12,556,247	-£11,585,468	-£12,730,020	-£12,632,925

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£6,098,198	£6,098,198	£6,098,198	£6,098,198	£6,098,198	£6,098,198
10%	71%	£6,058,307	£6,194,921	£6,091,104	£6,217,717	£6,038,913	£6,061,709
15%	71%	£4,561,937	£4,766,858	£4,596,131	£4,801,052	£4,532,845	£4,567,039
20%	71%	£3,065,566	£3,338,793	£3,111,159	£3,394,267	£3,026,776	£3,072,370
25%	71%	£1,569,196	£1,910,730	£1,626,197	£1,967,722	£1,520,709	£1,577,705
30%	71%	£72,825	£482,696	£141,214	£551,055	£14,641	£83,030
35%	71%	-£1,423,977	-£1,945,397	-£1,343,758	-£1,865,610	-£1,492,816	-£1,411,903
40%	71%	-£2,930,616	-£2,378,456	-£2,838,145	-£2,283,985	-£3,009,268	-£2,916,618
45%	71%	-£4,437,256	-£3,813,826	-£4,333,225	-£3,709,795	-£4,525,763	-£4,421,732
50%	71%	-£5,943,895	-£5,251,195	-£5,828,306	-£5,135,606	-£6,042,236	-£5,926,647
100%	71%	-£21,147,476	-£19,769,116	-£20,922,213	-£19,524,155	-£21,367,072	-£21,132,112
10%	75%	£4,652,102	£4,731,407	£4,588,006	£4,767,312	£4,526,864	£4,562,550
15%	75%	£3,052,452	£3,291,527	£3,100,325	£3,339,399	£3,018,511	£3,066,385
20%	75%	£1,552,804	£1,851,647	£1,612,644	£1,911,486	£1,510,378	£1,570,218
25%	75%	£55,165	£411,766	£124,964	£463,514	£4,244	£74,062
30%	75%	-£1,447,250	-£1,028,114	-£1,362,717	-£944,338	-£1,507,483	-£1,422,524
35%	75%	-£2,957,213	-£2,472,324	-£2,850,118	-£2,375,228	-£3,026,052	-£2,928,957
40%	75%	-£4,467,177	-£3,921,676	-£4,357,945	-£3,812,444	-£4,544,621	-£4,435,389
45%	75%	-£5,977,141	-£5,371,028	-£5,855,773	-£5,249,659	-£6,063,189	-£5,941,820
50%	75%	-£7,487,105	-£6,770,548	-£7,416,607	-£6,865,224	-£7,680,758	-£7,553,456
10%	60%	£6,079,289	£6,270,548	£6,098,438	£6,289,697	£6,052,136	£6,071,285
15%	60%	£4,593,408	£4,880,295	£4,622,133	£4,909,022	£4,552,860	£4,581,404
20%	60%	£3,107,530	£3,490,040	£3,145,828	£3,523,346	£3,053,767	£3,091,522
25%	60%	£1,621,649	£2,099,798	£1,669,523	£2,147,670	£1,553,768	£1,601,640
30%	60%	£135,770	£709,548	£193,217	£766,995	£54,372	£111,759
35%	60%	-£1,350,110	-£880,702	-£1,283,088	-£813,681	-£1,445,873	-£1,378,122
40%	60%	-£2,845,506	-£2,070,952	-£2,767,830	-£1,994,358	-£2,955,648	-£2,877,972
45%	60%	-£4,341,507	-£3,468,704	-£4,254,121	-£3,381,319	-£4,465,416	-£4,378,031
50%	60%	-£5,837,507	-£4,867,728	-£5,740,412	-£4,770,632	-£5,975,185	-£5,878,089

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£15,991,290	£15,991,290	£15,991,290	£15,991,290	£15,991,290	£15,991,290
10%	71%	£12,988,549	£13,135,162	£13,021,346	£13,167,959	£12,979,154	£13,001,951
15%	71%	£11,502,175	£11,707,099	£11,536,373	£11,741,294	£11,473,087	£11,507,281
20%	71%	£10,005,807	£10,279,035	£10,051,401	£10,304,629	£9,967,018	£10,012,611
25%	71%	£8,509,438	£8,850,972	£8,566,428	£8,907,963	£8,480,950	£8,517,941
30%	71%	£7,013,067	£7,422,908	£7,081,456	£7,491,297	£6,954,882	£7,023,272
35%	71%	£5,516,696	£5,994,845	£5,590,484	£6,074,632	£5,447,126	£5,528,339
40%	71%	£4,020,325	£4,563,786	£4,102,097	£4,656,257	£3,930,953	£4,023,424
45%	71%	£2,523,954	£3,132,727	£2,607,016	£3,230,447	£2,414,479	£2,518,510
50%	71%	£1,027,583	£1,701,668	£1,111,926	£1,804,438	£936,008	£1,013,593
100%	71%	£14,286,932	£14,171,296	£13,989,672	£13,883,814	£14,426,834	£14,161,671
10%	75%	£12,991,902	£13,111,530	£13,015,029	£13,135,465	£12,975,021	£12,998,958
15%	75%	£11,492,343	£11,671,648	£11,528,248	£11,707,654	£11,466,888	£11,502,792
20%	75%	£9,992,694	£10,231,768	£10,040,587	£10,279,641	£9,958,753	£10,006,628
25%	75%	£8,493,046	£8,791,888	£8,552,885	£8,851,728	£8,450,610	£8,510,460
30%	75%	£6,993,396	£7,382,007	£7,065,205	£7,423,816	£6,942,486	£7,014,294
35%	75%	£5,492,746	£5,912,127	£5,577,524	£5,995,004	£5,432,758	£5,517,717
40%	75%	£3,992,096	£4,467,916	£4,080,123	£4,565,016	£3,914,190	£4,011,285
45%	75%	£2,491,446	£3,018,566	£2,582,297	£3,127,767	£2,395,621	£2,504,853
50%	75%	£993,101	£1,569,213	£1,084,469	£1,690,582	£877,052	£998,422
10%	60%	£13,019,331	£13,210,780	£13,038,680	£13,229,399	£12,992,378	£13,011,527
15%	60%	£11,523,951	£11,820,540	£11,562,374	£11,849,283	£11,492,927	£11,521,646
20%	60%	£10,047,772	£10,430,289	£10,068,069	£10,468,588	£9,993,466	£10,031,763
25%	60%	£8,561,891	£9,040,040	£8,609,764	£9,087,912	£8,494,010	£8,541,882
30%	60%	£7,076,012	£7,649,790	£7,133,459	£7,707,237	£6,994,555	£7,052,001
35%	60%	£5,590,132	£6,269,540	£5,657,154	£6,326,561	£5,494,362	£5,562,120
40%	60%	£4,094,735	£4,869,290	£4,172,412	£4,945,886	£3,984,593	£4,062,270
45%	60%	£2,598,736	£3,471,537	£2,686,121	£3,556,823	£2,474,826	£2,562,211
50%	60%	£1,102,745	£2,072,514	£1,199,659	£2,169,609	£965,057	£1,066,152

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,025,662	£2,025,662	£2,025,662	£2,025,662	£2,025,662	£2,025,662
10%	71%	-£967,078	-£830,465	-£944,282	-£807,668	-£986,473	-£863,877
15%	71%	-£2,463,448	-£2,258,528	-£2,423,235	-£2,224,534	-£2,492,541	-£2,268,346
20%	71%	-£3,959,820	-£3,686,592	-£3,914,227	-£3,640,999	-£3,986,610	-£3,653,016
25%	71%	-£5,456,190	-£5,114,656	-£5,399,200	-£5,057,664	-£5,504,677	-£5,147,686
30%	71%	-£6,952,561	-£6,542,720	-£6,884,172	-£6,484,531	-£7,010,745	-£6,593,356
35%	71%	-£8,448,933	-£7,970,783	-£8,369,143	-£7,890,996	-£8,516,812	-£8,137,288
40%	71%	-£9,945,304	-£9,401,842	-£9,863,531	-£9,309,370	-£10,024,879	-£9,542,204
45%	71%	-£11,441,674	-£10,839,212	-£11,388,511	-£10,735,181	-£11,531,148	-£11,047,118
50%	71%	-£12,938,045	-£12,276,580	-£12,933,490	-£12,140,991	-£13,037,417	-£12,552,053
100%	71%	-£28,192,559	-£26,764,501	-£27,957,599	-£26,549,541	-£28,392,458	-£26,157,496
10%	75%	-£973,636	-£854,098	-£949,699	-£830,162	-£990,606	-£866,670
15%	75%	-£2,317,264	-£2,203,979	-£2,437,390	-£2,238,074	-£2,496,740	-£2,262,836
20%	75%	-£3,672,933	-£3,733,859	-£3,925,061	-£3,685,967	-£4,006,675	-£3,959,001
25%	75%	-£5,028,602	-£5,173,739	-£5,412,742	-£5,113,899	-£5,515,008	-£5,455,168
30%	75%	-£6,384,271	-£6,613,620	-£6,900,422	-£6,541,811	-£7,023,142	-£6,951,334
35%	75%	-£7,739,940	-£8,053,500	-£8,388,103	-£7,969,724	-£8,532,869	-£8,447,010
40%	75%	-£9,095,609	-£9,493,379	-£9,885,504	-£9,400,614	-£10,051,438	-£9,954,343
45%	75%	-£10,451,278	-£10,933,258	-£11,383,331	-£10,837,830	-£11,570,007	-£11,460,775
50%	75%	-£11,806,947	-£12,375,137	-£12,881,158	-£12,615,948	-£13,088,576	-£12,962,206
10%	60%	-£946,097	-£754,838	-£926,946	-£735,589	-£973,250	-£764,100
15%	60%	-£2,431,976	-£2,145,088	-£2,403,253	-£2,116,364	-£2,472,706	-£2,243,982
20%	60%	-£3,917,855	-£3,535,338	-£3,879,559	-£3,497,040	-£3,972,161	-£3,633,854
25%	60%	-£5,403,734	-£4,923,220	-£5,355,963	-£4,817,115	-£5,471,618	-£5,123,745
30%	60%	-£6,889,613	-£6,315,837	-£6,832,168	-£6,258,391	-£6,971,074	-£6,613,227
35%	60%	-£8,375,492	-£7,708,088	-£8,308,474	-£7,639,066	-£8,471,265	-£8,043,508
40%	60%	-£9,861,371	-£9,099,344	-£9,793,216	-£9,019,742	-£9,891,804	-£9,503,358
45%	60%	-£11,347,250	-£10,490,600	-£11,279,507	-£10,406,705	-£11,409,852	-£11,053,417
50%	60%	-£12,833,129	-£11,881,856	-£12,765,797	-£11,796,018	-£13,000,570	-£12,603,475

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,110,412	£1,110,412	£1,110,412	£1,110,412	£1,110,412	£1,110,412
10%	71%	-£8,582,932	-£8,719,545	-£8,805,726	-£8,742,342	-£8,563,537	-£8,586,334
15%	71%	-£7,086,961	-£7,291,482	-£7,120,755	-£7,325,676	-£7,067,469	-£7,091,664
20%	71%	-£5,590,190	-£5,863,418	-£5,635,784	-£5,909,011	-£5,251,400	-£5,596,994
25%	71%	-£4,093,420	-£4,436,355	-£4,156,816	-£4,462,346	-£4,045,333	-£4,102,324
30%	71%	-£2,596,650	-£3,007,290	-£2,665,839	-£3,075,680	-£2,539,265	-£2,607,654
35%	71%	-£1,100,647	-£1,579,227	-£1,189,887	-£1,659,014	-£1,031,809	-£1,112,722
40%	71%	-£405,892	-£133,166	-£213,921	-£290,640	-£484,885	-£392,193
45%	71%	-£1,912,632	-£1,289,202	-£1,808,601	-£1,185,171	-£2,001,138	-£1,897,108
50%	71%	-£3,419,271	-£2,728,570	-£3,303,682	-£2,610,981	-£3,517,612	-£3,402,023
100%	71%	-£18,942,949	-£17,244,491	-£18,407,599	-£16,999,531	-£18,942,449	-£18,007,498
10%	75%	-£8,506,919	-£8,699,912	-£8,600,811	-£8,719,648	-£8,559,104	-£8,581,341
15%	75%	-£7,076,726	-£7,256,031	-£7,112,830	-£7,291,936	-£7,051,270	-£7,087,174
20%	75%	-£5,677,077	-£5,818,151	-£5,624,949	-£5,864,023	-£5,543,136	-£5,501,009
25%	75%	-£4,277,428	-£4,378,271	-£4,216,258	-£4,438,111	-£4,033,002	-£4,094,943
30%	75%	-£2,877,779	-£2,936,303	-£2,845,588	-£2,903,199	-£2,536,868	-£2,598,871
35%	75%	-£1,077,375	-£1,496,510	-£1,161,907	-£1,580,286	-£1,017,141	-£1,102,100
40%	75%	-£232,588	-£32,201	-£333,494	-£148,395	-£501,428	-£304,332
45%	75%	-£1,942,954	-£1,397,052	-£1,833,321	-£1,227,820	-£2,019,066	-£1,910,765
50%	75%	-£3,452,516	-£2,846,404	-£3,331,148	-£2,725,035	-£3,536,565	-£3,417,196
10%	60%	-£8,603,913	-£8,795,172	-£8,623,062	-£8,814,321	-£8,576,761	-£8,595,910
15%	60%	-£7,118,934	-£7,494,923	-£7,146,797	-£7,433,646	-£7,077,304	-£7,106,028
20%	60%	-£5,632,154	-£6,014,912	-£5,670,457	-£6,003,370	-£5,517,849	-£5,516,146
25%	60%	-£4,146,274	-£4,624,422	-£4,194,147	-£4,672,295	-£4,078,392	-£4,126,265
30%	60%	-£2,660,394	-£3,234,173	-£2,717,842	-£3,291,619	-£2,578,936	-£2,636,383
35%	60%	-£1,174,515	-£1,843,922	-£1,241,536	-£1,910,944	-£1,078,745	-£1,146,502
40%	60%	-£320,882	-£453,673	-£243,206	-£330,268	-£431,024	-£353,348
45%	60%	-£1,816,833	-£1,944,080	-£1,729,496	-£1,856,695	-£1,940,792	-£1,853,407
50%	60%	-£3,312,883	-£2,343,103	-£3,215,787	-£2,246,008	-£3,450,560	-£3,353,465

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£15,991,290	£15,991,290	£15,991,290	£15,991,290	£15,991,290	£15,991,290
10%	71%	-£12,998,549	-£13,135,162	-£13,021,346	-£13,157,959	-£12,979,154	-£13,001,951
15%	71%	-£11,502,178	-£11,707,099	-£11,538,373	-£11,741,294	-£11,473,087	-£11,507,281
20%	71%	-£10,005,807	-£10,279,035	-£10,051,401	-£10,324,629	-£9,967,018	-£10,012,611
25%	71%	-£8,509,438	-£8,850,972	-£8,566,428	-£8,907,963	-£8,460,950	-£8,517,941
30%	71%	-£7,013,067	-£7,422,908	-£7,081,456	-£7,491,297	-£6,954,882	-£7,023,272
35%	71%	-£5,516,696	-£5,944,945	-£5,598,484	-£6,014,639	-£5,417,426	-£5,539,339
40%	71%	-£4,019,325	-£4,563,788	-£4,102,097	-£4,656,257	-£3,930,953	-£4,023,424
45%	71%	-£2,522,954	-£3,128,416	-£2,607,016	-£3,230,447	-£2,414,479	-£2,518,510
50%	71%	-£1,026,583	-£1,589,047	-£1,111,939	-£1,634,636	-£958,026	-£1,013,595
100%	71%	-£14,226,952	-£12,818,874	-£13,991,572	-£12,583,914	-£14,426,830	-£14,101,871
10%	75%	-£12,991,992	-£13,111,530	-£13,015,929	-£13,135,465	-£12,975,021	-£12,998,958
15%	75%	-£11,492,343	-£11,671,648	-£11,528,248	-£11,707,254	-£11,466,888	-£11,502,792
20%	75%	-£9,993,894	-£10,231,768	-£10,040,567	-£10,279,641	-£9,958,753	-£10,005,626
25%	75%	-£8,495,445	-£8,791,888	-£8,552,895	-£8,851,728	-£8,450,610	-£8,510,460
30%	75%	-£6,996,996	-£7,352,007	-£7,065,205	-£7,423,816	-£6,942,486	-£7,014,294
35%	75%	-£5,498,547	-£5,912,127	-£5,572,524	-£5,995,804	-£5,432,758	-£5,517,717
40%	75%	-£3,999,098	-£4,467,916	-£4,080,123	-£4,565,014	-£3,914,190	-£4,011,265
45%	75%	-£2,499,649	-£3,018,566	-£2,582,297	-£3,127,797	-£2,395,621	-£2,504,853
50%	75%	-£993,101	-£1,569,213	-£1,084,469	-£1,690,582	-£977,052	-£998,422
10%	60%	-£13,019,531	-£13,210,790	-£13,038,680	-£13,229,939	-£12,992,375	-£13,011,527
15%	60%	-£11,533,651	-£11,820,540	-£11,562,374	-£11,849,263	-£11,492,921	-£11,521,646
20%	60%	-£10,047,772	-£10,430,289	-£10,086,069	-£10,468,588	-£9,993,466	-£10,031,763
25%	60%	-£8,561,891	-£9,040,940	-£8,609,764	-£9,087,912	-£8,494,910	-£8,541,862
30%	60%	-£7,076,012	-£7,649,790	-£7,135,469	-£7,707,237	-£6,994,653	-£7,025,901
35%	60%	-£5,590,132	-£6,259,540	-£5,657,154	-£6,326,561	-£5,494,362	-£5,562,120
40%	60%	-£4,094,735	-£4,869,290	-£4,172,412	-£4,945,886	-£3,984,593	-£4,062,270
45%	60%	-£2,598,735	-£3,471,537	-£2,686,121	-£3,558,623	-£2,474,925	-£2,562,211
50%	60%	-£1,102,735	-£2,072,514	-£1,199,830	-£2,169,609	-£965,057	-£1,062,152

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 3		CIL Zone	2
		Value Area	Med
No Units	65	Sales value inflation	10%
Site Area	0.66 Ha	Build cost inflation	5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£10,494,627	£10,494,627	£10,494,627	£10,494,627	£10,494,627	£10,494,627
10%	71%	£8,458,455	£8,562,976	£8,509,044	£8,613,565	£8,427,269	£8,477,858
15%	71%	£7,440,989	£7,597,150	£7,516,252	£7,613,053	£7,363,590	£7,469,473
20%	71%	£6,422,281	£6,631,324	£6,550,480	£6,647,281	£6,399,910	£6,461,058
25%	71%	£5,404,195	£5,665,497	£5,530,669	£5,791,971	£5,326,231	£5,452,704
30%	71%	£4,386,109	£4,699,672	£4,537,876	£4,851,439	£4,292,553	£4,444,319
35%	71%	£3,368,023	£3,733,846	£3,645,065	£3,910,608	£3,258,973	£3,435,934
40%	71%	£2,349,936	£2,768,020	£2,552,293	£2,970,377	£2,225,194	£2,427,551
45%	71%	£1,331,850	£1,802,194	£1,559,502	£2,029,846	£1,191,514	£1,419,166
50%	71%	£313,764	£336,368	£596,710	£1,089,314	£157,855	£410,781
100%	71%	£-10,028,477	£9,866,173	£9,514,911	£9,452,008	£-10,345,434	£9,831,269
10%	75%	£8,500,432	£8,541,887	£8,503,550	£8,595,006	£8,423,144	£8,476,262
15%	75%	£7,428,334	£7,565,517	£7,508,012	£7,645,195	£7,387,403	£7,467,081
20%	75%	£6,356,236	£6,493,143	£6,432,473	£6,653,365	£6,351,861	£6,457,898
25%	75%	£5,284,139	£5,412,778	£5,351,935	£5,745,574	£5,315,920	£5,448,716
30%	75%	£4,212,041	£4,336,408	£4,251,397	£4,795,763	£4,280,178	£4,439,534
35%	75%	£3,140,943	£3,260,039	£3,225,899	£3,845,954	£3,244,437	£3,430,352
40%	75%	£2,068,846	£2,183,660	£2,130,319	£2,896,143	£2,208,096	£2,421,170
45%	75%	£1,295,748	£1,707,299	£1,534,781	£1,946,333	£1,172,954	£1,411,987
50%	75%	£273,650	£730,929	£539,243	£996,522	£137,213	£402,806
60%	75%	£3,894,127	£8,225,622	£8,225,622	£8,672,852	£8,400,487	£8,462,952
15%	60%	£7,478,878	£7,898,371	£7,542,620	£7,762,114	£7,413,387	£7,477,129
20%	60%	£6,473,628	£6,766,286	£6,558,617	£6,851,276	£6,386,307	£6,471,297
25%	60%	£5,468,378	£5,834,201	£5,574,615	£5,840,438	£5,359,227	£5,465,465
30%	60%	£4,463,128	£4,530,115	£4,390,613	£4,623,600	£4,332,148	£4,459,532
35%	60%	£3,457,878	£3,970,031	£3,606,611	£4,118,762	£3,305,069	£3,453,800
40%	60%	£2,452,629	£3,037,945	£2,622,608	£3,207,924	£2,277,889	£2,447,968
45%	60%	£1,447,378	£2,105,861	£1,638,065	£2,297,087	£1,250,909	£1,442,136
50%	60%	£442,129	£1,173,775	£854,603	£1,386,240	£223,829	£436,303

Residual Land values compared to benchmark land values  
Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£48,908,297	£48,908,297	£48,908,297	£48,908,297	£48,908,297	£48,908,297
10%	71%	£39,940,989	£39,939,989	£39,939,989	£39,939,989	£39,939,989	£39,939,989
15%	71%	£31,962,556	£31,955,775	£31,958,673	£31,729,891	£31,933,451	£31,933,451
20%	71%	£23,984,123	£23,771,600	£23,779,465	£23,670,423	£23,943,034	£23,943,034
25%	71%	£15,998,729	£15,737,427	£15,772,256	£15,810,954	£15,976,693	£15,976,693
30%	71%	£7,998,335	£7,703,253	£7,765,065	£7,851,105	£7,910,372	£7,910,372
35%	71%	£5,998,942	£5,699,079	£5,857,339	£5,992,016	£6,041,052	£6,041,052
40%	71%	£3,998,549	£3,699,686	£3,856,931	£4,032,770	£4,081,507	£4,081,507
45%	71%	£1,998,156	£1,699,823	£1,846,528	£1,973,078	£1,998,739	£1,998,739
50%	71%	£598,763	£598,763	£598,763	£598,763	£598,763	£598,763
100%	71%	£-8,998,401	£-8,369,058	£-8,854,932	£-8,974,359	£-8,998,401	£-8,998,401
10%	75%	£50,992,493	£50,992,493	£50,992,493	£50,992,493	£50,992,493	£50,992,493
15%	75%	£41,992,098	£41,992,098	£41,992,098	£41,992,098	£41,992,098	£41,992,098
20%	75%	£32,991,703	£32,991,703	£32,991,703	£32,991,703	£32,991,703	£32,991,703
25%	75%	£23,991,308	£23,991,308	£23,991,308	£23,991,308	£23,991,308	£23,991,308
30%	75%	£14,990,913	£14,990,913	£14,990,913	£14,990,913	£14,990,913	£14,990,913
35%	75%	£5,990,518	£5,990,518	£5,990,518	£5,990,518	£5,990,518	£5,990,518
40%	75%	£1,990,123	£1,990,123	£1,990,123	£1,990,123	£1,990,123	£1,990,123
45%	75%	£790,728	£790,728	£790,728	£790,728	£790,728	£790,728
50%	75%	£-1,990,273	£-1,990,273	£-1,990,273	£-1,990,273	£-1,990,273	£-1,990,273
60%	75%	£-8,990,878	£-8,990,878	£-8,990,878	£-8,990,878	£-8,990,878	£-8,990,878
100%	75%	£-18,990,483	£-18,990,483	£-18,990,483	£-18,990,483	£-18,990,483	£-18,990,483

Residual Land values compared to benchmark land values  
Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£37,252,252	£37,252,252	£37,252,252	£37,252,252	£37,252,252	£37,252,252
10%	71%	£28,278,395	£28,173,874	£28,227,806	£28,123,285	£28,309,581	£28,258,992
15%	71%	£19,304,482	£19,199,700	£19,253,588	£19,149,067	£19,340,263	£19,289,774
20%	71%	£10,330,569	£10,225,787	£10,279,675	£10,175,154	£10,359,959	£10,309,470
25%	71%	£1,356,655	£1,251,873	£1,305,761	£1,201,240	£1,410,619	£1,360,130
30%	71%	£-743,251	£-638,469	£-692,357	£-587,836	£-743,251	£-743,251
35%	71%	£-1,743,827	£-1,639,045	£-1,692,933	£-1,588,412	£-1,743,827	£-1,743,827
40%	71%	£-2,744,403	£-2,639,621	£-2,693,509	£-2,588,988	£-2,744,403	£-2,744,403
45%	71%	£-3,744,979	£-3,640,197	£-3,694,085	£-3,589,564	£-3,744,979	£-3,744,979
50%	71%	£-4,745,555	£-4,640,773	£-4,694,661	£-4,589,140	£-4,745,555	£-4,745,555
60%	71%	£-5,746,131	£-5,641,351	£-5,695,239	£-5,589,718	£-5,746,131	£-5,746,131
100%	71%	£-15,746,707	£-15,641,925	£-15,695,813	£-15,591,292	£-15,746,707	£-15,746,707
10%	75%	£38,278,395	£38,278,395	£38,278,395	£38,278,395	£38,278,395	£38,278,395
15%	75%	£29,304,482	£29,304,482	£29,304,482	£29,304,482	£29,304,482	£29,304,482
20%	75%	£20,330,569	£20,330,569	£20,330,569	£20,330,569	£20,330,569	£20,330,569
25%	75%	£11,356,655	£11,356,655	£11,356,655	£11,356,655	£11,356,655	£11,356,655
30%	75%	£2,382,251	£2,382,251	£2,382,251	£2,382,251	£2,382,251	£2,382,251
35%	75%	£-743,251	£-743,251	£-743,251	£-743,251	£-743,251	£-743,251
40%	75%	£-1,743,827	£-1,743,827	£-1,743,827	£-1,743,827	£-1,743,827	£-1,743,827
45%	75%	£-2,744,403	£-2,744,403	£-2,744,403	£-2,744,403	£-2,744,403	£-2,744,403
50%	75%	£-3,744,979	£-3,744,979	£-3,744,979	£-3,744,979	£-3,744,979	£-3,744,979
60%	75%	£-4,745,555	£-4,745,555	£-4,745,555	£-4,745,555	£-4,745,555	£-4,745,555
100%	75%	£-14,746,131	£-14,746,131	£-14,746,131	£-14,746,131	£-14,746,131	£-14,746,131

Residual Land values compared to benchmark land values  
Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£16,931,043	£16,931,043	£16,931,043	£16,931,043	£16,931,043	£16,931,043
10%	71%	£11,931,215	£11,853,694	£11,910,626	£11,813,105	£11,908,011	£11,947,812
15%	71%	£9,985,302	£9,828,520	£9,909,418	£9,752,637	£9,952,080	£9,952,080
20%	71%	£8,039,389	£7,794,346	£7,902,211	£7,653,169	£8,056,760	£8,056,760
25%	71%	£6,093,476	£5,749,173	£5,895,002	£5,550,999	£6,099,439	£6,099,439
30%	71%	£4,147,563	£3,703,900	£3,848,729	£3,504,726	£4,147,563	£4,147,563
35%	71%	£2,201,650	£1,758,627	£1,904,456	£1,559,453	£2,201,650	£2,201,650
40%	71%	£25,978,734	£24,657,650	£24,873,377	£24,455,294	£25,300,476	£24,998,120
45%	71%	£19,989,336	£18,668,247	£18,883,974	£18,465,891	£19,302,526	£18,999,408
50%	71%	£13,998,938	£12,677,854	£12,893,581	£12,475,498	£13,302,128	£12,999,990
60%	71%	£7,008,540	£5,723,181	£5,938,888	£5,520,805	£7,008,540	£7,008,540
100%	71%	£-3,991,457	£-3,991,457	£-3,991,457	£-3,991,457	£-3,991,457	£-3,991,457
10%	75%	£18,978,238	£18,978,238	£18,978,238	£18,978,238	£18,978,238	£18,978,238
15%	75%	£13,978,336	£13,978,336	£13,978,336	£13,978,336	£13,978,336	£13,978,336
20%	75%	£8,978,434	£8,978,434	£8,978,434	£8,978,434	£8,978,434	£8,978,434
25%	75%	£3,978,532	£3,978,532	£3,978,532	£3,978,532	£3,978,532	£3,978,532
30%	75%	£-1,021,370	£-1,021,370	£-1,021,370	£-1,021,370	£-1,021,370	£-1,021,370
35%	75%	£-2,021,946	£-2,021,946	£-2,021,946	£-2,021,946	£-2,021,946	£-2,021,946
40%	75%	£-3,022,522	£-3,022,522	£-3,022,522	£-3,022,522	£-3,022,522	£-3,022,522
45%	75%	£-4,023,098	£-4,023,098	£-4,023,098	£-4,023,098	£-4,023,098	£-4,023,098
50%	75%	£-5,023,674	£-5,023,674	£-5,023,674	£-5,023,674	£-5,023,674	£-5,023,674
60%	75%	£-6,024,250	£-6,024,250	£-6,024,250	£-6,024,250	£-6,024,250	£-6,024,250
100%	75%	£-16,024,826	£-16,024,826	£-16,024,826	£-16,024,826	£-16,024,826	£-16,024,826

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£7,738,110	-£7,738,110	-£7,738,110	-£7,738,110	-£7,738,110	-£7,738,110
10%	71%	-£9,774,283	-£9,669,762	-£9,723,694	-£9,619,173	-£9,905,469	-£9,754,880
15%	71%	-£10,762,969	-£10,658,439	-£10,716,696	-£10,609,744	-£10,905,148	-£10,753,294
20%	71%	-£11,810,456	-£11,601,414	-£11,769,278	-£11,650,236	-£11,872,827	-£11,771,649
25%	71%	-£12,828,542	-£12,567,240	-£12,792,969	-£12,640,767	-£12,905,506	-£12,780,934
30%	71%	-£13,846,628	-£13,733,696	-£13,868,661	-£13,711,209	-£13,940,185	-£13,788,419
35%	71%	-£14,864,715	-£14,498,692	-£14,687,652	-£14,321,829	-£14,973,665	-£14,798,803
40%	71%	-£15,882,801	-£15,464,718	-£15,690,445	-£15,262,361	-£16,007,544	-£15,805,187
45%	71%	-£16,900,887	-£16,430,544	-£16,673,236	-£16,202,892	-£17,041,223	-£16,813,572
50%	71%	-£17,918,974	-£17,396,369	-£17,696,028	-£17,143,424	-£18,074,902	-£17,821,956
100%	71%	-£28,261,214	-£27,198,911	-£27,747,049	-£26,684,746	-£28,578,172	-£28,064,007
10%	75%	-£9,782,306	-£9,690,850	-£9,729,188	-£9,637,731	-£9,909,593	-£9,756,475
15%	75%	-£10,804,455	-£10,667,220	-£10,784,726	-£10,687,542	-£10,945,335	-£10,765,057
20%	75%	-£11,826,604	-£11,643,590	-£11,720,264	-£11,537,362	-£11,881,076	-£11,774,839
25%	75%	-£12,848,753	-£12,618,960	-£12,715,802	-£12,487,163	-£12,816,818	-£12,784,022
30%	75%	-£13,870,902	-£13,599,330	-£13,711,341	-£13,436,974	-£13,952,560	-£13,793,204
35%	75%	-£14,892,794	-£14,572,699	-£14,706,879	-£14,388,784	-£14,988,301	-£14,802,386
40%	75%	-£15,914,882	-£15,549,069	-£15,702,418	-£15,338,595	-£16,024,042	-£15,811,568
45%	75%	-£16,936,970	-£16,525,439	-£16,697,956	-£16,286,405	-£17,059,783	-£16,820,750
50%	75%	-£17,959,058	-£17,501,809	-£17,693,495	-£17,236,216	-£18,095,525	-£17,829,992
10%	80%	-£9,748,611	-£9,602,281	-£9,706,115	-£9,599,786	-£9,720,270	-£9,749,776
15%	80%	-£10,753,860	-£10,534,366	-£10,690,118	-£10,470,823	-£10,819,350	-£10,755,608
20%	80%	-£11,759,110	-£11,468,452	-£11,674,120	-£11,381,481	-£11,846,430	-£11,761,441
25%	80%	-£12,764,360	-£12,396,916	-£12,584,930	-£12,202,900	-£12,874,510	-£12,762,273
30%	80%	-£13,769,610	-£13,330,622	-£13,642,125	-£13,203,138	-£13,900,589	-£13,773,105
35%	80%	-£14,774,860	-£14,262,707	-£14,636,127	-£14,113,975	-£14,927,669	-£14,778,937
40%	80%	-£15,780,110	-£15,194,792	-£15,610,130	-£15,024,813	-£15,954,749	-£15,784,770
45%	80%	-£16,785,360	-£16,126,877	-£16,584,132	-£15,935,651	-£16,981,829	-£16,790,602
50%	80%	-£17,790,610	-£17,058,962	-£17,578,135	-£16,846,489	-£18,008,909	-£17,796,434

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2,959,447	-£2,854,926	-£2,908,858	-£2,804,337	-£2,990,633	-£2,940,044
10%	71%	-£3,977,534	-£3,820,752	-£3,901,690	-£3,744,869	-£4,024,312	-£3,948,429
15%	71%	-£4,995,621	-£4,786,578	-£4,894,442	-£4,685,401	-£5,057,892	-£4,956,814
20%	71%	-£6,013,708	-£5,752,404	-£5,987,234	-£5,585,931	-£6,091,472	-£5,965,198
25%	71%	-£7,031,795	-£6,718,231	-£6,880,026	-£6,586,463	-£7,125,350	-£6,973,583
30%	71%	-£8,049,879	-£7,684,056	-£7,872,817	-£7,505,994	-£8,159,029	-£7,981,968
35%	71%	-£9,067,966	-£8,649,882	-£8,865,609	-£8,447,526	-£9,192,708	-£8,990,351
40%	71%	-£10,086,052	-£9,615,708	-£9,858,400	-£9,388,056	-£10,226,389	-£10,000,736
45%	71%	-£11,104,138	-£10,581,534	-£10,851,192	-£10,328,588	-£11,260,067	-£11,001,121
50%	71%	-£12,122,224	-£11,547,360	-£11,844,984	-£11,269,120	-£12,293,746	-£12,002,506
100%	71%	-£21,446,379	-£20,384,075	-£20,832,213	-£19,889,910	-£21,763,336	-£21,249,171
10%	75%	-£2,987,470	-£2,872,015	-£2,914,362	-£2,822,896	-£2,994,758	-£2,941,544
15%	75%	-£3,989,568	-£3,852,385	-£3,909,890	-£3,772,707	-£4,030,499	-£3,950,821
20%	75%	-£4,991,666	-£4,828,754	-£4,905,429	-£4,722,517	-£5,066,241	-£4,960,004
25%	75%	-£5,993,764	-£5,805,124	-£5,900,967	-£5,672,328	-£6,101,982	-£5,969,186
30%	75%	-£6,995,862	-£6,781,494	-£6,896,505	-£6,622,139	-£7,137,724	-£6,978,369
35%	75%	-£7,997,959	-£7,757,863	-£7,892,043	-£7,571,949	-£8,173,466	-£7,987,550
40%	75%	-£8,999,056	-£8,734,233	-£8,887,583	-£8,521,760	-£9,209,206	-£8,996,732
45%	75%	-£9,999,058	-£9,710,603	-£9,883,121	-£9,471,570	-£10,244,946	-£10,006,915
50%	75%	-£11,000,252	-£10,686,973	-£10,878,658	-£10,421,381	-£11,280,689	-£11,015,056
10%	80%	-£2,933,775	-£2,787,446	-£2,891,280	-£2,744,950	-£2,977,435	-£2,934,940
15%	80%	-£3,939,024	-£3,719,531	-£3,815,262	-£3,655,788	-£4,004,515	-£3,946,773
20%	80%	-£4,944,273	-£4,651,616	-£4,851,296	-£4,695,826	-£5,031,595	-£4,946,805
25%	80%	-£5,949,524	-£5,583,701	-£5,843,287	-£5,477,464	-£6,058,675	-£5,952,437
30%	80%	-£6,954,774	-£6,515,786	-£6,827,289	-£6,388,302	-£7,085,754	-£6,958,270
35%	80%	-£7,960,024	-£7,447,872	-£7,811,292	-£7,299,140	-£8,112,834	-£7,964,102
40%	80%	-£8,965,273	-£8,379,957	-£8,795,294	-£8,209,978	-£9,139,914	-£8,969,934
45%	80%	-£9,970,524	-£9,312,041	-£9,779,297	-£9,120,815	-£10,166,994	-£9,975,767
50%	80%	-£10,975,773	-£10,244,127	-£10,763,299	-£10,031,653	-£11,194,074	-£10,981,599

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£9,016,967	£9,016,967	£9,016,967	£9,016,967	£9,016,967	£9,016,967
10%	71%	£3,980,794	£4,085,315	£4,031,384	£4,135,904	£3,949,608	£4,000,197
15%	71%	£2,962,708	£3,119,489	£3,038,991	£3,195,373	£2,815,930	£2,891,813
20%	71%	£1,944,621	£2,153,664	£2,045,799	£2,254,841	£1,892,250	£1,938,426
25%	71%	£926,535	£1,187,837	£1,053,008	£1,314,310	£848,571	£975,043
30%	71%	£-91,552	£222,911	£80,216	£373,779	£-185,108	£-33,341
35%	71%	£-1,099,336	£-143,816	£-932,576	£-566,762	£-1,218,788	£-1,041,728
40%	71%	£-2,127,724	£-1,709,641	£-1,925,367	£-1,507,284	£-2,252,466	£-2,050,110
45%	71%	£-3,145,810	£-2,675,466	£-2,918,159	£-2,447,815	£-3,286,146	£-3,058,944
50%	71%	£-4,163,896	£-3,641,292	£-3,910,951	£-3,388,346	£-4,319,825	£-4,066,879
100%	71%	£-14,006,139	£-13,443,834	£-13,869,692	£-12,609,668	£-14,823,966	£-14,306,929
10%	75%	£3,072,771	£4,064,227	£4,025,889	£4,117,346	£3,945,844	£3,998,602
15%	75%	£2,060,674	£3,087,857	£3,030,351	£3,167,535	£2,909,742	£2,989,421
20%	75%	£1,048,576	£2,111,488	£2,034,913	£2,217,726	£1,874,001	£1,960,235
25%	75%	£906,478	£1,135,118	£1,036,275	£1,267,514	£838,259	£971,036
30%	75%	£-115,619	£168,748	£43,737	£316,103	£-197,482	£-38,127
35%	75%	£-1,137,717	£-817,622	£-951,802	£-631,707	£-1,233,224	£-1,047,308
40%	75%	£-2,159,815	£-1,763,952	£-1,941,349	£-1,581,918	£-2,268,964	£-2,056,491
45%	75%	£-3,181,913	£-2,770,362	£-2,942,879	£-2,531,328	£-3,304,706	£-3,065,673
50%	75%	£-4,204,010	£-3,748,732	£-3,938,417	£-3,481,139	£-4,340,448	£-4,074,855
10%	80%	£4,006,466	£4,152,796	£4,048,962	£4,185,281	£3,862,907	£4,005,301
15%	80%	£3,001,217	£3,220,711	£3,064,959	£3,254,454	£2,836,727	£2,991,465
20%	80%	£1,995,967	£2,288,625	£2,080,957	£2,373,616	£1,908,647	£1,993,637
25%	80%	£990,718	£1,356,541	£1,096,954	£1,462,777	£891,567	£987,804
30%	80%	£-14,532	£424,456	£112,953	£261,939	£-145,912	£-19,029
35%	80%	£-1,019,783	£-507,630	£-871,050	£-358,898	£-1,172,592	£-1,023,860
40%	80%	£-2,025,032	£-1,439,715	£-1,855,052	£-1,289,736	£-2,199,672	£-2,029,693
45%	80%	£-3,030,282	£-2,371,800	£-2,838,055	£-2,180,674	£-3,226,752	£-3,035,525
50%	80%	£-4,035,531	£-3,303,885	£-3,823,058	£-3,081,411	£-4,253,632	£-4,041,357

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£7,948,661	-£7,948,661	-£7,948,661	-£7,948,661	-£7,948,661	-£7,948,661
10%	71%	-£9,984,833	-£9,980,312	-£9,934,241	-£9,829,723	-£10,016,019	-£9,965,430
15%	71%	-£11,002,916	-£10,946,138	-£10,857,636	-£10,740,258	-£11,048,668	-£10,974,815
20%	71%	-£12,021,007	-£11,811,964	-£11,919,828	-£11,710,787	-£12,083,378	-£11,862,199
25%	71%	-£13,039,093	-£12,777,791	-£12,912,619	-£12,651,317	-£13,117,057	-£12,990,584
30%	71%	-£14,057,179	-£13,743,618	-£13,905,412	-£13,613,849	-£14,150,735	-£13,959,969
35%	71%	-£15,075,265	-£14,709,442	-£14,898,203	-£14,532,380	-£15,184,415	-£15,007,354
40%	71%	-£16,093,352	-£15,675,268	-£15,890,995	-£15,472,911	-£16,218,094	-£16,015,737
45%	71%	-£17,111,438	-£16,641,094	-£16,883,786	-£16,413,442	-£17,251,774	-£17,024,122
50%	71%	-£18,129,524	-£17,606,920	-£17,876,578	-£17,353,974	-£18,285,453	-£18,032,507
100%	71%	-£28,471,765	-£27,409,461	-£27,957,599	-£26,895,296	-£28,788,722	-£28,274,557
10%	75%	-£9,992,858	-£9,901,401	-£9,839,738	-£9,848,282	-£10,020,144	-£9,967,026
15%	75%	-£11,014,958	-£10,927,771	-£10,835,276	-£10,798,993	-£11,055,395	-£10,974,207
20%	75%	-£12,037,052	-£11,854,140	-£11,830,815	-£11,747,903	-£12,091,627	-£11,985,389
25%	75%	-£13,059,149	-£12,830,510	-£12,826,353	-£12,697,714	-£13,127,368	-£12,994,672
30%	75%	-£14,081,247	-£13,806,880	-£13,821,991	-£13,647,524	-£14,163,110	-£14,003,754
35%	75%	-£15,103,345	-£14,783,249	-£14,817,420	-£14,597,334	-£15,198,851	-£15,012,036
40%	75%	-£16,125,442	-£15,759,619	-£15,812,368	-£15,547,145	-£16,234,592	-£16,022,118
45%	75%	-£17,147,540	-£16,735,989	-£16,808,507	-£16,496,955	-£17,270,334	-£17,031,301
50%	75%	-£18,169,638	-£17,712,358	-£17,804,045	-£17,446,766	-£18,306,075	-£18,040,482
10%	60%	-£9,959,161	-£9,812,831	-£9,816,656	-£9,770,336	-£10,002,821	-£9,950,326
15%	60%	-£10,984,410	-£10,744,917	-£10,900,668	-£10,681,174	-£11,029,901	-£10,968,159
20%	60%	-£11,969,660	-£11,677,002	-£11,884,571	-£11,592,012	-£12,056,981	-£11,971,991
25%	60%	-£12,974,910	-£12,609,087	-£12,868,673	-£12,502,859	-£13,084,061	-£12,977,523
30%	60%	-£13,980,160	-£13,541,172	-£13,852,575	-£13,413,698	-£14,111,139	-£13,965,653
35%	60%	-£14,985,410	-£14,473,257	-£14,836,577	-£14,324,526	-£15,138,219	-£14,989,488
40%	60%	-£15,990,660	-£15,405,343	-£15,820,880	-£15,235,364	-£16,165,299	-£15,995,320
45%	60%	-£16,995,910	-£16,337,428	-£16,804,683	-£16,146,201	-£17,192,379	-£17,001,159
50%	60%	-£18,001,159	-£17,269,513	-£17,788,685	-£17,057,039	-£18,219,459	-£18,006,955

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£4,348,283	-£4,348,283	-£4,348,283	-£4,348,283	-£4,348,283	-£4,348,283
10%	71%	-£4,348,283	-£4,302,302	-£4,304,234	-£4,279,713	-£4,606,009	-£4,515,420
15%	71%	-£4,452,909	-£4,296,128	-£4,377,026	-£4,220,245	-£4,499,688	-£4,423,805
20%	71%	-£4,557,535	-£4,289,954	-£4,369,818	-£4,180,776	-£4,593,368	-£4,432,189
25%	71%	-£4,662,161	-£4,283,780	-£4,362,610	-£4,141,307	-£4,687,048	-£4,440,574
30%	71%	-£4,766,787	-£4,277,606	-£4,355,401	-£4,041,839	-£4,780,728	-£4,448,959
35%	71%	-£4,871,413	-£4,271,432	-£4,348,193	-£3,942,370	-£4,874,408	-£4,457,343
40%	71%	-£4,976,039	-£4,265,258	-£4,340,985	-£3,842,901	-£4,968,088	-£4,465,727
45%	71%	-£5,080,665	-£4,259,084	-£4,333,776	-£3,743,432	-£5,061,768	-£4,474,112
50%	71%	-£5,185,291	-£4,252,910	-£4,326,568	-£3,643,963	-£5,155,448	-£4,482,497
100%	71%	-£10,921,759	-£10,859,451	-£10,807,589	-£10,245,288	-£10,928,712	-£10,729,647
10%	75%	-£4,442,846	-£4,351,391	-£4,389,726	-£4,298,271	-£4,510,134	-£4,417,015
15%	75%	-£4,547,472	-£4,327,761	-£4,385,266	-£4,248,082	-£4,505,675	-£4,426,197
20%	75%	-£4,652,098	-£4,304,130	-£4,380,804	-£4,197,892	-£4,501,217	-£4,435,779
25%	75%	-£4,756,724	-£4,280,500	-£4,376,343	-£4,147,703	-£4,596,758	-£4,444,363
30%	75%	-£4,861,350	-£4,256,870	-£4,371,881	-£4,097,514	-£4,692,299	-£4,452,948
35%	75%	-£4,965,976	-£4,233,240	-£4,367,419	-£4,047,324	-£4,787,840	-£4,461,533
40%	75%	-£5,070,602	-£4,209,610	-£4,362,958	-£3,997,135	-£4,883,381	-£4,470,118
45%	75%	-£5,175,228	-£4,185,979	-£4,358,497	-£3,946,945	-£4,978,922	-£4,478,703
50%	75%	-£5,279,854	-£4,162,349	-£4,354,035	-£3,896,756	-£5,074,463	-£4,487,288
10%	60%	-£4,009,151	-£4,262,821	-£4,366,656	-£4,220,326	-£4,532,810	-£4,410,316
15%	60%	-£4,114,000	-£4,194,907	-£4,350,658	-£4,131,164	-£4,628,351	-£4,416,148
20%	60%	-£4,218,849	-£4,127,000	-£4,334,660	-£4,042,001	-£4,723,892	-£4,421,980
25%	60%	-£4,323,698	-£4,059,076	-£4,318,663	-£3,952,840	-£4,819,433	-£4,427,813
30%	60%	-£4,428,547	-£3,991,162	-£4,302,665	-£3,863,678	-£4,914,974	-£4,433,645
35%	60%	-£4,533,396	-£3,923,247	-£4,286,667	-£3,774,516	-£5,010,515	-£4,439,478
40%	60%	-£4,638,245	-£3,855,333	-£4,270,670	-£3,685,353	-£5,106,056	-£4,445,311
45%	60%	-£4,743,094	-£3,787,417	-£4,254,672	-£3,596,191	-£5,201,597	-£4,451,144
50%	60%	-£4,847,943	-£3,719,502	-£4,238,675	-£3,507,029	-£5,297,138	-£4,456,977

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£0,016,967	£0,016,967	£0,016,967	£0,016,967	£0,016,967	£0,016,967
10%	71%	£3,980,794	£4,095,315	£4,031,384	£4,135,904	£3,949,608	£4,000,197
15%	71%	£2,982,708	£3,119,489	£3,038,581	£3,185,373	£2,815,930	£2,901,813
20%	71%	£1,944,621	£2,153,664	£2,045,799	£2,254,841	£1,882,250	£1,983,428
25%	71%	£926,535	£1,187,837	£1,053,008	£1,314,310	£848,571	£975,043
30%	71%	£-91,552	£222,011	£-80,216	£372,778	£-185,108	£-53,341
35%	71%	£-1,009,338	£-143,815	£-932,572	£-869,782	£-1,216,768	£-1,041,726
40%	71%	£-2,127,724	£-1,709,641	£-1,925,367	£-1,507,284	£-2,252,466	£-2,050,110
45%	71%	£-3,145,810	£-2,675,466	£-2,918,159	£-2,447,815	£-3,286,148	£-3,058,494
50%	71%	£-4,163,896	£-3,641,292	£-3,910,951	£-3,398,346	£-4,319,825	£-4,066,879
100%	71%	£-14,506,137	£-13,443,834	£-13,991,972	£-12,929,668	£-14,823,085	£-14,308,929
10%	75%	£3,972,771	£4,064,227	£4,025,889	£4,117,346	£3,945,484	£3,998,602
15%	75%	£2,980,674	£3,087,857	£3,030,351	£3,187,535	£2,899,742	£2,985,421
20%	75%	£1,988,576	£2,111,485	£2,034,913	£2,217,725	£1,874,001	£1,969,735
25%	75%	£906,478	£1,135,118	£1,039,275	£1,267,914	£838,269	£971,056
30%	75%	£-115,619	£158,748	£43,737	£318,103	£-197,482	£-38,127
35%	75%	£-1,137,717	£-117,622	£-961,802	£-831,707	£-1,233,224	£-1,047,308
40%	75%	£-2,159,815	£-1,793,962	£-1,947,341	£-1,531,518	£-2,288,964	£-2,065,491
45%	75%	£-3,181,913	£-2,770,362	£-2,942,879	£-2,531,328	£-3,304,708	£-3,065,673
50%	75%	£-4,204,010	£-3,746,732	£-3,938,417	£-3,481,139	£-4,340,448	£-4,074,855
10%	60%	£3,006,466	£4,122,796	£4,046,982	£4,185,261	£3,862,307	£4,006,301
15%	60%	£1,995,967	£2,288,625	£2,080,957	£2,375,616	£1,808,847	£1,993,637
20%	60%	£990,719	£1,308,547	£1,096,954	£1,462,777	£811,567	£987,404
25%	60%	£-14,532	£224,456	£-112,959	£361,939	£-145,512	£-18,028
30%	60%	£-1,019,783	£-507,630	£-871,050	£-358,898	£-1,172,892	£-1,023,860
35%	60%	£-2,025,032	£-1,439,715	£-1,855,052	£-1,269,736	£-2,199,672	£-2,029,693
40%	60%	£-3,030,282	£-2,311,800	£-2,830,055	£-2,180,574	£-3,226,765	£-3,035,525
50%	60%	£-4,035,531	£-3,303,885	£-3,823,058	£-3,091,411	£-4,253,832	£-4,041,357

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 3		CIL Zone	2
		Value Area	Low
No Units	65	Sales value inflation	10%
Site Area	0.66 Ha	Build cost inflation	5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£6,167,216	£6,167,216	£6,167,216	£6,167,216	£6,167,216	£6,167,216
10%	71%	£4,535,391	£4,618,453	£4,614,374	£4,697,437	£4,485,866	£4,564,850
15%	71%	£2,719,077	£3,944,071	£3,833,663	£3,962,947	£3,645,191	£3,763,667
20%	71%	£2,003,564	£3,069,669	£3,061,532	£3,227,656	£2,804,516	£2,962,454
25%	71%	£2,087,651	£2,295,307	£2,285,111	£2,492,767	£1,963,840	£2,161,301
30%	71%	£1,271,737	£1,520,925	£1,508,690	£1,757,878	£1,123,165	£1,360,117
35%	71%	£435,824	£746,543	£732,269	£1,022,667	£292,400	£558,934
40%	71%	£-395,979	£-28,294	£-44,875	£288,098	£-587,314	£-246,211
45%	71%	£-1,195,236	£-315,341	£-833,995	£-454,099	£-1,421,739	£-1,060,498
50%	71%	£-2,024,493	£-1,602,389	£-1,623,114	£-1,201,009	£-2,276,764	£-1,674,784
100%	71%	£-10,317,069	£-9,473,857	£-9,514,311	£-8,670,100	£-10,920,410	£-10,017,651
10%	75%	£4,525,948	£4,598,628	£4,608,881	£4,681,561	£4,482,614	£4,565,547
15%	75%	£3,705,313	£3,814,333	£3,829,713	£3,938,733	£3,640,313	£3,764,712
20%	75%	£2,984,979	£3,030,038	£3,050,545	£3,195,905	£2,786,511	£2,932,878
25%	75%	£2,064,044	£2,245,744	£2,271,377	£2,453,077	£1,955,711	£2,163,043
30%	75%	£1,243,410	£1,461,450	£1,492,209	£1,710,249	£1,113,409	£1,362,208
35%	75%	£422,776	£677,156	£713,042	£967,421	£271,108	£561,374
40%	75%	£-304,366	£-108,892	£-207,207	£224,563	£-593,759	£-243,377
45%	75%	£-1,236,422	£-806,014	£-856,119	£-526,710	£-1,436,613	£-1,057,309
50%	75%	£-2,072,478	£-1,703,136	£-1,651,031	£-1,281,687	£-2,292,689	£-1,871,242
60%	75%	£-3,655,026	£-3,081,895	£-3,133,953	£-2,743,241	£-4,062,723	£-3,562,819
15%	60%	£3,764,801	£3,930,233	£3,864,321	£4,038,753	£3,660,801	£3,760,321
20%	60%	£2,963,996	£3,196,572	£3,096,689	£3,329,265	£2,825,329	£2,958,022
25%	60%	£2,163,191	£2,453,910	£2,329,058	£2,619,776	£1,989,856	£2,155,723
30%	60%	£1,362,386	£1,711,249	£1,561,425	£1,910,289	£1,154,368	£1,353,424
35%	60%	£561,580	£968,588	£793,794	£1,200,801	£318,913	£551,126
40%	60%	£-243,137	£225,926	£26,162	£491,313	£-625,006	£-255,281
45%	60%	£-1,057,039	£-325,186	£-573,597	£-222,143	£-1,374,144	£-1,070,701
50%	60%	£-1,870,942	£-1,279,994	£-1,533,783	£-942,835	£-2,223,280	£-1,886,122

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£53,235,708	£53,235,708	£53,235,708	£53,235,708	£53,235,708	£53,235,708
10%	71%	£54,867,324	£54,784,472	£54,789,589	£54,705,467	£54,917,058	£54,838,074
15%	71%	£55,683,447	£55,355,644	£55,584,371	£55,440,377	£55,167,733	£55,639,527
20%	71%	£56,499,367	£56,333,235	£56,341,393	£56,175,267	£56,598,408	£56,440,441
25%	71%	£57,315,274	£57,107,617	£57,117,814	£56,910,157	£57,439,034	£57,241,623
30%	71%	£58,131,189	£57,824,235	£57,834,235	£57,645,759	£58,279,759	£58,082,423
35%	71%	£58,947,101	£58,658,381	£58,670,656	£58,379,937	£59,120,435	£58,843,991
40%	71%	£59,768,003	£59,493,218	£59,447,800	£59,114,827	£59,970,239	£59,649,135
45%	71%	£60,588,160	£60,218,265	£60,236,820	£59,857,024	£60,824,663	£60,463,423
50%	71%	£61,407,416	£60,935,312	£60,920,038	£60,603,038	£61,677,039	£61,427,769
100%	71%	£69,719,993	£68,875,782	£68,873,236	£68,073,024	£70,223,334	£69,420,576
10%	75%	£54,876,976	£54,804,297	£54,794,043	£54,721,364	£54,920,311	£54,837,377
15%	75%	£55,697,811	£55,585,511	£55,573,211	£55,484,191	£55,765,811	£55,682,877
20%	75%	£56,518,245	£56,372,866	£56,352,376	£56,207,020	£56,604,913	£56,439,047
25%	75%	£57,338,881	£57,157,181	£57,131,547	£56,949,848	£57,447,214	£57,239,881
30%	75%	£58,159,515	£57,947,475	£57,910,715	£57,692,675	£58,289,515	£58,040,716
35%	75%	£58,980,149	£58,725,769	£58,689,849	£58,435,903	£59,131,816	£58,843,916
40%	75%	£59,800,783	£59,511,816	£59,470,132	£59,178,332	£59,983,459	£59,648,301
45%	75%	£60,621,347	£60,308,938	£60,262,043	£59,929,635	£60,839,537	£60,460,233
50%	75%	£61,441,003	£61,106,060	£61,053,955	£60,683,913	£61,695,614	£61,274,186
10%	60%	£54,837,318	£54,721,030	£54,770,972	£54,654,684	£54,906,051	£54,840,305
15%	60%	£55,638,123	£55,463,692	£55,538,693	£55,384,172	£55,742,124	£55,642,694
20%	60%	£56,438,928	£56,256,353	£56,326,225	£56,073,860	£56,577,596	£56,444,902
25%	60%	£57,239,733	£57,046,008	£57,104,667	£56,815,148	£57,413,068	£57,247,202
30%	60%	£58,040,539	£57,841,675	£57,841,499	£57,492,635	£58,248,539	£58,040,500
35%	60%	£58,841,344	£58,634,338	£58,639,130	£58,202,124	£59,084,011	£58,851,799
40%	60%	£59,642,149	£59,426,998	£59,430,925	£58,911,913	£59,927,032	£59,659,295
45%	60%	£60,442,954	£60,220,111	£60,156,522	£59,624,668	£60,777,069	£60,473,626
50%	60%	£61,243,759	£61,012,224	£60,938,708	£60,345,759	£61,626,204	£61,289,048

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£41,558,137	£41,558,137	£41,558,137	£41,558,137	£41,558,137	£41,558,137
10%	71%	£43,201,459	£43,118,397	£43,122,476	£43,039,413	£43,250,984	£43,172,000
15%	71%	£44,844,781	£44,892,779	£44,898,597	£44,774,903	£44,919,659	£44,973,183
20%	71%	£46,488,103	£46,661,761	£46,667,191	£46,563,191	£46,809,334	£46,774,366
25%	71%	£48,131,425	£48,441,543	£48,451,740	£48,244,983	£48,573,010	£48,575,549
30%	71%	£49,774,747	£49,256,325	£49,228,161	£49,078,972	£49,613,685	£49,576,733
35%	71%	£51,418,069	£50,999,307	£50,994,282	£50,813,963	£50,854,889	£50,817,916
40%	71%	£53,061,391	£52,765,144	£52,761,225	£52,548,152	£52,848,152	£52,853,917
45%	71%	£54,704,713	£54,552,191	£54,570,845	£54,300,949	£54,158,589	£54,197,348
50%	71%	£56,348,035	£56,339,238	£56,359,964	£56,037,859	£56,013,014	£56,011,635
100%	71%	£68,063,919	£67,293,707	£67,291,182	£66,489,959	£68,259,269	£67,561,651
10%	75%	£43,210,902	£43,138,222	£43,127,969	£43,055,289	£43,254,236	£43,171,303
15%	75%	£44,031,537	£43,922,517	£43,907,137	£43,798,117	£44,096,537	£43,972,138
20%	75%	£44,852,171	£44,706,812	£44,696,205	£44,540,946	£44,833,639	£44,772,972
25%	75%	£45,672,805	£45,491,107	£45,485,173	£45,383,173	£45,572,173	£45,572,972
30%	75%	£46,493,439	£46,275,400	£46,244,641	£46,026,601	£46,232,441	£46,374,642
35%	75%	£47,314,073	£47,059,695	£47,023,808	£46,769,429	£47,465,742	£47,175,476
40%	75%	£48,134,707	£47,844,317	£47,840,421	£47,612,257	£48,311,365	£47,988,257
45%	75%	£48,955,341	£48,632,864	£48,596,969	£48,263,560	£48,173,463	£48,194,159
50%	75%	£49,775,975	£49,423,996	£49,387,881	£49,018,537	£49,029,540	£49,039,092
10%	60%	£43,171,244	£43,054,996	£43,104,897	£42,988,609	£43,240,577	£43,174,231
15%	60%	£44,012,047	£43,791,747	£43,837,529	£43,688,097	£44,040,949	£43,973,689
20%	60%	£44,852,850	£44,540,276	£44,640,161	£44,407,586	£44,911,521	£44,778,836
25%	60%	£45,693,653	£45,289,940	£45,407,792	£45,117,074	£45,748,094	£45,611,127
30%	60%	£46,534,456	£46,042,611	£46,175,425	£45,820,861	£46,582,465	£46,383,426
35%	60%	£47,375,259	£46,788,282	£46,943,056	£46,536,948	£47,417,937	£47,185,224
40%	60%	£48,216,062	£47,536,953	£47,710,688	£47,245,537	£48,261,658	£47,932,131
45%	60%	£49,056,865	£48,285,624	£48,490,447	£47,958,993	£49,110,994	£48,687,551
50%	60%	£49,907,668	£49,034,295	£49,270,634	£48,679,665	£49,960,139	£49,422,972

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£21,258,454	£21,258,454	£21,258,454	£21,258,454	£21,258,454	£21,258,454
10%	71%	£22,899,280	£22,891,218	£22,811,296	£22,728,233	£22,939,954	£22,860,830
15%	71%	£23,706,193	£23,581,599	£23,587,717	£23,463,123	£23,780,479	£23,662,003
20%	71%	£24,513,106	£24,355,981	£24,364,139	£24,188,013	£24,621,154	£24,463,186
25%	71%	£25,320,020	£25,130,363	£25,140,560	£24,992,903	£25,461,839	£25,294,369
30%	71%	£26,126,933	£25,904,745	£25,916,981	£25,667,792	£26,302,525	£26,095,553
35%	71%	£26,933,846	£26,679,127	£26,693,402	£26,402,683	£27,143,189	£26,866,736
40%	71%	£27,740,759	£27,453,509	£27,470,545	£27,137,572	£27,992,865	£27,671,881
45%	71%	£28,547,672	£28,227,891	£28,245,971	£27,872,461	£28,843,549	£28,486,188
50%	71%	£29,354,585	£29,002,273	£29,020,401	£28,607,350	£29,694,233	£29,291,912
100%	71%	£37,742,739	£36,899,527	£36,939,982	£36,095,770	£38,240,080	£37,443,321
10%	75%	£22,899,722					

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£12,965,521	-£12,965,521	-£12,965,521	-£12,965,521	-£12,965,521	-£12,965,521
10%	71%	-£13,697,347	-£13,614,286	-£13,614,286	-£13,635,300	-£13,746,071	-£13,697,347
15%	71%	-£14,513,250	-£14,353,657	-£14,353,657	-£14,394,784	-£14,270,191	-£14,587,546
20%	71%	-£15,329,174	-£15,163,049	-£15,163,049	-£15,171,206	-£15,005,080	-£15,428,222
25%	71%	-£16,145,087	-£15,937,430	-£15,937,430	-£15,947,527	-£15,759,970	-£16,071,437
30%	71%	-£16,961,000	-£16,711,812	-£16,711,812	-£16,724,869	-£16,514,860	-£16,912,640
35%	71%	-£17,776,914	-£17,486,194	-£17,486,194	-£17,500,469	-£17,269,750	-£17,673,804
40%	71%	-£18,592,718	-£18,261,031	-£18,261,031	-£18,244,840	-£18,030,052	-£18,478,949
45%	71%	-£19,427,073	-£19,046,079	-£19,046,079	-£19,066,733	-£18,886,937	-£19,654,477
50%	71%	-£20,257,431	-£19,835,126	-£19,835,126	-£19,855,552	-£19,433,746	-£20,508,301
100%	71%	-£28,649,806	-£27,705,595	-£27,704,049	-£26,902,837	-£29,053,147	-£28,250,389
10%	75%	-£13,708,789	-£13,634,110	-£13,623,856	-£13,551,177	-£13,750,124	-£13,697,191
15%	75%	-£14,527,425	-£14,410,405	-£14,403,024	-£14,294,004	-£14,592,424	-£14,489,035
20%	75%	-£15,348,059	-£15,202,699	-£15,182,192	-£15,036,833	-£15,434,726	-£15,268,860
25%	75%	-£16,168,694	-£15,988,994	-£15,961,360	-£15,779,661	-£16,277,027	-£16,069,694
30%	75%	-£16,989,328	-£16,771,288	-£16,740,528	-£16,522,488	-£17,119,329	-£16,870,529
35%	75%	-£17,809,962	-£17,555,583	-£17,519,695	-£17,265,316	-£17,961,629	-£17,671,364
40%	75%	-£18,637,104	-£18,341,830	-£18,299,945	-£18,008,145	-£18,813,273	-£18,478,115
45%	75%	-£19,471,160	-£19,139,751	-£19,091,856	-£18,759,448	-£19,669,350	-£19,290,047
50%	75%	-£20,306,223	-£19,933,373	-£19,883,785	-£19,514,425	-£20,525,427	-£20,103,380
10%	60%	-£13,667,131	-£13,550,843	-£13,600,785	-£13,484,497	-£13,736,465	-£13,670,118
15%	60%	-£14,487,938	-£14,293,505	-£14,368,416	-£14,193,985	-£14,571,937	-£14,472,417
20%	60%	-£15,298,741	-£15,036,166	-£15,136,049	-£14,903,473	-£15,407,409	-£15,274,715
25%	60%	-£16,109,546	-£15,781,689	-£15,763,689	-£15,612,961	-£16,242,881	-£16,077,015
30%	60%	-£16,920,352	-£16,521,488	-£16,671,312	-£16,322,449	-£17,078,352	-£16,879,313
35%	60%	-£17,731,157	-£17,264,149	-£17,439,944	-£17,031,937	-£17,913,825	-£17,681,612
40%	60%	-£18,541,962	-£18,006,576	-£18,286,576	-£17,741,425	-£18,751,745	-£18,483,888
45%	60%	-£19,352,767	-£18,757,924	-£18,986,335	-£18,454,461	-£19,606,852	-£19,303,439
50%	60%	-£20,163,572	-£19,512,131	-£19,686,521	-£19,175,572	-£20,456,017	-£20,118,859

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£6,882,511	-£6,799,449	-£6,803,528	-£6,720,465	-£6,932,036	-£6,853,052
10%	71%	-£7,096,425	-£7,073,831	-£7,079,049	-£7,055,355	-£7,172,711	-£7,096,425
15%	71%	-£7,310,339	-£7,246,213	-£7,246,213	-£7,222,241	-£7,356,966	-£7,277,931
20%	71%	-£7,524,253	-£7,418,595	-£7,418,595	-£7,398,126	-£7,532,221	-£7,458,946
25%	71%	-£7,738,167	-£7,591,000	-£7,591,000	-£7,574,011	-£7,707,476	-£7,639,961
30%	71%	-£7,952,081	-£7,763,405	-£7,763,405	-£7,749,906	-£7,882,731	-£7,812,976
35%	71%	-£8,166,000	-£7,935,810	-£7,935,810	-£7,925,801	-£8,057,986	-£7,983,991
40%	71%	-£8,380,000	-£8,108,215	-£8,108,215	-£8,091,696	-£8,233,241	-£8,154,996
45%	71%	-£8,594,000	-£8,280,620	-£8,280,620	-£8,267,591	-£8,408,496	-£8,335,996
50%	71%	-£8,808,000	-£8,453,025	-£8,453,025	-£8,443,486	-£8,583,751	-£8,516,996
100%	71%	-£10,000,000	-£9,800,000	-£9,800,000	-£9,800,000	-£10,000,000	-£9,800,000
10%	75%	-£7,142,589	-£7,063,569	-£7,063,569	-£7,039,454	-£7,174,339	-£7,105,319
15%	75%	-£7,356,503	-£7,278,483	-£7,278,483	-£7,254,368	-£7,369,223	-£7,300,203
20%	75%	-£7,570,417	-£7,493,397	-£7,493,397	-£7,469,282	-£7,584,078	-£7,515,058
25%	75%	-£7,784,331	-£7,708,311	-£7,708,311	-£7,684,167	-£7,798,933	-£7,730,003
30%	75%	-£8,000,000	-£7,923,225	-£7,923,225	-£7,899,052	-£8,013,788	-£7,944,858
35%	75%	-£8,216,000	-£8,138,139	-£8,138,139	-£8,114,017	-£8,228,643	-£8,159,713
40%	75%	-£8,432,000	-£8,353,053	-£8,353,053	-£8,328,902	-£8,443,498	-£8,374,623
45%	75%	-£8,648,000	-£8,567,967	-£8,567,967	-£8,543,787	-£8,658,353	-£8,589,533
50%	75%	-£8,864,000	-£8,782,881	-£8,782,881	-£8,758,672	-£8,873,208	-£8,804,433
10%	60%	-£6,852,296	-£6,736,007	-£6,736,007	-£6,699,661	-£6,821,629	-£6,752,283
15%	60%	-£7,066,210	-£6,949,921	-£6,949,921	-£6,913,575	-£7,035,483	-£6,966,137
20%	60%	-£7,280,124	-£7,163,835	-£7,163,835	-£7,127,429	-£7,257,341	-£7,188,051
25%	60%	-£7,494,038	-£7,377,749	-£7,377,749	-£7,341,283	-£7,471,195	-£7,402,005
30%	60%	-£7,708,000	-£7,591,663	-£7,591,663	-£7,555,117	-£7,685,047	-£7,615,857
35%	60%	-£7,922,000	-£7,805,577	-£7,805,577	-£7,769,031	-£7,898,901	-£7,829,711
40%	60%	-£8,136,000	-£8,019,491	-£8,019,491	-£7,982,945	-£8,112,755	-£8,043,565
45%	60%	-£8,350,000	-£8,233,405	-£8,233,405	-£8,197,359	-£8,326,609	-£8,257,419
50%	60%	-£8,564,000	-£8,447,319	-£8,447,319	-£8,411,273	-£8,540,463	-£8,468,269
10%	60%	-£10,955,517	-£9,706,653	-£9,856,477	-£9,507,613	-£10,263,517	-£10,004,478
15%	60%	-£11,170,000	-£9,920,567	-£10,070,391	-£9,721,527	-£10,478,000	-£10,219,392
20%	60%	-£11,384,000	-£10,134,481	-£10,284,215	-£9,940,441	-£10,692,483	-£10,434,306
25%	60%	-£11,598,000	-£10,348,395	-£10,493,929	-£10,154,355	-£10,906,966	-£10,649,790
30%	60%	-£11,812,000	-£10,562,309	-£10,703,813	-£10,368,269	-£11,121,449	-£10,864,704
35%	60%	-£12,026,000	-£10,776,223	-£10,913,707	-£10,582,183	-£11,335,932	-£11,079,618
40%	60%	-£12,240,000	-£10,990,137	-£11,121,621	-£10,796,097	-£11,550,415	-£11,294,532
45%	60%	-£12,454,000	-£11,204,051	-£11,331,535	-£11,010,011	-£11,764,898	-£11,509,446
50%	60%	-£12,668,000	-£11,417,965	-£11,541,449	-£11,223,925	-£11,979,381	-£11,724,360

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,680,256	£1,680,256	£1,680,256	£1,680,256	£1,680,256	£1,680,256
10%	71%	£57,730	£140,792	£136,714	£219,777	£8,206	£87,180
15%	71%	£785,183	£533,690	£636,707	£515,110	£832,469	£1,713,993
20%	71%	£1,574,097	£1,007,371	£1,416,129	£1,250,003	£1,673,144	£1,515,177
25%	71%	£2,360,010	£2,182,353	£2,192,550	£1,984,893	£2,513,820	£2,316,359
30%	71%	£3,205,923	£2,956,735	£2,968,071	£2,719,783	£3,354,495	£3,117,543
35%	71%	£4,021,837	£3,731,117	£3,743,392	£3,454,673	£4,195,171	£3,918,227
40%	71%	£4,843,630	£4,505,954	£4,522,536	£4,189,563	£5,044,975	£4,723,871
45%	71%	£5,672,896	£5,293,001	£5,311,656	£4,931,760	£5,899,399	£5,538,159
50%	71%	£6,502,154	£6,080,048	£6,100,774	£5,678,969	£6,753,824	£6,352,445
100%	71%	£16,794,729	£13,950,538	£13,961,677	£13,147,760	£16,298,010	£14,466,319
10%	75%	£46,298	£120,967	£131,221	£203,801	£4,953	£87,887
15%	75%	£772,347	£663,327	£647,947	£538,027	£837,347	£712,948
20%	75%	£1,592,281	£1,447,622	£1,427,715	£1,291,756	£1,679,849	£1,513,783
25%	75%	£2,413,617	£2,231,917	£2,206,283	£2,024,584	£2,521,950	£2,314,617
30%	75%	£3,234,251	£3,018,211	£2,985,451	£2,767,411	£3,364,251	£3,115,452
35%	75%	£4,054,885	£3,800,505	£3,764,618	£3,510,239	£4,206,552	£3,916,287
40%	75%	£4,882,027	£4,586,552	£4,548,668	£4,293,068	£5,033,195	£4,721,037
45%	75%	£5,716,083	£5,383,674	£5,336,779	£5,004,371	£5,814,273	£5,534,969
50%	75%	£6,550,139	£6,180,796	£6,128,691	£5,759,348	£6,600,350	£6,348,902
10%	60%	£97,824	£304,234	£154,266	£271,580	£18,613	£84,869
15%	60%	£712,559	£538,428	£613,359	£438,508	£916,990	£177,340
20%	60%	£1,513,664	£1,281,089	£1,380,971	£1,148,396	£1,652,332	£1,519,638
25%	60%	£2,314,469	£2,023,750	£2,148,693	£1,857,894	£2,487,894	£2,321,938
30%	60%	£3,115,275	£2,766,411	£2,916,235	£2,567,371	£3,323,275	£3,124,236
35%	60%	£3,916,080	£3,509,072	£3,683,896	£3,276,860	£4,158,747	£3,926,535
40%	60%	£4,720,797	£4,251,734	£4,451,499	£3,986,348	£5,002,688	£4,732,941
45%	60%	£5,524,700	£5,002,847	£5,231,254	£4,699,404	£5,851,895	£5,645,362
50%	60%	£6,348,603	£5,757,654	£6,011,488	£5,420,495	£6,700,940	£6,363,762

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£12,276,072	-£12,276,072	-£12,276,072	-£12,276,072	-£12,276,072	-£12,276,072
10%	71%	-£1,807,897	-£1,824,835	-£1,828,914	-£1,745,951	-£1,957,422	-£1,879,438
15%	71%	-£14,243,811	-£14,350,217	-£14,503,338	-£14,480,741	-£14,738,057	-£14,670,621
20%	71%	-£15,539,724	-£15,373,599	-£15,381,756	-£15,215,630	-£15,638,772	-£15,480,804
25%	71%	-£16,355,637	-£16,147,981	-£16,158,177	-£15,950,921	-£16,479,448	-£16,281,997
30%	71%	-£17,171,551	-£16,922,363	-£16,934,598	-£16,686,410	-£17,320,123	-£17,083,731
35%	71%	-£17,987,464	-£17,696,744	-£17,711,016	-£17,420,301	-£18,160,798	-£17,884,354
40%	71%	-£18,803,268	-£18,471,592	-£18,488,163	-£18,155,190	-£19,010,602	-£18,689,499
45%	71%	-£19,638,624	-£19,258,629	-£19,277,283	-£18,897,387	-£19,865,027	-£19,503,786
50%	71%	-£20,493,781	-£20,046,600	-£20,066,407	-£18,644,297	-£20,719,452	-£20,319,232
100%	71%	-£28,760,357	-£27,916,145	-£27,957,599	-£27,113,388	-£29,263,698	-£28,460,939
15%	75%	-£14,737,975	-£14,628,085	-£14,613,575	-£14,504,955	-£14,802,975	-£14,679,576
20%	75%	-£15,558,609	-£15,413,250	-£15,392,743	-£15,247,383	-£15,645,276	-£15,479,410
25%	75%	-£16,379,244	-£16,197,544	-£16,171,911	-£15,980,211	-£16,487,577	-£16,280,245
30%	75%	-£17,199,878	-£16,981,838	-£16,951,079	-£16,739,039	-£17,329,879	-£17,081,079
35%	75%	-£18,020,512	-£17,766,133	-£17,730,246	-£17,475,957	-£18,172,188	-£17,891,914
40%	75%	-£18,847,654	-£18,552,180	-£18,510,495	-£18,218,695	-£19,023,823	-£18,686,655
45%	75%	-£19,681,710	-£19,349,302	-£19,302,406	-£18,969,998	-£19,879,901	-£19,500,597
50%	75%	-£20,529,765	-£20,146,424	-£20,084,519	-£18,724,978	-£20,735,977	-£20,314,530
10%	60%	-£13,877,652	-£13,761,993	-£13,811,335	-£13,666,047	-£13,947,015	-£13,880,669
15%	60%	-£14,678,487	-£14,504,055	-£14,578,967	-£14,404,535	-£14,782,487	-£14,682,967
20%	60%	-£15,479,292	-£15,246,716	-£15,346,599	-£15,114,023	-£15,617,959	-£15,485,295
25%	60%	-£16,280,097	-£15,995,393	-£16,114,623	-£14,862,512	-£16,453,432	-£16,287,565
30%	60%	-£17,080,903	-£16,732,039	-£16,881,863	-£16,632,999	-£17,288,903	-£17,089,864
35%	60%	-£17,881,708	-£17,474,700	-£17,649,494	-£17,242,487	-£18,124,375	-£17,892,162
40%	60%	-£18,688,425	-£18,217,382	-£18,477,126	-£17,951,975	-£18,968,295	-£18,698,295
45%	60%	-£19,500,927	-£18,969,474	-£19,186,865	-£18,665,031	-£19,817,432	-£19,513,988
50%	60%	-£20,314,230	-£19,723,282	-£19,977,071	-£19,386,123	-£20,666,568	-£20,329,410

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£4,327,808	-£4,327,808	-£4,327,808	-£4,327,808	-£4,327,808	-£4,327,808
10%	71%	-£4,357,887	-£4,274,825	-£4,278,903	-£4,195,840	-£4,407,412	-£4,328,428
15%	71%	-£5,173,801	-£5,049,207	-£5,055,324	-£4,930,731	-£5,248,087	-£5,129,610
20%	71%	-£5,989,714	-£5,823,589	-£5,831,746	-£5,665,620	-£6,088,762	-£5,930,794
25%	71%	-£6,805,627	-£6,597,971	-£6,606,187	-£6,400,511	-£6,929,438	-£6,731,977
30%	71%	-£7,621,541	-£7,372,353	-£7,384,588	-£7,135,400	-£7,770,113	-£7,533,160
35%	71%	-£8,437,454	-£8,146,734	-£8,161,009	-£7,870,291	-£8,610,788	-£8,334,344
40%	71%	-£9,253,368	-£8,921,116	-£8,935,393	-£8,605,180	-£9,451,463	-£9,135,489
45%	71%	-£10,069,281	-£9,705,498	-£9,727,273	-£9,347,377	-£10,315,017	-£9,953,776
50%	71%	-£10,885,195	-£10,489,880	-£10,516,382	-£10,094,287	-£11,189,441	-£10,768,062
100%	71%	-£19,210,247	-£18,585,035	-£18,607,599	-£17,289,278	-£19,719,997	-£19,010,929
15%	75%	-£4,367,330	-£4,294,950	-£4,294,397	-£4,211,717	-£4,410,654	-£4,327,731
20%	75%	-£5,183,244	-£5,078,945	-£5,063,585	-£4,954,545	-£5,252,955	-£5,128,565
25%	75%	-£6,009,158	-£5,863,240	-£5,844,733	-£5,697,573	-£6,095,266	-£5,929,400
30%	75%	-£6,835,072	-£6,647,534	-£6,621,801	-£6,480,201	-£6,937,587	-£6,730,233
35%	75%	-£7,660,986	-£7,431,828	-£7,401,069	-£7,183,029	-£7,779,889	-£7,531,069
40%	75%	-£8,486,900	-£8,216,123	-£8,180,236	-£7,925,856	-£8,622,189	-£8,331,904
45%	75%	-£9,312,814	-£9,000,417	-£8,959,485	-£8,668,685	-£9,473,813	-£9,136,655
50%	75%	-£10,138,728	-£9,784,711	-£9,732,395	-£9,419,989	-£10,329,689	-£9,959,587
10%	60%	-£4,327,671	-£4,211,383	-£4,261,325	-£4,145,037	-£4,397,005	-£4,330,659
15%	60%	-£5,126,476	-£4,954,045	-£4,928,566	-£4,854,525	-£5,232,477	-£5,132,957
20%	60%	-£5,921,281	-£5,696,708	-£5,746,599	-£5,604,019	-£6,067,949	-£5,935,256
25%	60%	-£6,730,086	-£6,439,368	-£6,564,220	-£6,273,502	-£6,903,421	-£6,737,555
30%	60%	-£7,538,891	-£7,182,029	-£7,331,853	-£6,982,989	-£7,738,893	-£7,539,854
35%	60%	-£8,347,696	-£7,924,690	-£8,059,484	-£7,692,477	-£8,574,365	-£8,342,152
40%	60%	-£9,156,501	-£8,667,351	-£8,867,116	-£8,401,965	-£9,418,286	-£9,148,558
45%	60%	-£9,965,306	-£9,418,464	-£9,646,875	-£9,115,021	-£10,267,422	-£9,963,790
50%	60%	-£10,774,220	-£10,173,272	-£10,427,081	-£9,836,113	-£11,116,597	-£10,779,460

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,689,556	£1,689,556	£1,689,556	£1,689,556	£1,689,556	£1,689,556
10%	71%	£57,730	£140,792	£136,714	£219,777	£5,206	£87,190
15%	71%	£768,183	£833,596	£839,707	£515,113	£302,469	£713,993
20%	71%	£1,574,097	£1,407,971	£1,416,129	£1,250,003	£1,673,144	£1,515,177
25%	71%	£2,390,010	£2,182,353	£2,192,590	£1,984,893	£2,513,820	£2,316,359
30%	71%	£3,205,923	£2,966,735	£2,968,971	£2,719,783	£3,354,495	£3,117,943
35%	71%	£4,021,837	£3,751,117	£3,745,392	£3,454,673	£4,195,173	£3,918,727
40%	71%	£4,843,639	£4,505,954	£4,522,536	£4,189,563	£5,044,975	£4,723,871
45%	71%	£5,672,896	£5,293,001	£5,311,656	£4,931,760	£5,890,399	£5,538,159
50%	71%	£6,502,154	£6,080,049	£6,100,774	£5,678,669	£6,733,824	£6,352,445
100%	71%	£14,794,729	£13,950,518	£13,991,972	£13,147,760	£15,298,070	£14,466,312
10%	75%	£48,298	£120,967	£131,221	£203,901	£4,953	£87,887
15%	75%	£772,347	£863,327	£847,947	£538,077	£837,347	£712,948
20%	75%	£1,592,981	£1,447,822	£1,421,715	£1,281,756	£1,679,849	£1,513,783
25%	75%	£2,413,617	£2,231,917	£2,206,283	£2,024,584	£2,521,950	£2,314,617
30%	75%	£3,234,251	£3,016,211	£2,985,451	£2,767,411	£3,364,251	£3,119,452
35%	75%	£4,054,885	£3,809,505	£3,784,618	£3,510,239	£4,206,562	£3,916,287
40%	75%	£4,882,027	£4,586,550	£4,544,888	£4,253,088	£5,086,195	£4,721,037
45%	75%	£5,716,083	£5,383,674	£5,336,779	£5,004,371	£5,914,273	£5,534,969
50%	75%	£6,550,139	£6,180,799	£6,128,691	£5,759,248	£6,770,350	£6,348,902
10%	60%	£82,464	£204,234	£154,293	£270,860	£16,613	£84,895
15%	60%	£712,859	£538,428	£613,339	£438,908	£816,860	£717,340
20%	60%	£1,513,684	£1,281,089	£1,380,971	£1,148,396	£1,652,332	£1,519,638
25%	60%	£2,314,469	£2,023,790	£2,148,603	£1,867,894	£2,487,894	£2,321,938
30%	60%	£3,115,275	£2,766,411	£2,916,235	£2,587,371	£3,322,275	£3,128,236
35%	60%	£3,916,080	£3,509,072	£3,683,866	£3,276,860	£4,158,747	£3,926,535
40%	60%	£4,720,797	£4,251,734	£4,451,499	£3,986,348	£5,002,668	£4,732,941
45%	60%	£5,534,700	£5,002,947	£5,231,258	£4,699,404	£5,851,905	£5,548,382
50%	60%	£6,348,603	£5,757,654	£6,011,444	£5,420,495	£6,700,940	£6,363,782

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 3		CIL Zone	3
		Value Area	High
No Units	65	Sales value inflation	10%
Site Area	0.66 Ha	Build cost inflation	5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£8,817,276	£8,817,276	£8,817,276	£8,817,276	£8,817,276	£8,817,276
10%	71%	£6,935,773	£7,032,444	£6,999,428	£7,096,098	£6,909,744	£6,973,397
15%	71%	£5,985,029	£6,140,028	£6,090,503	£6,235,959	£5,951,458	£5,951,458
20%	71%	£5,054,271	£5,247,612	£5,181,579	£5,374,920	£5,002,211	£5,128,519
25%	71%	£4,113,620	£4,355,196	£4,272,655	£4,514,331	£4,048,444	£4,207,579
30%	71%	£3,172,768	£3,462,780	£3,363,731	£3,653,742	£3,094,678	£3,285,640
35%	71%	£2,232,017	£2,570,363	£2,454,807	£2,793,153	£2,140,911	£2,365,701
40%	71%	£1,291,265	£1,677,947	£1,545,882	£1,832,563	£1,187,145	£1,441,762
45%	71%	£390,515	£785,531	£636,959	£1,071,975	£233,378	£519,823
50%	71%	£4,999,890	£1,108,633	£2,76,413	£211,386	£732,170	£4,08,693
100%	71%	£10,181,284	£9,173,750	£9,514,311	£9,831,197	£10,425,824	£9,773,870
10%	75%	£6,927,097	£7,011,684	£6,993,934	£7,078,520	£6,904,321	£6,971,158
15%	75%	£5,982,008	£6,108,888	£6,082,264	£6,209,143	£5,947,843	£6,048,098
20%	75%	£5,036,918	£5,206,092	£5,170,592	£5,307,055	£4,991,366	£5,126,040
25%	75%	£4,091,829	£4,303,296	£4,258,922	£4,470,388	£4,034,889	£4,201,981
30%	75%	£3,146,741	£3,400,500	£3,347,251	£3,601,010	£3,078,411	£3,278,921
35%	75%	£2,201,651	£2,497,704	£2,435,580	£2,731,653	£2,121,934	£2,355,863
40%	75%	£1,256,562	£1,594,901	£1,523,900	£1,802,255	£1,165,456	£1,432,804
45%	75%	£311,473	£692,112	£612,238	£992,878	£208,979	£509,744
50%	75%	£643,979	£214,130	£304,330	£123,500	£759,724	£420,074
60%	75%	£8,983,337	£7,068,975	£7,071,000	£7,152,345	£8,927,095	£8,360,564
15%	60%	£6,036,667	£6,230,675	£6,116,872	£6,319,879	£5,982,004	£6,062,208
20%	60%	£5,109,798	£5,380,474	£5,216,737	£5,487,414	£5,036,913	£5,143,852
25%	60%	£4,182,928	£4,521,275	£4,316,602	£4,654,948	£4,091,622	£4,226,496
30%	60%	£3,256,059	£3,692,074	£3,416,467	£3,827,492	£3,146,731	£3,307,141
35%	60%	£2,329,189	£2,802,874	£2,516,332	£2,990,017	£2,201,641	£2,388,784
40%	60%	£1,402,319	£1,943,673	£1,616,197	£2,157,551	£1,256,550	£1,470,429
45%	60%	£475,650	£1,084,472	£716,063	£1,325,086	£311,459	£552,072
50%	60%	£488,803	£225,272	£187,083	£492,620	£84,934	£372,274

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£50,585,649	£50,585,649	£50,585,649	£50,585,649	£50,585,649	£50,585,649
10%	71%	£52,467,151	£53,480,481	£52,463,897	£53,496,928	£52,463,897	£53,480,481
15%	71%	£53,407,902	£54,420,697	£53,312,421	£54,341,415	£53,446,917	£54,351,467
20%	71%	£54,348,654	£54,155,313	£54,221,345	£54,028,005	£54,400,714	£54,273,406
25%	71%	£55,289,405	£55,017,739	£55,130,269	£54,888,994	£55,354,489	£55,195,345
30%	71%	£56,230,156	£55,940,145	£56,100,193	£55,749,247	£56,306,247	£56,111,294
35%	71%	£57,170,907	£56,832,561	£56,948,116	£56,609,771	£57,262,013	£57,030,233
40%	71%	£58,111,659	£57,724,977	£57,857,042	£57,470,361	£58,218,770	£57,981,163
45%	71%	£59,052,410	£58,617,393	£58,765,966	£58,330,950	£59,169,546	£58,883,102
50%	71%	£59,993,161	£59,511,558	£59,674,338	£59,191,539	£60,120,324	£59,811,618
100%	71%	£60,934,188	£60,405,174	£60,313,236	£60,173,722	£61,071,100	£60,934,188
10%	75%	£52,475,827	£52,391,240	£52,408,590	£52,324,404	£52,499,804	£52,431,796
15%	75%	£53,420,917	£53,324,031	£53,330,752	£53,246,565	£53,455,051	£53,383,836
20%	75%	£54,366,006	£54,198,833	£54,232,332	£54,063,159	£54,411,559	£54,277,885
25%	75%	£55,311,095	£55,099,628	£55,144,003	£54,932,537	£55,368,038	£55,200,943
30%	75%	£56,256,184	£56,002,424	£56,055,873	£55,901,914	£56,324,513	£56,124,003
35%	75%	£57,201,273	£56,905,219	£56,967,344	£56,871,292	£57,280,391	£57,047,062
40%	75%	£58,146,362	£57,808,017	£57,879,016	£57,740,669	£58,237,468	£58,010,120
45%	75%	£59,091,451	£58,710,812	£58,790,686	£58,601,047	£59,193,946	£58,993,180
50%	75%	£60,036,540	£59,617,607	£59,707,554	£59,470,424	£60,152,848	£59,922,090
10%	60%	£52,439,387	£52,304,049	£52,385,918	£52,250,580	£52,475,930	£52,422,361
15%	60%	£53,384,576	£53,163,249	£53,286,053	£53,083,045	£53,420,920	£53,340,716
20%	60%	£54,329,765	£54,022,450	£54,186,187	£53,915,511	£54,366,011	£54,299,073
25%	60%	£55,274,954	£54,884,145	£55,086,322	£54,747,076	£55,311,102	£55,177,426
30%	60%	£56,220,143	£55,740,851	£55,986,457	£55,580,443	£56,256,193	£56,095,784
35%	60%	£57,165,332	£56,600,051	£56,886,592	£56,412,908	£57,201,284	£57,014,140
40%	60%	£58,110,521	£57,455,246	£57,786,727	£57,245,373	£58,146,375	£57,932,486
45%	60%	£59,055,710	£58,310,441	£58,686,862	£58,077,839	£59,091,466	£58,850,852
50%	60%	£59,999,900	£59,165,636	£59,590,007	£58,910,304	£60,046,519	£59,775,198

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£38,818,572	£38,818,572	£38,818,572	£38,818,572	£38,818,572	£38,818,572
10%	71%	£40,801,077	£40,704,407	£40,737,423	£40,640,752	£40,827,108	£40,763,453
15%	71%	£41,741,828	£41,598,823	£41,646,347	£41,501,341	£41,780,873	£41,695,392
20%	71%	£42,682,579	£42,480,221	£42,555,271	£42,361,831	£42,734,639	£42,601,931
25%	71%	£43,623,330	£43,381,655	£43,464,195	£43,222,519	£43,688,406	£43,529,271
30%	71%	£44,564,081	£44,274,071	£44,373,119	£44,083,108	£44,642,172	£44,451,210
35%	71%	£45,504,832	£45,166,487	£45,282,043	£44,943,897	£45,595,939	£45,373,149
40%	71%	£46,445,583	£46,058,903	£46,190,968	£45,804,292	£46,549,705	£46,256,086
45%	71%	£47,386,334	£46,951,319	£47,099,891	£46,664,875	£47,503,472	£47,217,028
50%	71%	£48,327,085	£47,843,735	£47,913,263	£47,525,464	£48,459,020	£48,145,543
100%	71%	£49,267,836	£48,736,151	£48,526,182	£48,388,847	£49,414,568	£49,150,670
10%	75%	£40,809,753	£40,725,166	£40,742,916	£40,658,330	£40,832,529	£40,765,692
15%	75%	£41,754,842	£41,627,962	£41,654,586	£41,527,707	£41,789,007	£41,688,752
20%	75%	£42,699,931	£42,539,759	£42,566,258	£42,397,995	£42,745,494	£42,611,810
25%	75%	£43,645,020	£43,431,175	£43,457,698	£43,269,462	£43,701,982	£43,534,942
30%	75%	£44,590,109	£44,326,591	£44,389,599	£44,135,840	£44,658,439	£44,457,929
35%	75%	£45,535,198	£45,223,146	£45,301,270	£45,005,217	£45,614,916	£45,390,987
40%	75%	£46,480,287	£46,119,601	£46,141,341	£45,876,598	£46,571,394	£46,330,333
45%	75%	£47,425,376	£47,044,738	£47,124,612	£46,743,973	£47,527,871	£47,227,106
50%	75%	£48,370,465	£47,950,980	£48,041,180	£47,613,350	£48,486,574	£48,156,925
10%	60%	£40,773,313	£40,637,975	£40,719,843	£40,584,505	£40,909,755	£40,795,296
15%	60%	£41,700,163	£41,584,479	£41,619,378	£41,416,971	£41,846,047	£41,704,647
20%	60%	£42,627,013	£42,456,376	£42,520,113	£42,240,436	£42,809,937	£42,592,996
25%	60%	£43,553,922	£43,315,578	£43,420,248	£43,081,902	£43,845,028	£43,511,354
30%	60%	£44,480,791	£44,074,776	£44,330,383	£43,916,368	£44,890,119	£44,493,780
35%	60%	£45,407,661	£44,833,076	£45,220,518	£44,746,834	£45,935,209	£45,548,066
40%	60%	£46,334,531	£45,593,177	£46,120,653	£45,579,299	£46,880,300	£46,266,421
45%	60%	£47,261,401	£46,352,278	£47,020,788	£46,411,764	£47,825,391	£47,184,778
50%	60%	£48,188,271	£47,111,578	£47,923,923	£47,244,230	£48,760,844	£48,100,424

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£18,608,395	£18,608,395	£18,608,395	£18,608,395	£18,608,395	£18,608,395
10%	71%	£20,489,897	£20,393,271	£20,426,243	£20,330,572	£20,515,927	£20,452,273
15%	71%	£21,430,648	£21,283,643	£21,335,167	£21,190,161	£21,469,693	£21,374,212
20%	71%	£22,371,400	£22,178,059	£22,244,091	£22,050,751	£22,423,459	£22,296,151
25%	71%	£23,312,151	£23,070,475	£23,153,015	£22,911,339	£23,377,226	£23,218,091
30%	71%	£24,252,902	£23,962,891	£24,061,939	£22,771,928	£24,330,992	£24,140,030
35%	71%	£25,193,653	£24,855,307	£24,970,863	£24,632,517	£25,284,759	£25,061,969
40%	71%	£26,134,404	£25,747,723	£25,879,788	£25,493,107	£26,238,526	£25,983,908
45%	71%	£27,075,155	£26,640,139	£26,788,711	£26,353,696	£27,192,292	£26,905,848
50%	71%	£28,015,906	£27,532,555	£27,702,063	£27,214,284	£28,146,058	£27,827,788
100%	71%	£29,956,710	£28,424,971	£28,615,415	£28,074,872	£29,099,812	£28,749,728
10%	75%	£20,498,572	£20,413,986	£20,431,7			

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£9,415,462	-£9,415,462	-£9,415,462	-£9,415,462	-£9,415,462	-£9,415,462
10%	71%	-£11,298,895	-£11,298,894	-£11,293,310	-£11,180,598	-£11,322,994	-£11,288,340
15%	71%	-£12,237,715	-£12,052,710	-£12,142,235	-£11,997,224	-£12,275,760	-£12,181,280
20%	71%	-£13,178,467	-£12,985,128	-£13,051,158	-£12,857,818	-£13,230,527	-£13,103,219
25%	71%	-£14,119,218	-£13,917,542	-£13,960,083	-£13,718,407	-£14,184,293	-£14,025,158
30%	71%	-£15,059,970	-£14,769,768	-£14,769,608	-£14,578,998	-£15,138,059	-£14,947,087
35%	71%	-£16,000,720	-£15,622,374	-£15,777,931	-£15,438,584	-£16,091,826	-£15,859,037
40%	71%	-£16,941,472	-£16,554,790	-£16,686,855	-£16,300,174	-£17,045,593	-£16,790,976
45%	71%	-£17,882,223	-£17,447,206	-£17,556,779	-£17,160,763	-£17,999,359	-£17,714,915
50%	71%	-£18,823,027	-£18,341,371	-£18,509,151	-£18,021,352	-£18,954,907	-£18,641,431
100%	71%	-£28,394,001	-£27,411,488	-£27,747,049	-£26,764,535	-£28,658,561	-£28,011,608
10%	75%	-£11,305,641	-£11,221,054	-£11,238,803	-£11,154,217	-£11,328,417	-£11,261,579
15%	75%	-£12,250,730	-£12,123,890	-£12,190,474	-£12,033,995	-£12,264,894	-£12,184,639
20%	75%	-£13,195,819	-£13,026,646	-£13,062,145	-£12,892,972	-£13,241,372	-£13,107,698
25%	75%	-£14,140,909	-£13,929,441	-£13,973,816	-£13,762,350	-£14,197,849	-£14,030,757
30%	75%	-£15,086,007	-£14,832,238	-£14,885,487	-£14,631,721	-£15,154,327	-£14,953,816
35%	75%	-£16,031,096	-£15,735,034	-£15,797,157	-£15,501,105	-£16,110,804	-£15,876,875
40%	75%	-£16,976,178	-£16,637,830	-£16,708,829	-£16,370,482	-£17,067,281	-£16,798,934
45%	75%	-£17,921,265	-£17,540,625	-£17,620,499	-£17,239,860	-£18,023,759	-£17,722,993
50%	75%	-£18,866,352	-£18,445,388	-£18,537,083	-£18,109,238	-£18,980,232	-£18,652,312
10%	60%	-£11,269,201	-£11,133,863	-£11,215,731	-£11,080,993	-£11,305,643	-£11,252,174
15%	60%	-£12,196,077	-£11,993,062	-£12,115,866	-£11,912,858	-£12,250,734	-£12,170,529
20%	60%	-£13,122,940	-£12,852,263	-£13,016,001	-£12,745,324	-£13,195,824	-£13,088,886
25%	60%	-£14,049,803	-£13,711,463	-£13,916,136	-£13,577,739	-£14,140,913	-£14,037,241
30%	60%	-£14,976,679	-£14,570,664	-£14,818,270	-£14,410,256	-£15,086,006	-£14,925,597
35%	60%	-£15,903,549	-£15,429,864	-£15,718,405	-£15,242,721	-£16,031,097	-£15,843,953
40%	60%	-£16,830,418	-£16,289,064	-£16,616,540	-£16,075,187	-£16,976,188	-£16,782,339
45%	60%	-£17,757,287	-£17,148,265	-£17,518,675	-£16,907,652	-£17,921,279	-£17,680,665
50%	60%	-£18,684,140	-£18,007,465	-£18,419,820	-£17,740,117	-£18,876,732	-£18,635,012

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£4,482,129	-£4,385,459	-£4,416,475	-£4,321,804	-£4,508,158	-£4,444,505
10%	71%	-£5,422,880	-£5,277,875	-£5,327,399	-£5,182,393	-£5,461,925	-£5,366,444
15%	71%	-£6,363,632	-£6,170,291	-£6,236,323	-£6,042,983	-£6,415,691	-£6,298,383
20%	71%	-£7,304,383	-£7,062,707	-£7,145,247	-£6,903,571	-£7,369,457	-£7,210,323
25%	71%	-£8,245,134	-£7,955,123	-£8,054,171	-£7,764,160	-£8,323,224	-£8,132,262
30%	71%	-£9,185,885	-£8,847,539	-£8,963,095	-£8,624,749	-£9,276,991	-£9,054,201
35%	71%	-£10,126,636	-£9,739,955	-£9,872,020	-£9,485,339	-£10,230,758	-£9,916,140
40%	71%	-£11,067,387	-£10,632,371	-£10,780,943	-£10,345,929	-£11,184,524	-£10,808,080
45%	71%	-£12,008,138	-£11,524,787	-£11,689,867	-£11,206,518	-£12,138,290	-£11,720,019
50%	71%	-£12,948,889	-£12,417,203	-£12,598,791	-£12,068,107	-£13,092,056	-£12,631,958
100%	71%	-£21,829,198	-£20,596,628	-£20,932,213	-£19,949,899	-£22,842,228	-£21,098,772
10%	75%	-£4,400,805	-£4,408,218	-£4,423,968	-£4,339,392	-£4,513,581	-£4,446,744
15%	75%	-£5,335,894	-£5,309,014	-£5,335,638	-£5,208,769	-£5,409,059	-£5,369,804
20%	75%	-£6,270,983	-£6,211,811	-£6,247,310	-£6,078,137	-£6,426,536	-£6,292,882
25%	75%	-£7,206,072	-£7,114,606	-£7,158,980	-£6,947,514	-£7,383,014	-£7,215,921
30%	75%	-£8,141,161	-£8,012,401	-£8,076,802	-£7,816,892	-£8,338,491	-£8,158,961
35%	75%	-£9,076,250	-£8,920,198	-£8,982,322	-£8,686,269	-£9,293,968	-£9,062,039
40%	75%	-£10,011,340	-£9,822,995	-£9,893,993	-£9,555,647	-£10,249,448	-£9,985,098
45%	75%	-£10,946,429	-£10,725,790	-£10,805,664	-£10,425,024	-£11,204,923	-£10,908,158
50%	75%	-£11,881,518	-£11,632,032	-£11,722,232	-£11,294,402	-£12,159,398	-£11,837,977
10%	60%	-£4,454,365	-£4,319,027	-£4,400,895	-£4,265,557	-£4,490,807	-£4,437,338
15%	60%	-£5,389,235	-£5,175,227	-£5,301,030	-£5,098,023	-£5,435,898	-£5,355,094
20%	60%	-£6,324,105	-£6,031,426	-£6,201,168	-£5,930,488	-£6,380,989	-£6,274,050
25%	60%	-£7,259,074	-£6,886,628	-£7,101,300	-£6,762,954	-£7,326,080	-£7,192,408
30%	60%	-£8,194,043	-£7,755,828	-£7,601,435	-£7,595,420	-£8,271,171	-£8,110,761
35%	60%	-£9,129,012	-£8,625,028	-£8,501,570	-£8,427,886	-£9,216,261	-£9,029,118
40%	60%	-£10,064,081	-£9,494,229	-£9,401,705	-£9,260,351	-£10,161,352	-£9,947,473
45%	60%	-£11,000,150	-£10,363,430	-£10,270,840	-£10,092,816	-£11,106,443	-£10,865,830
50%	60%	-£11,935,219	-£11,232,630	-£11,094,985	-£10,925,282	-£12,051,534	-£11,790,178

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,339,815	£4,339,815	£4,339,815	£4,339,815	£4,339,815	£4,339,815
10%	71%	£2,468,113	£2,554,783	£2,521,767	£2,618,438	£2,432,083	£2,495,737
15%	71%	£1,517,362	£1,662,367	£1,612,843	£1,757,849	£1,478,317	£1,573,797
20%	71%	£576,810	£789,851	£703,916	£807,259	£594,650	£681,858
25%	71%	-£384,141	-£122,465	-£205,005	-£36,670	-£429,216	-£270,081
30%	71%	-£1,304,892	-£1,014,881	-£1,113,929	-£823,918	-£1,382,983	-£1,192,020
35%	71%	-£2,245,643	-£1,807,287	-£2,022,884	-£1,684,307	-£2,336,749	-£2,113,959
40%	71%	-£3,186,393	-£2,799,713	-£2,631,778	-£2,545,097	-£3,290,516	-£3,035,899
45%	71%	-£4,127,144	-£3,692,129	-£3,840,702	-£3,405,686	-£4,244,282	-£3,957,838
50%	71%	-£5,067,895	-£4,584,544	-£4,754,074	-£4,266,274	-£5,208,030	-£4,886,354
100%	71%	-£14,838,924	-£13,856,411	-£13,961,027	-£13,009,458	-£14,803,484	-£14,266,531
10%	75%	£2,449,437	£2,534,024	£2,516,274	£2,600,860	£2,426,860	£2,493,408
15%	75%	£1,604,347	£1,631,227	£1,604,603	£1,731,482	£1,470,183	£1,570,438
20%	75%	£592,283	£729,451	£692,927	£862,185	£513,225	£617,379
25%	75%	-£385,831	-£174,364	-£218,739	-£7,273	-£442,772	-£275,675
30%	75%	-£1,330,920	-£1,077,160	-£1,130,409	-£876,650	-£1,399,249	-£1,198,739
35%	75%	-£2,276,009	-£1,979,957	-£2,042,080	-£1,746,028	-£2,355,727	-£2,121,798
40%	75%	-£3,221,098	-£2,892,753	-£2,953,752	-£2,515,005	-£3,312,204	-£3,044,556
45%	75%	-£4,166,188	-£3,785,548	-£3,865,422	-£3,484,783	-£4,268,682	-£3,967,916
50%	75%	-£5,121,640	-£4,691,791	-£4,781,990	-£4,354,160	-£5,237,384	-£4,897,735
10%	60%	£2,485,877	£2,521,218	£2,535,386	£2,674,684	£2,449,454	£2,502,903
15%	60%	£1,529,036	£1,762,015	£1,639,211	£1,832,219	£1,594,344	£1,748,584
20%	60%	£632,137	£902,814	£739,077	£1,009,753	£569,253	£666,191
25%	60%	-£294,732	£43,814	-£161,058	£177,298	-£385,838	-£252,164
30%	60%	-£1,221,601	-£815,587	-£1,061,193	-£655,179	-£1,330,929	-£1,170,500
35%	60%	-£2,168,472	-£1,674,787	-£1,961,328	-£1,487,644	-£2,276,020	-£2,088,876
40%	60%	-£3,075,341	-£2,533,987	-£2,861,463	-£2,320,109	-£3,221,111	-£3,007,232
45%	60%	-£4,002,210	-£3,393,188	-£3,761,598	-£3,152,675	-£4,166,201	-£3,925,588
50%	60%	-£4,938,463	-£4,252,386	-£4,664,743	-£3,985,040	-£5,121,655	-£4,848,834

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£9,626,012	-£9,626,012	-£9,626,012	-£9,626,012	-£9,626,012	-£9,626,012
10%	71%	-£11,507,515	-£11,410,844	-£11,443,860	-£11,347,190	-£11,533,544	-£11,469,891
15%	71%	-£12,448,248	-£12,302,260	-£12,327,778	-£12,207,778	-£12,487,311	-£12,391,830
20%	71%	-£13,389,017	-£13,165,676	-£13,281,708	-£13,068,368	-£13,441,077	-£13,313,769
25%	71%	-£14,329,768	-£14,088,092	-£14,170,833	-£13,928,957	-£14,394,844	-£14,235,708
30%	71%	-£15,270,520	-£14,990,508	-£15,079,567	-£14,789,546	-£15,348,610	-£15,157,648
35%	71%	-£16,211,271	-£15,872,924	-£15,988,481	-£15,650,135	-£16,302,377	-£16,079,587
40%	71%	-£17,152,023	-£16,765,340	-£16,897,406	-£16,510,725	-£17,256,143	-£17,001,528
45%	71%	-£18,092,773	-£17,657,757	-£17,806,329	-£17,371,313	-£18,209,910	-£17,923,465
50%	71%	-£19,033,524	-£18,550,173	-£18,715,250	-£18,231,902	-£19,163,676	-£18,851,291
100%	71%	-£28,804,552	-£27,622,038	-£27,957,599	-£26,975,085	-£28,869,112	-£28,222,158
15%	75%	-£12,461,280	-£12,334,400	-£12,381,024	-£12,234,145	-£12,495,445	-£12,398,189
10%	75%	-£11,519,191	-£11,431,604	-£11,449,354	-£11,384,767	-£11,539,967	-£11,472,130
20%	75%	-£13,406,370	-£13,237,196	-£13,272,696	-£13,103,523	-£13,451,922	-£13,318,248
25%	75%	-£14,351,459	-£14,139,992	-£14,184,366	-£13,972,900	-£14,408,399	-£14,241,307
30%	75%	-£15,296,547	-£15,042,788	-£15,096,037	-£14,842,278	-£15,364,877	-£15,194,367
35%	75%	-£16,241,637	-£15,945,584	-£15,997,708	-£15,711,655	-£16,321,354	-£16,097,425
40%	75%	-£17,186,726	-£16,848,381	-£16,919,379	-£16,581,033	-£17,277,832	-£17,010,484
45%	75%	-£18,131,815	-£17,751,178	-£17,831,050	-£17,450,410	-£18,234,309	-£17,933,544
50%	75%	-£19,076,904	-£18,653,975	-£18,740,721	-£18,319,788	-£19,190,786	-£18,856,382
10%	60%	-£11,475,751	-£11,344,415	-£11,426,281	-£11,290,943	-£11,516,103	-£11,462,724
15%	60%	-£12,406,621	-£12,203,613	-£12,326,416	-£12,123,409	-£12,461,284	-£12,381,080
20%	60%	-£13,333,490	-£13,062,814	-£13,285,251	-£12,995,874	-£13,406,275	-£13,299,436
25%	60%	-£14,260,360	-£13,922,015	-£14,126,688	-£13,786,340	-£14,351,466	-£14,217,792
30%	60%	-£15,187,229	-£14,781,214	-£15,026,821	-£14,620,806	-£15,296,556	-£15,136,147
35%	60%	-£16,114,099	-£15,640,414	-£15,926,955	-£15,453,271	-£16,241,647	-£16,054,504
40%	60%	-£17,040,969	-£16,499,615	-£16,827,091	-£16,285,731	-£17,186,738	-£16,972,269
45%	60%	-£17,967,839	-£17,358,816	-£17,727,226	-£17,118,002	-£18,131,829	-£17,894,216
50%	60%	-£18,902,091	-£18,218,015	-£18,630,371	-£17,950,668	-£19,087,282	-£18,815,582

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,869,000	-£1,869,000	-£1,869,000	-£1,869,000	-£1,869,000	-£1,869,000
10%	71%	-£1,957,505	-£1,860,834	-£1,893,850	-£1,797,180	-£1,983,534	-£1,919,881
15%	71%	-£2,046,010	-£1,959,250	-£1,982,775	-£1,867,769	-£2,073,301	-£2,010,820
20%	71%	-£2,134,515	-£2,057,666	-£2,111,698	-£1,938,358	-£2,163,067	-£2,103,759
25%	71%	-£2,223,020	-£2,156,082	-£2,190,621	-£2,008,947	-£2,252,834	-£2,198,698
30%	71%	-£2,311,525	-£2,254,498	-£2,269,544	-£2,079,536	-£2,342,601	-£2,293,638
35%	71%	-£2,400,030	-£2,352,914	-£2,348,467	-£2,150,125	-£2,432,367	-£2,388,577
40%	71%	-£2,488,535	-£2,451,330	-£2,427,390	-£2,220,714	-£2,522,134	-£2,483,516
45%	71%	-£2,577,040	-£2,549,746	-£2,506,313	-£2,291,303	-£2,611,901	-£2,578,455
50%	71%	-£2,665,545	-£2,648,162	-£2,585,236	-£2,361,892	-£2,701,668	-£2,673,394
100%	71%	-£10,954,542	-£10,072,028	-£10,407,599	-£10,426,075	-£10,919,103	-£10,072,148
15%	75%	-£1,966,181	-£1,861,594	-£1,895,243	-£1,814,157	-£1,985,957	-£1,922,120
10%	75%	-£1,911,270	-£1,824,390	-£1,811,014	-£1,684,135	-£1,945,434	-£1,845,179
20%	75%	-£2,000,359	-£1,887,186	-£1,922,696	-£1,753,512	-£2,001,912	-£1,938,238
25%	75%	-£2,089,448	-£1,949,982	-£1,983,280	-£1,822,890	-£2,058,389	-£1,991,287
30%	75%	-£2,178,537	-£2,012,778	-£2,036,864	-£1,892,268	-£2,114,866	-£2,043,336
35%	75%	-£2,267,626	-£2,075,574	-£2,090,448	-£1,961,646	-£2,171,344	-£2,098,385
40%	75%	-£2,356,715	-£2,138,370	-£2,144,032	-£2,031,023	-£2,227,822	-£2,153,434
45%	75%	-£2,445,804	-£2,201,166	-£2,197,616	-£2,100,400	-£2,284,299	-£2,208,483
50%	75%	-£2,534,893	-£2,263,962	-£2,251,200	-£2,169,777	-£2,340,776	-£2,263,532
10%	60%	-£1,929,741	-£1,794,403	-£1,876,271	-£1,740,933	-£1,966,183	-£1,912,714
15%	60%	-£2,018,830	-£1,857,200	-£1,939,148	-£1,810,311	-£2,021,661	-£1,967,243
20%	60%	-£2,107,919	-£1,919,996	-£2,002,025	-£1,879,689	-£2,077,139	-£2,022,772
25%	60%	-£2,197,008	-£2,000,792	-£2,064,902	-£1,949,067	-£2,132,617	-£2,078,301
30%	60%	-£2,286,097	-£2,081,588	-£2,127,779	-£2,018,445	-£2,188,095	-£2,133,830
35%	60%	-£2,375,186	-£2,162,384	-£2,190,656	-£2,087,823	-£2,243,573	-£2,189,359
40%	60%	-£2,464,275	-£2,243,180	-£2,253,529	-£2,157,201	-£2,299,051	-£2,244,888
45%	60%	-£2,553,364	-£2,323,976	-£2,316,402	-£2,226,579	-£2,354,529	-£2,300,417
50%	60%	-£2,642,453	-£2,404,772	-£2,379,275	-£2,295,957	-£2,410,007	-£2,355,946

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,339,615	£4,339,615	£4,339,615	£4,339,615	£4,339,615	£4,339,615
10%	71%	£2,458,113	£2,554,763	£2,521,767	£2,618,438	£2,432,083	£2,495,737
15%	71%	£1,517,362	£1,662,362	£1,612,943	£1,757,649	£1,476,317	£1,573,797
20%	71%	£576,810	£769,951	£703,919	£897,259	£524,550	£651,858
25%	71%	£-384,141	£-122,465	£-205,005	£36,670	£-429,216	£-270,081
30%	71%	£-1,304,892	£-1,014,881	£-1,113,329	£823,918	£-1,382,963	£-1,192,020
35%	71%	£-2,245,643	£-1,907,297	£-2,022,654	£1,684,507	£-2,336,749	£-2,131,959
40%	71%	£-3,186,395	£-2,798,713	£-2,931,778	£2,545,097	£-3,290,516	£-3,035,899
45%	71%	£-4,127,146	£-3,692,129	£-3,840,702	£3,405,686	£-4,244,282	£-3,957,838
50%	71%	£-5,067,897	£-4,586,294	£-4,754,074	£4,266,274	£-5,200,050	£-4,898,354
100%	71%	£-14,638,924	£-13,858,411	£-13,991,972	£-13,009,458	£-14,903,484	£-14,258,531
10%	75%	£2,449,437	£2,534,024	£2,516,274	£2,600,860	£2,426,860	£2,493,498
15%	75%	£1,604,347	£1,631,227	£1,604,603	£1,731,482	£1,470,183	£1,570,438
20%	75%	£599,259	£729,434	£692,932	£892,105	£513,705	£647,379
25%	75%	£-385,831	£-174,364	£-218,739	£-7,273	£-442,772	£-275,679
30%	75%	£-1,330,920	£-1,077,160	£-1,130,409	£876,650	£-1,399,249	£-1,198,739
35%	75%	£-2,276,008	£-1,978,957	£-2,042,080	£1,746,228	£-2,355,727	£-2,121,798
40%	75%	£-3,221,096	£-2,862,753	£-2,953,752	£2,615,405	£-3,312,204	£-3,044,656
45%	75%	£-4,166,184	£-3,756,548	£-3,865,422	£3,484,783	£-4,268,682	£-3,967,916
50%	75%	£-5,121,640	£-4,691,791	£-4,781,990	£4,354,160	£-5,237,384	£-4,897,735
10%	60%	£2,485,377	£2,611,216	£2,539,346	£2,614,684	£2,449,434	£2,502,903
15%	60%	£1,569,096	£1,762,015	£1,639,211	£1,842,219	£1,504,344	£1,584,548
20%	60%	£632,137	£902,814	£739,077	£1,009,753	£559,253	£665,181
25%	60%	£-294,732	£13,614	£-161,059	£177,268	£-385,938	£-252,164
30%	60%	£-1,221,801	£-815,587	£-1,061,193	£655,178	£-1,330,929	£-1,170,520
35%	60%	£-2,148,472	£-1,674,787	£-1,961,328	£1,487,644	£-2,276,020	£-2,088,876
40%	60%	£-3,075,341	£-2,533,987	£-2,861,463	£2,320,109	£-3,221,111	£-3,007,232
45%	60%	£-4,002,210	£-3,393,188	£-3,761,598	£3,152,575	£-4,166,201	£-3,925,588
50%	60%	£-4,936,463	£-4,252,388	£-4,664,743	£3,985,040	£-5,121,655	£-4,849,934

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 3		CIL Zone	3
		Value Area	Med
No Units	65	Sales value inflation	10%
Site Area	0.66 Ha	Build cost inflation	5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£7,271,772	£7,271,772	£7,271,772	£7,271,772	£7,271,772	£7,271,772
10%	71%	£5,533,028	£5,619,231	£5,608,474	£5,694,678	£5,495,000	£5,570,447
15%	71%	£4,663,658	£4,762,860	£4,774,825	£4,906,130	£4,606,514	£4,718,763
20%	71%	£3,794,294	£3,966,650	£3,945,777	£4,117,583	£3,718,228	£3,869,121
25%	71%	£2,924,911	£3,140,419	£3,113,528	£3,329,035	£2,829,842	£3,018,457
30%	71%	£2,055,539	£2,314,149	£2,281,878	£2,540,488	£1,941,456	£2,167,795
35%	71%	£1,186,168	£1,487,877	£1,450,229	£1,615,940	£1,053,070	£1,171,131
40%	71%	£316,795	£661,606	£618,581	£963,393	£164,683	£466,469
45%	71%	£-561,615	£-167,357	£-216,553	£174,844	£-735,539	£-390,478
50%	71%	£-1,445,206	£-1,007,142	£-1,061,894	£623,740	£-1,638,455	£-1,255,054
100%	71%	£-510,281,114	£-49,404,886	£-51,143,111	£-63,638,183	£-510,887,813	£-49,900,810
10%	75%	£5,523,763	£5,599,190	£5,602,981	£5,678,409	£5,490,487	£5,569,707
15%	75%	£4,649,757	£4,762,898	£4,768,585	£4,881,727	£4,599,846	£4,718,674
20%	75%	£3,775,326	£3,926,607	£3,924,190	£4,085,045	£3,709,203	£3,867,941
25%	75%	£2,901,748	£3,090,316	£3,099,794	£3,288,363	£2,818,561	£3,016,608
30%	75%	£2,027,742	£2,254,025	£2,265,308	£2,491,682	£1,927,919	£2,165,575
35%	75%	£1,153,738	£1,417,734	£1,431,003	£1,695,000	£1,037,217	£1,314,542
40%	75%	£27,743	£381,442	£396,819	£286,319	£146,634	£463,510
45%	75%	£-603,992	£-259,017	£-241,678	£101,636	£-756,176	£-393,861
50%	75%	£-1,492,291	£-1,108,986	£-1,089,720	£706,414	£-1,661,385	£-1,258,813
60%	75%	£-3,629,478	£-2,533,263	£-2,628,053	£5,745,737	£-3,509,439	£-2,518,814
15%	60%	£4,708,131	£4,880,157	£4,803,193	£4,984,219	£4,628,272	£4,723,335
20%	60%	£3,853,584	£4,094,952	£3,980,333	£4,221,702	£3,747,106	£3,873,855
25%	60%	£2,999,037	£3,300,747	£3,157,474	£3,459,184	£2,865,939	£3,024,376
30%	60%	£2,144,490	£2,526,242	£2,334,614	£2,696,666	£1,894,772	£2,174,898
35%	60%	£1,289,943	£1,712,337	£1,511,755	£1,934,149	£1,103,805	£1,325,418
40%	60%	£435,395	£918,132	£688,895	£1,171,631	£222,439	£475,939
45%	60%	£-426,907	£123,926	£-136,159	£400,113	£-689,591	£-379,850
50%	60%	£-1,294,530	£-681,241	£-972,473	£-359,183	£-1,565,080	£-1,243,022

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£52,131,153	£52,131,153	£52,131,153	£52,131,153	£52,131,153	£52,131,153
10%	71%	£33,789,894	£33,789,894	£33,789,894	£33,789,894	£33,789,894	£33,789,894
15%	71%	£24,438,269	£24,438,269	£24,438,269	£24,438,269	£24,438,269	£24,438,269
20%	71%	£15,086,644	£15,086,644	£15,086,644	£15,086,644	£15,086,644	£15,086,644
25%	71%	£5,735,019	£5,735,019	£5,735,019	£5,735,019	£5,735,019	£5,735,019
30%	71%	£-3,616,606	£-3,616,606	£-3,616,606	£-3,616,606	£-3,616,606	£-3,616,606
35%	71%	£-9,268,231	£-9,268,231	£-9,268,231	£-9,268,231	£-9,268,231	£-9,268,231
40%	71%	£-15,919,856	£-15,919,856	£-15,919,856	£-15,919,856	£-15,919,856	£-15,919,856
45%	71%	£-22,571,481	£-22,571,481	£-22,571,481	£-22,571,481	£-22,571,481	£-22,571,481
50%	71%	£-29,223,106	£-29,223,106	£-29,223,106	£-29,223,106	£-29,223,106	£-29,223,106
60%	71%	£-42,131,153	£-42,131,153	£-42,131,153	£-42,131,153	£-42,131,153	£-42,131,153
10%	75%	£42,131,153	£42,131,153	£42,131,153	£42,131,153	£42,131,153	£42,131,153
15%	75%	£32,779,528	£32,779,528	£32,779,528	£32,779,528	£32,779,528	£32,779,528
20%	75%	£23,427,903	£23,427,903	£23,427,903	£23,427,903	£23,427,903	£23,427,903
25%	75%	£14,076,278	£14,076,278	£14,076,278	£14,076,278	£14,076,278	£14,076,278
30%	75%	£4,724,653	£4,724,653	£4,724,653	£4,724,653	£4,724,653	£4,724,653
35%	75%	£-4,627,028	£-4,627,028	£-4,627,028	£-4,627,028	£-4,627,028	£-4,627,028
40%	75%	£-10,278,653	£-10,278,653	£-10,278,653	£-10,278,653	£-10,278,653	£-10,278,653
45%	75%	£-15,930,278	£-15,930,278	£-15,930,278	£-15,930,278	£-15,930,278	£-15,930,278
50%	75%	£-21,581,903	£-21,581,903	£-21,581,903	£-21,581,903	£-21,581,903	£-21,581,903
60%	75%	£-34,490,278	£-34,490,278	£-34,490,278	£-34,490,278	£-34,490,278	£-34,490,278
10%	60%	£32,779,528	£32,779,528	£32,779,528	£32,779,528	£32,779,528	£32,779,528
15%	60%	£23,427,903	£23,427,903	£23,427,903	£23,427,903	£23,427,903	£23,427,903
20%	60%	£14,076,278	£14,076,278	£14,076,278	£14,076,278	£14,076,278	£14,076,278
25%	60%	£4,724,653	£4,724,653	£4,724,653	£4,724,653	£4,724,653	£4,724,653
30%	60%	£-4,627,028	£-4,627,028	£-4,627,028	£-4,627,028	£-4,627,028	£-4,627,028
35%	60%	£-10,278,653	£-10,278,653	£-10,278,653	£-10,278,653	£-10,278,653	£-10,278,653
40%	60%	£-15,930,278	£-15,930,278	£-15,930,278	£-15,930,278	£-15,930,278	£-15,930,278
45%	60%	£-21,581,903	£-21,581,903	£-21,581,903	£-21,581,903	£-21,581,903	£-21,581,903
50%	60%	£-27,233,528	£-27,233,528	£-27,233,528	£-27,233,528	£-27,233,528	£-27,233,528
60%	60%	£-40,141,903	£-40,141,903	£-40,141,903	£-40,141,903	£-40,141,903	£-40,141,903

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£20,455,078	£20,455,078	£20,455,078	£20,455,078	£20,455,078	£20,455,078
10%	71%	£14,202,822	£14,202,822	£14,202,822	£14,202,822	£14,202,822	£14,202,822
15%	71%	£8,950,576	£8,950,576	£8,950,576	£8,950,576	£8,950,576	£8,950,576
20%	71%	£3,698,330	£3,698,330	£3,698,330	£3,698,330	£3,698,330	£3,698,330
25%	71%	£-1,554,016	£-1,554,016	£-1,554,016	£-1,554,016	£-1,554,016	£-1,554,016
30%	71%	£-6,296,270	£-6,296,270	£-6,296,270	£-6,296,270	£-6,296,270	£-6,296,270
35%	71%	£-12,038,524	£-12,038,524	£-12,038,524	£-12,038,524	£-12,038,524	£-12,038,524
40%	71%	£-17,780,778	£-17,780,778	£-17,780,778	£-17,780,778	£-17,780,778	£-17,780,778
45%	71%	£-23,523,032	£-23,523,032	£-23,523,032	£-23,523,032	£-23,523,032	£-23,523,032
50%	71%	£-29,265,286	£-29,265,286	£-29,265,286	£-29,265,286	£-29,265,286	£-29,265,286
60%	71%	£-35,007,540	£-35,007,540	£-35,007,540	£-35,007,540	£-35,007,540	£-35,007,540
10%	75%	£20,455,078	£20,455,078	£20,455,078	£20,455,078	£20,455,078	£20,455,078
15%	75%	£14,202,822	£14,202,822	£14,202,822	£14,202,822	£14,202,822	£14,202,822
20%	75%	£8,950,576	£8,950,576	£8,950,576	£8,950,576	£8,950,576	£8,950,576
25%	75%	£3,698,330	£3,698,330	£3,698,330	£3,698,330	£3,698,330	£3,698,330
30%	75%	£-1,554,016	£-1,554,016	£-1,554,016	£-1,554,016	£-1,554,016	£-1,554,016
35%	75%	£-6,296,270	£-6,296,270	£-6,296,270	£-6,296,270	£-6,296,270	£-6,296,270
40%	75%	£-12,038,524	£-12,038,524	£-12,038,524	£-12,038,524	£-12,038,524	£-12,038,524
45%	75%	£-17,780,778	£-17,780,778	£-17,780,778	£-17,780,778	£-17,780,778	£-17,780,778
50%	75%	£-23,523,032	£-23,523,032	£-23,523,032	£-23,523,032	£-23,523,032	£-23,523,032
60%	75%	£-29,265,286	£-29,265,286	£-29,265,286	£-29,265,286	£-29,265,286	£-29,265,286
10%	60%	£14,202,822	£14,202,822	£14,202,822	£14,202,822	£14,202,822	£14,202,822
15%	60%	£8,950,576	£8,950,576	£8,950,576	£8,950,576	£8,950,576	£8,950,576
20%	60%	£3,698,330	£3,698,330	£3,698,330	£3,698,330	£3,698,330	£3,698,330
25%	60%	£-1,554,016	£-1,554,016	£-1,554,016	£-1,554,016	£-1,554,016	£-1,554,016
30%	60%	£-6,296,270	£-6,296,270	£-6,296,270	£-6,296,270	£-6,296,270	£-6,296,270
35%	60%	£-12,038,524	£-12,038,524	£-12,038,524	£-12,038,524	£-12,038,524	£-12,038,524
40%	60%	£-17,780,778	£-17,780,778	£-17,780,778	£-17,780,778	£-17,780,778	£-17,780,778
45%	60%	£-23,523,032	£-23,523,032	£-23,523,032	£-23,523,032	£-23,523,032	£-23,523,032
50%	60%	£-29,265,286	£-29,265,286	£-29,265,286	£-29,265,286	£-29,265,286	£-29,265,286
60%	60%	£-35,007,540	£-35,007,540	£-35,007,540	£-35,007,540	£-35,007,540	£-35,007,540

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£20,153,898	£20,153,898	£20,153,898	£20,153,898	£20,153,898	£20,153,898
10%	71%	£14,102,442	£14,102,442	£14,102,442	£14,102,442	£14,102,442	£14,102,442
15%	71%	£8,050,986	£8,050,986	£8,050,986	£8,050,986	£8,050,986	£8,050,986
20%	71%	£2,000,530	£2,000,530	£2,000,530	£2,000,530	£2,000,530	£2,000,530
25%	71%	£-4,049,026	£-4,049,026	£-4,049,026	£-4,049,026	£-4,049,026	£-4,049,026
30%	71%	£-10,097,522	£-10,097,522	£-10,097,522	£-10,097,522	£-10,097,522	£-10,097,522
35%	71%	£-16,146,018	£-16,146,018</				

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£10,960,968	-£10,960,968	-£10,960,968	-£10,960,968	-£10,960,968	-£10,960,968
10%	71%	-£12,699,709	-£12,619,937	-£12,699,709	-£12,699,709	-£12,737,738	-£12,699,709
15%	71%	-£13,569,052	-£13,459,777	-£13,569,052	-£13,569,052	-£13,626,124	-£13,512,954
20%	71%	-£14,438,454	-£14,266,048	-£14,267,561	-£14,115,155	-£14,514,510	-£14,363,617
25%	71%	-£15,307,827	-£15,092,319	-£15,119,210	-£14,903,703	-£15,402,898	-£15,214,290
30%	71%	-£16,177,198	-£15,938,589	-£15,969,459	-£14,692,251	-£16,291,282	-£15,064,943
35%	71%	-£17,046,570	-£16,744,861	-£16,792,508	-£14,480,798	-£17,179,668	-£14,915,606
40%	71%	-£17,915,943	-£17,571,131	-£17,614,157	-£14,269,345	-£18,068,055	-£14,768,269
45%	71%	-£18,794,352	-£18,400,084	-£18,449,291	-£14,057,893	-£18,956,277	-£14,623,215
50%	71%	-£19,672,761	-£19,233,680	-£19,294,541	-£13,846,440	-£19,844,498	-£14,477,792
100%	71%	-£28,513,852	-£27,637,724	-£27,747,049	-£26,870,921	-£28,900,351	-£28,133,547
10%	75%	-£12,708,975	-£12,633,548	-£12,629,756	-£12,554,329	-£12,742,250	-£12,693,031
15%	75%	-£13,588,381	-£13,489,830	-£13,484,153	-£13,411,010	-£13,532,892	-£13,514,084
20%	75%	-£14,468,085	-£14,306,130	-£14,299,548	-£14,147,692	-£14,523,535	-£14,365,096
25%	75%	-£15,330,990	-£15,142,422	-£15,142,843	-£14,944,374	-£15,414,178	-£15,216,130
30%	75%	-£16,204,995	-£15,978,713	-£15,987,240	-£14,741,056	-£16,304,819	-£15,067,162
35%	75%	-£17,079,000	-£16,815,004	-£16,801,735	-£14,537,738	-£17,195,461	-£14,918,196
40%	75%	-£17,953,008	-£17,651,295	-£17,636,130	-£14,334,420	-£18,086,103	-£14,769,228
45%	75%	-£18,839,730	-£18,491,755	-£18,474,415	-£14,131,102	-£18,989,813	-£14,620,599
50%	75%	-£19,726,093	-£19,341,723	-£19,322,458	-£13,927,788	-£19,894,152	-£14,471,551
10%	60%	-£12,670,060	-£12,549,375	-£12,606,685	-£12,486,001	-£12,723,298	-£12,659,923
15%	60%	-£13,524,607	-£13,343,591	-£13,429,545	-£12,248,519	-£13,604,463	-£12,509,403
20%	60%	-£14,379,154	-£14,137,785	-£14,252,404	-£14,011,036	-£14,485,632	-£14,358,862
25%	60%	-£15,233,701	-£14,931,971	-£15,045,694	-£14,773,653	-£15,366,799	-£14,208,667
30%	60%	-£16,088,248	-£15,726,196	-£15,898,123	-£15,536,071	-£16,247,968	-£14,057,840
35%	60%	-£16,942,795	-£16,520,400	-£16,720,983	-£16,298,588	-£17,129,132	-£13,907,319
40%	60%	-£17,797,342	-£17,314,606	-£17,543,843	-£17,061,108	-£18,010,298	-£13,756,399
45%	60%	-£18,651,889	-£18,108,811	-£18,358,993	-£17,823,624	-£18,902,239	-£13,605,357
50%	60%	-£19,527,268	-£18,913,979	-£19,205,211	-£18,591,921	-£19,797,818	-£13,457,160

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£5,188,130	-£5,188,130	-£5,188,130	-£5,188,130	-£5,188,130	-£5,188,130
10%	71%	-£5,894,674	-£5,798,671	-£5,809,428	-£5,723,224	-£5,922,902	-£5,847,455
15%	71%	-£6,754,246	-£6,624,942	-£6,641,077	-£6,511,772	-£6,811,288	-£6,698,119
20%	71%	-£7,623,618	-£7,451,212	-£7,472,725	-£7,300,319	-£7,999,674	-£7,548,781
25%	71%	-£8,492,990	-£8,277,483	-£8,304,887	-£8,188,867	-£8,588,060	-£8,399,445
30%	71%	-£9,362,363	-£9,103,754	-£9,136,024	-£8,977,415	-£9,476,446	-£9,250,107
35%	71%	-£10,231,735	-£9,930,025	-£9,967,673	-£8,695,963	-£10,364,832	-£9,100,771
40%	71%	-£11,101,107	-£10,756,296	-£10,799,820	-£8,414,511	-£11,253,218	-£8,951,433
45%	71%	-£11,970,479	-£11,582,567	-£11,634,455	-£8,133,059	-£12,141,604	-£8,802,095
50%	71%	-£12,839,851	-£12,408,838	-£12,476,083	-£7,851,607	-£13,030,990	-£8,652,757
100%	71%	-£21,699,017	-£20,827,898	-£20,922,213	-£20,066,095	-£22,985,215	-£21,318,712
10%	75%	-£6,094,139	-£5,918,713	-£5,914,921	-£5,739,493	-£5,927,415	-£5,848,445
15%	75%	-£6,768,145	-£5,655,004	-£5,649,317	-£5,566,175	-£6,616,056	-£5,699,228
20%	75%	-£7,442,151	-£4,391,295	-£4,433,725	-£4,332,857	-£7,306,699	-£4,550,261
25%	75%	-£8,116,154	-£4,327,586	-£4,318,108	-£4,159,539	-£8,000,341	-£4,401,294
30%	75%	-£8,800,157	-£4,163,877	-£4,153,204	-£3,986,221	-£8,693,983	-£4,252,327
35%	75%	-£9,484,160	-£4,000,169	-£3,986,899	-£3,812,902	-£9,387,625	-£4,103,360
40%	75%	-£10,168,163	-£3,836,460	-£3,821,295	-£3,639,584	-£10,081,268	-£3,954,392
45%	75%	-£10,852,166	-£3,672,751	-£3,656,988	-£3,466,266	-£10,774,910	-£3,805,424
50%	75%	-£11,536,169	-£3,509,042	-£3,493,279	-£3,292,948	-£11,468,552	-£3,656,456
10%	60%	-£5,855,224	-£5,734,540	-£5,791,849	-£5,671,165	-£5,908,463	-£5,845,088
15%	60%	-£6,709,771	-£5,526,745	-£5,614,709	-£5,453,683	-£6,789,630	-£5,694,567
20%	60%	-£7,564,318	-£4,322,959	-£4,318,200	-£4,196,200	-£7,670,796	-£4,544,047
25%	60%	-£8,418,865	-£4,117,155	-£4,200,428	-£4,068,718	-£8,551,963	-£4,393,526
30%	60%	-£9,273,413	-£3,911,361	-£3,983,298	-£3,921,236	-£9,433,130	-£4,243,005
35%	60%	-£10,127,960	-£3,705,565	-£3,906,146	-£3,753,753	-£10,314,297	-£4,092,484
40%	60%	-£10,982,507	-£3,499,770	-£3,579,007	-£3,586,271	-£11,195,463	-£3,941,963
45%	60%	-£11,837,054	-£3,293,975	-£3,351,058	-£3,418,789	-£12,076,630	-£3,791,442
50%	60%	-£12,691,601	-£3,088,180	-£3,129,275	-£3,251,307	-£12,957,797	-£3,640,921

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,794,111	£2,794,111	£2,794,111	£2,794,111	£2,794,111	£2,794,111
10%	71%	£1,055,368	£1,141,570	£1,130,814	£1,217,017	£1,017,339	£1,092,796
15%	71%	£185,895	£355,891	£299,168	£428,468	£128,863	£312,123
20%	71%	-£863,377	-£310,977	-£532,454	-£269,078	-£769,463	-£698,540
25%	71%	-£1,552,749	-£1,337,241	-£1,364,133	-£1,148,626	-£1,847,819	-£1,459,203
30%	71%	-£2,242,121	-£2,163,512	-£2,195,782	-£1,937,173	-£2,536,205	-£2,309,866
35%	71%	-£2,931,493	-£2,889,784	-£2,921,431	-£2,725,221	-£3,224,591	-£2,969,529
40%	71%	-£3,620,865	-£3,618,054	-£3,659,079	-£3,514,268	-£3,912,978	-£3,011,192
45%	71%	-£4,310,237	-£4,445,017	-£4,494,214	-£4,302,816	-£4,601,364	-£3,868,138
50%	71%	-£5,000,609	-£5,484,803	-£5,539,464	-£5,101,401	-£5,290,750	-£4,732,714
100%	71%	-£14,768,776	-£13,233,647	-£13,361,697	-£13,154,844	-£16,165,273	-£14,379,420
10%	75%	£1,046,102	£1,121,529	£1,125,321	£1,200,749	£1,042,827	£1,092,047
15%	75%	£172,007	£285,238	£290,925	£404,067	£122,185	£241,013
20%	75%	-£701,969	-£351,053	-£343,471	-£292,615	-£788,457	-£510,019
25%	75%	-£1,375,913	-£1,387,344	-£1,377,866	-£1,189,297	-£1,659,099	-£1,461,053
30%	75%	-£2,049,918	-£2,223,838	-£2,212,262	-£1,985,979	-£2,549,742	-£2,312,085
35%	75%	-£2,723,923	-£3,059,927	-£3,046,658	-£2,782,661	-£3,440,383	-£3,163,118
40%	75%	-£3,407,928	-£3,896,216	-£3,881,053	-£3,579,343	-£4,331,026	-£3,914,151
45%	75%	-£4,091,933	-£4,736,677	-£4,719,338	-£4,376,025	-£5,223,636	-£4,671,522
50%	75%	-£4,775,938	-£5,586,646	-£5,567,381	-£5,184,074	-£6,116,045	-£5,526,473
10%	60%	£1,086,017	£1,206,702	£1,148,392	£1,269,077	£1,031,779	£1,096,154
15%	60%	£230,470	£411,496	£325,333	£368,659	£119,612	£246,974
20%	60%	-£624,077	-£382,708	-£497,327	-£255,958	-£730,555	-£603,805
25%	60%	-£1,278,624	-£1,176,913	-£1,320,187	-£1,018,476	-£1,611,722	-£1,453,284
30%	60%	-£1,933,171	-£1,071,110	-£1,143,046	-£780,994	-£2,092,889	-£1,302,763
35%	60%	-£2,587,718	-£2,765,323	-£2,865,906	-£2,543,511	-£3,374,055	-£3,152,242
40%	60%	-£3,242,265	-£3,559,529	-£3,788,765	-£3,306,029	-£4,255,221	-£3,801,722
45%	60%	-£3,906,812	-£4,353,734	-£4,613,816	-£4,068,547	-£5,147,162	-£4,557,310
50%	60%	-£4,571,360	-£5,158,902	-£5,453,133	-£4,636,844	-£6,042,740	-£5,123,652

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£11,171,516	-£11,171,516	-£11,171,516	-£11,171,516	-£11,171,516	-£11,171,516
10%	71%	-£12,910,260	-£12,924,057	-£12,934,514	-£12,749,610	-£12,948,298	-£12,872,841
15%	71%	-£13,778,432	-£13,850,358	-£13,898,463	-£13,537,158	-£13,938,874	-£13,723,566
20%	71%	-£14,640,004	-£14,476,598	-£14,498,111	-£14,325,705	-£14,725,600	-£14,574,167
25%	71%	-£15,518,377	-£15,302,869	-£15,329,760	-£15,114,253	-£15,613,448	-£15,424,831
30%	71%	-£16,387,748	-£16,129,139	-£16,161,410	-£15,902,800	-£16,501,832	-£16,275,493
35%	71%	-£17,257,120	-£16,955,411	-£16,993,058	-£16,691,348	-£17,390,218	-£17,126,157
40%	71%	-£18,126,492	-£17,781,682	-£17,824,707	-£17,479,895	-£18,278,605	-£17,976,819
45%	71%	-£18,994,863	-£18,608,953	-£18,659,841	-£18,268,444	-£19,167,827	-£18,833,796
50%	71%	-£19,869,496	-£19,435,224	-£19,496,979	-£19,057,992	-£20,061,743	-£19,698,342
100%	71%	-£28,724,402	-£27,848,274	-£27,957,599	-£27,081,471	-£29,110,901	-£28,344,098
15%	75%	-£13,793,531	-£13,890,390	-£13,874,393	-£13,981,961	-£13,943,442	-£13,724,614
10%	75%	-£12,919,525	-£12,844,098	-£12,840,307	-£12,784,879	-£12,952,800	-£12,873,581
15%	75%	-£14,067,635	-£14,159,681	-£14,509,098	-£14,358,243	-£14,734,055	-£14,575,647
20%	75%	-£15,541,640	-£15,352,972	-£15,343,494	-£15,154,925	-£15,624,727	-£15,426,690
30%	75%	-£16,415,648	-£16,189,263	-£16,177,890	-£15,951,908	-£16,815,389	-£16,627,713
35%	75%	-£17,289,550	-£17,026,594	-£17,012,285	-£16,798,298	-£17,408,011	-£17,126,746
40%	75%	-£18,163,558	-£17,861,846	-£17,846,681	-£17,544,970	-£18,296,654	-£17,979,778
45%	75%	-£19,047,280	-£18,702,305	-£18,684,968	-£18,341,852	-£19,189,464	-£18,837,149
50%	75%	-£19,930,578	-£19,542,774	-£19,523,098	-£19,149,702	-£20,084,073	-£19,702,101
10%	60%	-£12,880,810	-£12,759,626	-£12,817,235	-£12,559,551	-£12,933,849	-£12,870,474
15%	60%	-£13,735,157	-£13,554,131	-£13,640,095	-£13,459,069	-£13,815,018	-£13,719,953
20%	60%	-£14,589,704	-£14,348,336	-£14,482,955	-£14,221,586	-£14,695,182	-£14,599,433
25%	60%	-£15,439,496	-£15,165,911	-£15,285,814	-£14,988,104	-£15,573,348	-£15,418,312
30%	60%	-£16,289,798	-£15,936,746	-£16,108,674	-£15,746,622	-£16,458,516	-£16,268,390
35%	60%	-£17,133,345	-£16,730,951	-£16,931,333	-£16,509,139	-£17,339,683	-£17,117,870
40%	60%	-£17,970,893	-£17,525,156	-£17,754,393	-£17,271,657	-£18,220,849	-£17,961,349
45%	60%	-£18,809,256	-£18,319,362	-£18,579,444	-£18,038,174	-£19,112,759	-£18,822,938
50%	60%	-£19,737,818	-£19,124,529	-£19,415,761	-£18,802,471	-£20,008,368	-£19,690,510

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£3,360,249	-£3,274,047	-£3,284,803	-£3,198,600	-£3,398,278	-£3,322,831
10%	71%	-£4,229,622	-£4,100,318	-£4,116,453	-£3,987,148	-£4,286,664	-£4,173,494
15%	71%	-£5,098,994	-£4,926,588	-£4,948,101	-£4,775,695	-£5,175,050	-£5,024,157
20%	71%	-£5,968,367	-£5,752,859	-£5,773,784	-£4,564,243	-£6,063,436	-£5,874,820
25%	71%	-£6,837,738	-£6,579,129	-£6,611,399	-£4,352,790	-£6,951,822	-£6,725,483
30%	71%	-£7,707,110	-£7,405,401	-£7,443,049	-£4,141,338	-£7,840,208	-£7,576,146
35%	71%	-£8,576,482	-£8,231,671	-£8,271,697	-£3,930,885	-£8,728,593	-£8,428,809
40%	71%	-£9,445,854	-£9,057,942	-£9,109,831	-£3,720,432	-£9,616,978	-£9,281,472
45%	71%	-£10,315,226	-£9,884,212	-£9,955,081	-£3,510,979	-£10,505,363	-£10,148,332
50%	71%	-£11,184,598	-£10,710,482	-£10,800,331	-£3,301,526	-£11,393,748	-£10,996,898
10%	75%	-£3,369,515	-£3,294,098	-£3,290,297	-£3,214,889	-£3,402,790	-£3,323,571
15%	75%	-£4,243,521	-£4,130,379	-£4,124,693	-£3,011,551	-£4,293,432	-£4,174,604
20%	75%	-£5,117,527	-£4,956,671	-£4,959,088	-£2,808,232	-£5,184,075	-£5,025,637
25%	75%	-£5,991,533	-£5,782,963	-£5,786,804	-£2,605,914	-£6,072,718	-£5,876,670
30%	75%	-£6,865,539	-£6,609,255	-£6,627,880	-£2,403,596	-£6,961,359	-£6,727,702
35%	75%	-£7,739,545	-£7,435,547	-£7,462,275	-£2,201,278	-£7,850,001	-£7,578,738
40%	75%	-£8,613,551	-£8,261,839	-£8,289,670	-£2,000,960	-£8,738,644	-£8,429,768
45%	75%	-£9,487,557	-£9,088,131	-£9,116,956	-£1,801,642	-£9,627,286	-£9,281,139
50%	75%	-£10,361,563	-£9,914,423	-£9,942,248	-£1,602,324	-£10,515,928	-£10,152,091
10%	60%	-£3,330,600	-£3,209,916	-£3,207,225	-£3,146,541	-£3,383,839	-£3,320,454
15%	60%	-£4,185,147	-£4,004,121	-£4,000,085	-£2,959,059	-£4,265,055	-£4,169,943
20%	60%	-£5,039,694	-£4,786,354	-£4,812,344	-£2,771,576	-£5,146,172	-£5,019,522
25%	60%	-£5,894,241	-£5,568,531	-£5,573,804	-£2,584,094	-£6,027,339	-£5,868,902
30%	60%	-£6,748,788	-£6,350,738	-£6,358,664	-£2,400,612	-£6,908,509	-£6,719,390
35%	60%	-£7,603,335	-£7,132,941	-£7,138,153	-£2,220,129	-£7,789,673	-£7,567,860
40%	60%	-£8,457,882	-£7,915,146	-£7,924,383	-£2,041,647	-£8,670,838	-£8,417,339
45%	60%	-£9,312,429	-£8,707,351	-£8,713,614	-£1,864,164	-£9,552,002	-£9,272,227
50%	60%	-£10,167,976	-£9,509,556	-£9,515,867	-£1,687,681	-£10,433,166	-£10,156,900

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,784,111	£2,784,111	£2,784,111	£2,784,111	£2,784,111	£2,784,111
10%	71%	£1,055,368	£1,141,570	£1,130,814	£1,217,017	£1,017,339	£1,092,766
15%	71%	£185,895	£315,300	£296,185	£429,469	£193,853	£324,123
20%	71%	£583,377	£510,971	£532,484	£300,078	£759,433	£608,540
25%	71%	£1,552,749	£1,337,241	£1,364,133	£1,148,626	£1,847,819	£1,459,203
30%	71%	£2,422,121	£2,163,512	£2,195,782	£1,937,173	£2,536,205	£2,300,866
35%	71%	£3,291,493	£2,989,784	£3,027,431	£2,725,721	£3,424,591	£3,169,529
40%	71%	£4,160,866	£3,816,054	£3,858,079	£3,514,268	£4,312,978	£4,011,192
45%	71%	£5,030,238	£4,642,324	£4,684,214	£4,302,816	£5,201,364	£4,888,138
50%	71%	£5,900,610	£5,468,594	£5,516,704	£5,091,401	£6,089,750	£5,732,714
100%	71%	£14,758,775	£13,862,647	£13,981,972	£13,116,844	£16,145,273	£14,978,470
10%	75%	£1,046,102	£1,121,529	£1,125,321	£1,200,749	£1,012,827	£1,092,047
15%	75%	£1,712,097	£2,855,238	£2,900,925	£4,044,987	£1,724,185	£2,411,015
20%	75%	£2,019,969	£3,511,953	£3,543,471	£5,202,615	£2,084,457	£3,010,019
25%	75%	£2,575,913	£4,187,344	£4,187,866	£6,189,297	£2,659,099	£3,661,053
30%	75%	£3,131,857	£4,862,735	£4,862,388	£7,180,979	£3,234,742	£4,312,085
35%	75%	£3,687,801	£5,538,126	£5,538,038	£8,172,661	£3,810,383	£4,963,118
40%	75%	£4,243,745	£6,213,517	£6,213,053	£9,164,343	£4,386,024	£5,513,551
45%	75%	£4,799,689	£6,888,908	£6,888,589	£10,156,025	£4,961,665	£6,064,084
50%	75%	£5,355,633	£7,564,300	£7,564,271	£11,147,707	£5,537,306	£6,614,617
10%	60%	£1,085,317	£1,205,797	£1,145,392	£1,269,077	£1,031,779	£1,099,154
15%	60%	£2,304,470	£4,111,496	£3,925,533	£5,906,559	£1,950,612	£2,454,674
20%	60%	£3,523,623	£5,917,287	£5,732,766	£7,802,046	£2,941,765	£3,645,728
25%	60%	£4,742,776	£7,722,078	£7,547,255	£9,697,533	£3,932,918	£4,856,781
30%	60%	£5,961,929	£9,526,869	£9,351,432	£11,592,020	£4,924,071	£6,067,834
35%	60%	£7,181,082	£11,331,660	£11,155,999	£13,486,507	£5,915,224	£7,278,887
40%	60%	£8,400,235	£13,136,451	£12,960,576	£15,381,994	£6,906,377	£8,389,940
45%	60%	£9,619,388	£14,941,242	£14,765,359	£17,277,481	£7,897,530	£9,501,093
50%	60%	£10,838,541	£16,746,033	£16,569,476	£19,172,968	£8,888,683	£10,612,246

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 3		CIL Zone	3
		Value Area	Low
No Units	65	Sales value inflation	10%
Site Area	0.66 Ha	Build cost inflation	5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,953,517	£4,953,517	£4,953,517	£4,953,517	£4,953,517	£4,953,517
10%	71%	£3,428,910	£3,499,412	£3,522,045	£3,592,546	£3,370,578	£3,463,713
15%	71%	£2,666,007	£2,772,359	£2,806,308	£2,912,061	£2,579,106	£2,716,811
20%	71%	£1,904,302	£2,045,307	£2,090,572	£2,231,575	£1,787,639	£1,913,953
25%	71%	£1,141,999	£1,318,253	£1,374,836	£1,551,090	£996,170	£1,229,006
30%	71%	£379,696	£591,201	£699,099	£870,605	£204,701	£484,104
35%	71%	-£39,865	-£198,073	-£57,650	-£190,120	-£396,365	-£235,064
40%	71%	-£1,163,636	-£877,017	-£785,005	-£998,386	-£1,400,780	-£1,022,149
45%	71%	-£1,938,407	-£1,615,960	-£1,512,447	-£1,190,001	-£2,205,194	-£1,779,234
50%	71%	-£2,713,178	-£2,354,904	-£2,239,890	-£1,981,615	-£3,009,608	-£2,536,319
100%	71%	-£10,460,989	-£9,744,341	-£9,514,311	-£9,707,783	-£11,053,749	-£10,107,170
0%	75%	£3,418,760	£3,480,449	£3,516,552	£3,578,241	£3,367,720	£3,465,511
15%	75%	£2,651,382	£2,743,915	£2,796,068	£2,890,602	£2,574,821	£2,721,508
20%	75%	£1,894,003	£2,007,381	£2,079,584	£2,232,864	£1,781,022	£1,917,505
25%	75%	£1,116,625	£1,270,847	£1,361,102	£1,515,325	£989,024	£1,233,502
30%	75%	£349,246	£534,313	£642,620	£827,687	£196,124	£489,499
35%	75%	-£424,971	-£205,528	-£77,104	-£140,049	-£805,534	-£458,667
40%	75%	-£1,204,901	-£594,199	-£307,338	-£556,546	-£1,412,401	-£1,014,838
45%	75%	-£1,984,830	-£1,702,688	-£1,537,572	-£1,265,431	-£2,216,268	-£1,771,010
50%	75%	-£2,764,759	-£2,451,269	-£2,267,805	-£1,954,315	-£3,024,135	-£2,527,181
60%	75%	-£3,681,361	-£3,333,093	-£3,039,223	-£2,638,226	-£3,979,726	-£3,457,959
15%	60%	£2,715,327	£2,863,381	£2,832,676	£2,980,730	£2,592,830	£2,710,180
20%	60%	£1,969,263	£2,166,658	£2,125,730	£2,323,134	£1,805,935	£1,962,401
25%	60%	£1,223,200	£1,469,956	£1,418,783	£1,665,539	£1,019,039	£1,214,622
30%	60%	£47,158	£73,344	£71,335	£107,943	£232,143	£466,942
35%	60%	-£273,325	£76,532	£4,889	£350,347	-£583,825	-£285,532
40%	60%	-£1,031,591	-£630,524	-£713,540	-£312,273	-£1,363,591	-£1,045,541
45%	60%	-£1,789,866	-£1,338,439	-£1,432,059	-£980,624	-£2,163,357	-£1,805,551
50%	60%	-£2,548,122	-£2,046,538	-£2,150,558	-£1,648,975	-£2,963,123	-£2,565,559

Residual Land values compared to benchmark land values  
Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£54,449,407	-£54,449,407	-£54,449,407	-£54,449,407	-£54,449,407	-£54,449,407
10%	71%	-£35,874,036	-£35,874,036	-£35,874,036	-£35,874,036	-£35,874,036	-£35,874,036
15%	71%	-£26,736,310	-£26,736,310	-£26,736,310	-£26,736,310	-£26,736,310	-£26,736,310
20%	71%	-£17,498,622	-£17,498,622	-£17,498,622	-£17,498,622	-£17,498,622	-£17,498,622
25%	71%	-£8,260,925	-£8,260,925	-£8,260,925	-£8,260,925	-£8,260,925	-£8,260,925
30%	71%	£9,023,293	£9,023,293	£9,023,293	£9,023,293	£9,023,293	£9,023,293
35%	71%	£19,785,700	£19,785,700	£19,785,700	£19,785,700	£19,785,700	£19,785,700
40%	71%	£30,548,107	£30,548,107	£30,548,107	£30,548,107	£30,548,107	£30,548,107
45%	71%	£41,310,514	£41,310,514	£41,310,514	£41,310,514	£41,310,514	£41,310,514
50%	71%	£52,072,921	£52,072,921	£52,072,921	£52,072,921	£52,072,921	£52,072,921
60%	71%	£62,835,328	£62,835,328	£62,835,328	£62,835,328	£62,835,328	£62,835,328
10%	75%	-£45,238,540	-£45,238,540	-£45,238,540	-£45,238,540	-£45,238,540	-£45,238,540
15%	75%	-£34,000,852	-£34,000,852	-£34,000,852	-£34,000,852	-£34,000,852	-£34,000,852
20%	75%	-£22,763,164	-£22,763,164	-£22,763,164	-£22,763,164	-£22,763,164	-£22,763,164
25%	75%	-£11,525,476	-£11,525,476	-£11,525,476	-£11,525,476	-£11,525,476	-£11,525,476
30%	75%	£-1,287,788	£-1,287,788	£-1,287,788	£-1,287,788	£-1,287,788	£-1,287,788
35%	75%	£10,950,100	£10,950,100	£10,950,100	£10,950,100	£10,950,100	£10,950,100
40%	75%	£21,712,412	£21,712,412	£21,712,412	£21,712,412	£21,712,412	£21,712,412
45%	75%	£32,474,724	£32,474,724	£32,474,724	£32,474,724	£32,474,724	£32,474,724
50%	75%	£43,237,036	£43,237,036	£43,237,036	£43,237,036	£43,237,036	£43,237,036
60%	75%	£54,000,348	£54,000,348	£54,000,348	£54,000,348	£54,000,348	£54,000,348
10%	60%	-£36,020,180	-£36,020,180	-£36,020,180	-£36,020,180	-£36,020,180	-£36,020,180
15%	60%	-£24,782,492	-£24,782,492	-£24,782,492	-£24,782,492	-£24,782,492	-£24,782,492
20%	60%	-£13,544,804	-£13,544,804	-£13,544,804	-£13,544,804	-£13,544,804	-£13,544,804
25%	60%	-£2,307,116	-£2,307,116	-£2,307,116	-£2,307,116	-£2,307,116	-£2,307,116
30%	60%	£8,930,572	£8,930,572	£8,930,572	£8,930,572	£8,930,572	£8,930,572
35%	60%	£19,693,028	£19,693,028	£19,693,028	£19,693,028	£19,693,028	£19,693,028
40%	60%	£30,455,484	£30,455,484	£30,455,484	£30,455,484	£30,455,484	£30,455,484
45%	60%	£41,217,940	£41,217,940	£41,217,940	£41,217,940	£41,217,940	£41,217,940
50%	60%	£51,980,396	£51,980,396	£51,980,396	£51,980,396	£51,980,396	£51,980,396
60%	60%	£62,742,852	£62,742,852	£62,742,852	£62,742,852	£62,742,852	£62,742,852

Residual Land values compared to benchmark land values  
Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£42,763,157	-£42,763,157	-£42,763,157	-£42,763,157	-£42,763,157	-£42,763,157
10%	71%	-£28,509,440	-£28,509,440	-£28,509,440	-£28,509,440	-£28,509,440	-£28,509,440
15%	71%	-£14,255,724	-£14,255,724	-£14,255,724	-£14,255,724	-£14,255,724	-£14,255,724
20%	71%	£-1,002,008	£-1,002,008	£-1,002,008	£-1,002,008	£-1,002,008	£-1,002,008
25%	71%	£10,241,708	£10,241,708	£10,241,708	£10,241,708	£10,241,708	£10,241,708
30%	71%	£20,483,416	£20,483,416	£20,483,416	£20,483,416	£20,483,416	£20,483,416
35%	71%	£30,725,124	£30,725,124	£30,725,124	£30,725,124	£30,725,124	£30,725,124
40%	71%	£40,966,832	£40,966,832	£40,966,832	£40,966,832	£40,966,832	£40,966,832
45%	71%	£51,208,540	£51,208,540	£51,208,540	£51,208,540	£51,208,540	£51,208,540
50%	71%	£61,450,248	£61,450,248	£61,450,248	£61,450,248	£61,450,248	£61,450,248
60%	71%	£71,691,956	£71,691,956	£71,691,956	£71,691,956	£71,691,956	£71,691,956
10%	75%	-£34,511,760	-£34,511,760	-£34,511,760	-£34,511,760	-£34,511,760	-£34,511,760
15%	75%	-£22,341,168	-£22,341,168	-£22,341,168	-£22,341,168	-£22,341,168	-£22,341,168
20%	75%	-£10,170,576	-£10,170,576	-£10,170,576	-£10,170,576	-£10,170,576	-£10,170,576
25%	75%	£2,000,016	£2,000,016	£2,000,016	£2,000,016	£2,000,016	£2,000,016
30%	75%	£12,241,824	£12,241,824	£12,241,824	£12,241,824	£12,241,824	£12,241,824
35%	75%	£22,483,632	£22,483,632	£22,483,632	£22,483,632	£22,483,632	£22,483,632
40%	75%	£32,725,440	£32,725,440	£32,725,440	£32,725,440	£32,725,440	£32,725,440
45%	75%	£42,967,248	£42,967,248	£42,967,248	£42,967,248	£42,967,248	£42,967,248
50%	75%	£53,209,056	£53,209,056	£53,209,056	£53,209,056	£53,209,056	£53,209,056
60%	75%	£63,450,864	£63,450,864	£63,450,864	£63,450,864	£63,450,864	£63,450,864
10%	60%	-£28,009,344	-£28,009,344	-£28,009,344	-£28,009,344	-£28,009,344	-£28,009,344
15%	60%	-£18,672,896	-£18,672,896	-£18,672,896	-£18,672,896	-£18,672,896	-£18,672,896
20%	60%	-£8,336,448	-£8,336,448	-£8,336,448	-£8,336,448	-£8,336,448	-£8,336,448
25%	60%	£1,999,904	£1,999,904	£1,999,904	£1,999,904	£1,999,904	£1,999,904
30%	60%	£12,241,712	£12,241,712	£12,241,712	£12,241,712	£12,241,712	£12,241,712
35%	60%	£22,483,424	£22,483,424	£22,483,424	£22,483,424	£22,483,424	£22,483,424
40%	60%	£32,725,136	£32,725,136	£32,725,136	£32,725,136	£32,725,136	£32,725,136
45%	60%	£42,966,848	£42,966,848	£42,966,848	£42,966,848	£42,966,848	£42,966,848
50%	60%	£53,208,560	£53,208,560	£53,208,560	£53,208,560	£53,208,560	£53,208,560
60%	60%	£63,450,272	£63,450,272	£63,450,272	£63,450,272	£63,450,272	£63,450,272

Residual Land values compared to benchmark land values  
Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£22,472,153	-£22,472,153	-£22,472,153	-£22,472,153	-£22,472,153	-£22,472,153
10%	71%	-£14,981,435	-£14,981,435	-£14,981,435	-£14,981,435	-£14,981,435	-£14,981,435
15%	71%	-£9,987,623	-£9,987,623	-£9,987,623	-£9,987,623	-£9,987,623	-£9,987,623
20%	71%	-£4,993,811	-£4,993,811	-£4,993,811	-£4,993,811	-£4,993,811	-£4,993,811
25%	71%	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000	£0,000,000
30%	71%	£5,000,000	£5,000,000	£5,000,000	£5,000,000	£5,000,000	£5,000,000
35%	71%	£10,000,000	£10,000,000	£10,000,000	£10,000,000	£10,000,000	£10,000,000
40%	71%	£15,000,000	£15,000,000	£15,000,000	£15,000,000	£15,000,000	£15,000,000
45%	71%	£20,000,000	£20,000,000	£20,000,000	£20,000,000	£20,000,000	£20,000,000
50%	71%	£25,000,000	£25,000,000				

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£13,279,220	-£13,279,220	-£13,279,220	-£13,279,220	-£13,279,220	-£13,279,220
10%	71%	-£14,803,628	-£14,733,336	-£14,710,893	-£14,840,191	-£14,860,160	-£14,760,091
15%	71%	-£15,566,131	-£15,460,378	-£15,426,429	-£15,520,677	-£15,553,629	-£15,513,927
20%	71%	-£16,328,435	-£16,187,431	-£16,142,166	-£16,001,162	-£16,445,099	-£16,288,829
25%	71%	-£17,090,738	-£16,914,484	-£16,857,502	-£16,681,948	-£17,239,589	-£17,003,731
30%	71%	-£17,853,042	-£17,641,537	-£17,533,638	-£17,362,133	-£18,034,077	-£17,748,884
35%	71%	-£18,615,345	-£18,370,611	-£18,290,300	-£18,042,618	-£18,829,103	-£18,497,601
40%	71%	-£19,377,648	-£19,103,755	-£19,017,743	-£18,731,123	-£19,633,517	-£19,254,886
45%	71%	-£20,140,145	-£19,844,698	-£19,745,185	-£19,422,738	-£20,437,831	-£20,011,972
50%	71%	-£20,902,642	-£20,585,642	-£20,472,627	-£20,114,353	-£21,242,346	-£20,769,057
100%	71%	-£28,693,627	-£27,977,078	-£27,747,049	-£27,030,500	-£29,286,485	-£28,339,907
10%	75%	-£14,813,977	-£14,752,288	-£14,716,186	-£14,854,497	-£14,865,018	-£14,767,226
15%	75%	-£15,581,356	-£15,499,823	-£15,434,669	-£15,542,135	-£15,567,916	-£15,511,230
20%	75%	-£16,348,734	-£16,225,357	-£16,153,152	-£16,029,774	-£16,450,815	-£16,255,232
25%	75%	-£17,116,113	-£16,961,891	-£16,871,635	-£16,717,412	-£17,243,714	-£16,999,236
30%	75%	-£17,883,492	-£17,689,425	-£17,580,118	-£17,405,951	-£18,036,614	-£17,743,239
35%	75%	-£18,650,871	-£18,436,286	-£18,309,841	-£18,092,689	-£18,839,272	-£18,491,494
40%	75%	-£19,418,250	-£19,188,846	-£19,040,076	-£18,789,284	-£19,645,139	-£19,247,576
45%	75%	-£20,185,629	-£19,935,426	-£19,770,309	-£19,488,168	-£20,451,005	-£20,003,747
50%	75%	-£20,953,008	-£20,684,007	-£20,530,543	-£20,187,053	-£21,256,872	-£20,759,918
10%	60%	-£14,771,348	-£14,672,645	-£14,693,115	-£14,594,412	-£14,853,012	-£14,774,779
15%	60%	-£15,517,417	-£15,369,357	-£15,400,061	-£15,252,007	-£15,639,907	-£15,522,558
20%	60%	-£16,263,474	-£16,085,069	-£16,107,008	-£15,909,603	-£16,426,803	-£16,270,337
25%	60%	-£17,009,531	-£16,813,857	-£16,757,109	-£16,567,109	-£17,213,699	-£17,015,116
30%	60%	-£17,755,602	-£17,459,494	-£17,520,902	-£17,224,795	-£18,000,594	-£17,765,895
35%	60%	-£18,501,663	-£18,159,206	-£18,227,849	-£17,892,390	-£18,799,563	-£18,519,209
40%	60%	-£19,247,724	-£18,869,278	-£18,949,278	-£18,545,011	-£19,598,539	-£19,279,270
45%	60%	-£20,002,594	-£19,571,158	-£19,654,767	-£19,213,361	-£20,396,055	-£20,058,258
50%	60%	-£20,780,859	-£20,279,273	-£20,583,296	-£19,881,713	-£21,195,861	-£20,798,297

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£7,088,385	-£7,088,385	-£7,088,385	-£7,088,385	-£7,088,385	-£7,088,385
10%	71%	-£7,982,992	-£7,918,491	-£7,895,857	-£7,825,356	-£8,047,324	-£7,954,189
15%	71%	-£8,751,295	-£8,645,543	-£8,611,594	-£8,505,841	-£8,836,793	-£8,699,091
20%	71%	-£9,519,600	-£9,372,595	-£9,327,330	-£9,186,327	-£9,630,263	-£9,443,994
25%	71%	-£10,287,904	-£10,099,646	-£10,043,069	-£9,866,812	-£10,323,733	-£10,156,866
30%	71%	-£11,056,208	-£10,826,701	-£10,758,803	-£10,547,298	-£11,213,202	-£10,933,798
35%	71%	-£11,824,512	-£11,553,755	-£11,475,465	-£11,227,782	-£12,014,268	-£11,882,868
40%	71%	-£12,592,816	-£12,284,809	-£12,202,907	-£11,916,268	-£12,819,692	-£12,644,811
45%	71%	-£13,361,120	-£13,033,863	-£12,930,550	-£12,607,903	-£13,623,006	-£13,407,136
50%	71%	-£14,129,424	-£13,772,807	-£13,657,792	-£13,299,618	-£14,427,510	-£13,954,221
100%	71%	-£21,878,792	-£21,462,243	-£21,932,213	-£20,216,695	-£22,471,659	-£21,595,072
10%	75%	-£7,920,142	-£7,937,453	-£7,901,351	-£7,839,692	-£8,050,182	-£7,959,291
15%	75%	-£8,766,520	-£8,673,987	-£8,619,834	-£8,527,300	-£8,843,081	-£8,696,394
20%	75%	-£9,533,899	-£9,410,521	-£9,338,316	-£9,214,938	-£9,635,980	-£9,440,397
25%	75%	-£10,301,278	-£10,147,056	-£10,056,890	-£9,952,517	-£10,428,878	-£10,194,400
30%	75%	-£11,068,657	-£10,883,699	-£10,772,626	-£10,590,215	-£11,221,719	-£10,926,400
35%	75%	-£11,842,873	-£11,623,430	-£11,495,006	-£11,277,854	-£12,024,438	-£11,676,569
40%	75%	-£12,622,803	-£12,372,011	-£12,225,240	-£11,974,448	-£12,830,203	-£12,432,740
45%	75%	-£13,402,732	-£13,120,591	-£12,956,474	-£12,673,333	-£13,636,170	-£13,188,912
50%	75%	-£14,182,661	-£13,869,171	-£13,685,708	-£13,372,217	-£14,442,037	-£13,945,083
10%	60%	-£7,956,512	-£7,857,809	-£7,878,279	-£7,779,576	-£8,038,176	-£7,959,943
15%	60%	-£8,702,875	-£8,554,522	-£8,585,226	-£8,437,172	-£8,825,072	-£8,707,722
20%	60%	-£9,448,234	-£9,234,214	-£9,230,119	-£9,094,168	-£9,611,968	-£9,455,501
25%	60%	-£10,194,702	-£9,947,948	-£9,999,119	-£9,752,363	-£10,398,863	-£10,203,281
30%	60%	-£10,940,766	-£10,644,658	-£10,706,067	-£10,409,959	-£11,185,759	-£10,951,060
35%	60%	-£11,686,830	-£11,341,371	-£11,403,014	-£11,107,955	-£12,000,331	-£11,703,434
40%	60%	-£12,440,493	-£12,048,226	-£12,131,442	-£11,730,175	-£12,781,493	-£12,463,443
45%	60%	-£13,207,759	-£12,756,332	-£12,849,952	-£12,398,526	-£13,581,269	-£13,223,453
50%	60%	-£13,966,024	-£13,464,440	-£13,568,449	-£13,086,877	-£14,381,025	-£13,983,461

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£475,857	£475,857	£475,857	£475,857	£475,857	£475,857
10%	71%	-£1,046,751	-£978,249	-£955,616	-£885,114	-£1,107,082	-£1,013,948
15%	71%	-£1,811,054	-£1,705,301	-£1,671,352	-£1,565,600	-£1,686,652	-£1,556,850
20%	71%	-£2,575,357	-£2,432,354	-£2,387,088	-£2,246,065	-£2,600,022	-£2,503,752
25%	71%	-£3,339,661	-£3,150,407	-£3,102,825	-£2,926,570	-£3,481,491	-£3,248,654
30%	71%	-£4,093,964	-£3,896,459	-£3,818,561	-£3,607,056	-£4,272,960	-£3,993,556
35%	71%	-£4,848,267	-£4,615,734	-£4,535,223	-£4,287,540	-£5,074,026	-£4,742,724
40%	71%	-£5,602,570	-£5,354,678	-£5,262,666	-£4,976,046	-£5,876,440	-£5,499,800
45%	71%	-£6,356,873	-£6,093,621	-£6,000,108	-£5,667,681	-£6,682,584	-£6,256,894
50%	71%	-£7,111,176	-£6,832,565	-£6,717,550	-£6,359,276	-£7,487,269	-£7,013,979
100%	71%	-£14,898,550	-£14,220,001	-£13,967,672	-£13,765,423	-£16,531,406	-£14,966,800
10%	75%	-£967,211	-£967,211	-£961,109	-£899,420	-£1,109,941	-£1,012,149
15%	75%	-£1,826,279	-£1,733,746	-£1,679,592	-£1,587,058	-£1,902,839	-£1,756,153
20%	75%	-£2,685,347	-£2,470,279	-£2,398,075	-£2,274,697	-£2,695,738	-£2,500,155
25%	75%	-£3,544,415	-£3,206,814	-£3,116,558	-£2,962,335	-£3,488,637	-£3,244,159
30%	75%	-£4,403,483	-£3,943,347	-£3,835,040	-£3,649,973	-£4,281,536	-£3,988,161
35%	75%	-£5,262,551	-£4,680,380	-£4,554,764	-£4,337,612	-£5,084,195	-£4,736,327
40%	75%	-£6,121,619	-£5,417,413	-£5,291,999	-£5,024,207	-£5,890,051	-£5,492,499
45%	75%	-£6,980,687	-£6,180,349	-£6,015,232	-£5,733,091	-£6,695,928	-£6,248,670
50%	75%	-£7,839,755	-£6,928,929	-£6,745,466	-£6,431,975	-£7,501,795	-£7,004,841
10%	60%	-£1,016,271	-£917,568	-£938,037	-£833,335	-£1,097,934	-£1,019,701
15%	60%	-£1,762,334	-£1,614,250	-£1,644,594	-£1,496,930	-£1,894,830	-£1,767,481
20%	60%	-£2,508,397	-£2,310,992	-£2,351,931	-£2,164,526	-£2,671,726	-£2,516,260
25%	60%	-£3,254,460	-£3,007,704	-£3,058,878	-£2,812,122	-£3,458,622	-£3,263,039
30%	60%	-£4,000,523	-£3,704,417	-£3,765,625	-£3,489,717	-£4,245,517	-£4,010,816
35%	60%	-£4,746,586	-£4,401,129	-£4,472,772	-£4,127,313	-£5,041,486	-£4,763,192
40%	60%	-£5,492,649	-£5,107,841	-£5,191,201	-£4,789,934	-£5,841,251	-£5,523,202
45%	60%	-£6,238,712	-£5,814,553	-£5,908,710	-£5,458,284	-£6,641,018	-£6,283,211
50%	60%	-£7,002,775	-£6,524,156	-£6,628,219	-£6,126,636	-£7,440,783	-£7,043,220

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£13,489,771	-£13,489,771	-£13,489,771	-£13,489,771	-£13,489,771	-£13,489,771
10%	71%	-£15,914,378	-£14,943,876	-£14,921,243	-£14,850,742	-£15,027,210	-£14,919,575
15%	71%	-£15,776,881	-£15,070,629	-£15,038,390	-£15,051,027	-£15,264,179	-£15,724,177
20%	71%	-£16,538,988	-£16,307,981	-£16,352,716	-£16,211,713	-£16,655,649	-£16,469,379
25%	71%	-£17,301,289	-£17,125,035	-£17,098,452	-£16,892,198	-£17,447,118	-£17,214,282
30%	71%	-£18,063,592	-£17,852,087	-£17,784,199	-£17,672,833	-£18,238,557	-£17,959,184
35%	71%	-£18,825,153	-£18,581,381	-£18,500,851	-£18,255,168	-£19,030,053	-£18,708,352
40%	71%	-£19,586,924	-£19,320,305	-£19,228,293	-£18,941,874	-£19,844,068	-£19,465,437
45%	71%	-£20,348,695	-£20,059,248	-£19,956,735	-£18,633,288	-£20,648,482	-£20,222,522
50%	71%	-£21,110,467	-£20,798,191	-£20,685,178	-£18,324,952	-£21,452,896	-£20,979,707
100%	71%	-£28,904,177	-£28,167,629	-£27,957,599	-£27,241,051	-£29,497,038	-£28,550,458
10%	75%	-£15,924,528	-£14,962,839	-£14,920,736	-£14,855,047	-£15,075,568	-£14,977,777
15%	75%	-£15,791,908	-£15,099,373	-£15,065,220	-£15,082,866	-£15,308,467	-£15,721,790
20%	75%	-£16,559,285	-£16,435,907	-£16,383,702	-£16,240,324	-£16,661,365	-£16,465,783
25%	75%	-£17,326,663	-£17,172,441	-£17,082,186	-£16,927,963	-£17,454,264	-£17,209,786
30%	75%	-£18,094,042	-£17,908,975	-£17,800,688	-£17,615,901	-£18,247,184	-£17,953,789
35%	75%	-£18,861,421	-£18,648,918	-£18,530,392	-£18,303,239	-£19,040,622	-£18,701,955
40%	75%	-£19,628,800	-£19,388,861	-£19,250,626	-£18,990,634	-£19,835,060	-£19,458,126
45%	75%	-£20,396,179	-£20,128,804	-£19,980,860	-£18,688,710	-£20,631,558	-£20,214,298
50%	75%	-£21,163,558	-£20,868,747	-£20,711,095	-£18,386,786	-£21,428,056	-£20,970,488
10%	60%	-£14,981,839	-£14,883,195	-£14,503,669	-£14,604,962	-£15,053,362	-£14,859,299
15%	60%	-£15,727,967	-£15,579,907	-£15,610,612	-£15,462,589	-£15,850,459	-£15,733,108
20%	60%	-£16,474,025	-£16,276,820	-£16,317,558	-£16,120,154	-£16,637,353	-£16,489,887
25%	60%	-£17,220,083	-£16,978,829	-£17,024,458	-£16,877,049	-£17,424,249	-£17,226,666
30%	60%	-£17,966,152	-£17,670,044	-£17,731,453	-£17,435,345	-£18,211,145	-£17,976,446
35%	60%	-£18,712,613	-£18,368,758	-£18,438,399	-£18,092,941	-£19,007,113	-£18,728,220
40%	60%	-£19,459,074	-£19,067,312	-£19,186,828	-£18,755,661	-£19,806,879	-£19,488,829
45%	60%	-£20,205,535	-£19,765,718	-£19,875,338	-£19,412,812	-£20,608,846	-£20,246,829
50%	60%	-£20,951,410	-£20,465,226	-£20,583,846	-£20,092,263	-£21,406,411	-£21,008,847

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£5,464,368	-£5,383,866	-£5,371,233	-£5,300,731	-£5,522,700	-£5,429,565
10%	71%	-£6,226,671	-£6,120,919	-£6,086,989	-£5,981,217	-£6,314,169	-£6,174,467
15%	71%	-£6,988,975	-£6,847,971	-£6,802,796	-£6,661,702	-£7,105,639	-£6,915,369
20%	71%	-£7,751,279	-£7,575,024	-£7,518,442	-£7,342,188	-£7,897,108	-£7,664,272
25%	71%	-£8,513,582	-£8,302,077	-£8,234,178	-£8,022,673	-£8,688,577	-£8,408,174
30%	71%	-£9,275,886	-£9,031,351	-£8,950,841	-£8,703,158	-£9,480,047	-£9,159,342
35%	71%	-£10,038,190	-£9,760,625	-£9,670,323	-£9,391,653	-£10,271,517	-£9,914,489
40%	71%	-£10,800,494	-£10,500,238	-£10,400,725	-£10,083,278	-£11,064,972	-£10,672,512
45%	71%	-£11,562,798	-£11,248,182	-£11,133,168	-£10,774,893	-£11,857,427	-£11,429,597
50%	71%	-£12,325,102	-£12,000,126	-£11,865,610	-£10,466,508	-£12,650,882	-£12,187,122
100%	71%	-£18,994,167	-£18,637,819	-£18,407,299	-£17,699,040	-£19,597,028	-£19,009,498
10%	75%	-£5,474,518	-£5,412,829	-£5,378,708	-£5,315,037	-£5,527,707	-£5,427,707
15%	75%	-£6,241,896	-£6,145,363	-£6,095,210	-£6,002,676	-£6,316,547	-£6,171,770
20%	75%	-£7,009,275	-£6,885,897	-£6,813,692	-£6,690,314	-£7,111,355	-£6,915,773
25%	75%	-£7,776,654	-£7,622,431	-£7,537,827	-£7,384,254	-£7,802,706	-£7,626,776
30%	75%	-£8,544,033	-£8,388,965	-£8,255,658	-£8,065,591	-£8,607,154	-£8,403,776
35%	75%	-£9,311,412	-£9,098,806	-£8,970,381	-£8,753,229	-£9,406,602	-£9,151,944
40%	75%	-£10,078,791	-£9,847,387	-£9,700,616	-£9,449,824	-£10,205,679	-£9,908,118
45%	75%	-£10,846,170	-£10,596,069	-£10,448,708	-£10,148,708	-£11,111,546	-£10,664,288
50%	75%	-£11,613,549	-£11,344,547	-£11,181,083	-£10,847,593	-£11,917,412	-£11,420,458
10%	60%	-£5,431,888	-£5,333,185	-£5,353,655	-£5,254,952	-£5,513,552	-£5,438,319
15%	60%	-£6,177,951	-£6,029,897	-£6,060,692	-£5,912,848	-£6,300,448	-£6,183,008
20%	60%	-£6,924,014	-£6,745,809	-£6,745,809	-£6,576,143	-£7,087,343	-£6,930,877
25%	60%	-£7,670,078	-£7,423,322	-£7,474,495	-£7,227,739	-£7,874,239	-£7,678,656
30%	60%	-£8,416,142	-£8,120,034	-£8,181,443	-£7,885,335	-£8,661,135	-£8,426,435
35%	60%	-£9,162,206	-£8,818,746	-£8,888,389	-£8,542,930	-£9,457,103	-£9,179,810
40%	60%	-£9,908,270	-£9,523,602	-£9,606,818	-£9,205,551	-£10,256,969	-£9,938,919
45%	60%	-£10,654,334	-£10,231,708	-£10,325,328	-£9,873,901	-£11,056,633	-£10,698,829
50%	60%	-£11,400,398	-£10,939,818	-£11,043,836	-£10,542,293	-£11,856,401	-£11,458,837

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£475,857	£475,857	£475,857	£475,857	£475,857	£475,857
10%	71%	-£1,048,751	-£978,249	-£955,616	-£885,114	-£1,107,082	-£1,013,948
15%	71%	-£1,811,054	-£1,705,301	-£1,671,352	-£1,595,600	-£1,698,552	-£1,589,850
20%	71%	-£2,573,358	-£2,432,354	-£2,387,088	-£2,246,085	-£2,690,022	-£2,503,752
25%	71%	-£3,335,661	-£3,159,407	-£3,102,825	-£2,926,570	-£3,481,491	-£3,248,654
30%	71%	-£4,097,964	-£3,886,459	-£3,818,581	-£3,607,056	-£4,272,960	-£3,993,556
35%	71%	-£4,860,267	-£4,615,724	-£4,535,299	-£4,287,540	-£5,074,026	-£4,742,724
40%	71%	-£5,622,570	-£5,345,038	-£5,252,666	-£4,976,046	-£5,876,440	-£5,499,809
45%	71%	-£6,384,873	-£6,093,621	-£6,000,108	-£5,667,661	-£6,682,854	-£6,256,894
50%	71%	-£7,147,176	-£6,842,204	-£6,735,600	-£6,359,276	-£7,490,268	-£7,013,979
100%	71%	-£14,938,950	-£14,222,001	-£13,991,972	-£13,275,423	-£16,531,408	-£14,864,830
10%	60%	-£1,058,900	-£997,211	-£961,109	-£899,420	-£1,109,941	-£1,012,149
15%	60%	-£1,820,279	-£1,733,748	-£1,679,592	-£1,587,058	-£1,902,839	-£1,756,153
20%	60%	-£2,581,658	-£2,470,279	-£2,398,075	-£2,274,697	-£2,695,738	-£2,500,155
25%	60%	-£3,343,037	-£3,206,814	-£3,116,558	-£2,962,335	-£3,488,637	-£3,244,159
30%	60%	-£4,104,416	-£3,943,347	-£3,835,040	-£3,649,973	-£4,281,536	-£3,988,161
35%	60%	-£4,865,795	-£4,680,880	-£4,554,784	-£4,337,612	-£5,084,165	-£4,736,327
40%	60%	-£5,627,174	-£5,431,769	-£5,284,999	-£5,034,207	-£5,890,061	-£5,492,499
45%	60%	-£6,388,553	-£6,180,349	-£6,015,232	-£5,733,091	-£6,696,928	-£6,248,670
50%	60%	-£7,149,932	-£6,928,929	-£6,745,466	-£6,431,975	-£7,501,795	-£7,004,841
10%	60%	-£1,016,271	-£917,566	-£898,037	-£836,335	-£1,097,934	-£1,019,701
15%	60%	-£1,777,650	-£1,644,954	-£1,644,954	-£1,496,930	-£1,884,830	-£1,767,471
20%	60%	-£2,539,029	-£2,310,992	-£2,351,931	-£2,154,526	-£2,671,726	-£2,515,260
25%	60%	-£3,299,408	-£3,007,794	-£3,058,878	-£2,812,122	-£3,458,622	-£3,263,039
30%	60%	-£4,059,787	-£3,704,417	-£3,765,825	-£3,489,717	-£4,245,517	-£4,010,818
35%	60%	-£4,820,166	-£4,401,129	-£4,472,772	-£4,127,313	-£5,041,486	-£4,763,192
40%	60%	-£5,580,545	-£5,107,894	-£5,191,291	-£4,789,934	-£5,841,251	-£5,523,202
45%	60%	-£6,340,924	-£5,814,709	-£5,903,710	-£5,456,294	-£6,641,018	-£6,283,211
50%	60%	-£7,101,303	-£6,521,524	-£6,626,219	-£6,126,636	-£7,440,783	-£7,043,220

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 4

CL Zone  
Value Area 1  
High

No Units  
Site Area 100  
0.85 Ha

Sales value inflation  
Build cost inflation 10%  
5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£75,468,115	£75,468,115	£75,468,115	£75,468,115	£75,468,115	£75,468,115
10%	71%	£66,520,022	£66,721,669	£66,533,457	£66,735,105	£66,549,864	£66,553,298
15%	71%	£62,045,975	£62,348,477	£62,066,128	£62,368,600	£62,080,738	£62,110,890
20%	71%	£57,571,928	£57,975,224	£57,598,789	£58,002,095	£57,631,811	£57,658,482
25%	71%	£53,097,882	£53,602,001	£53,131,470	£53,635,590	£53,172,485	£53,200,074
30%	71%	£48,623,835	£49,228,779	£48,664,140	£49,269,085	£48,713,359	£48,763,666
35%	71%	£44,149,080	£44,855,558	£44,196,888	£44,902,570	£44,254,233	£44,304,256
40%	71%	£39,674,172	£40,478,212	£39,716,034	£40,532,619	£39,762,471	£39,836,876
45%	71%	£35,199,264	£36,099,831	£35,235,380	£36,154,040	£35,310,122	£35,371,330
50%	71%	£30,724,356	£31,721,450	£30,763,727	£31,775,459	£30,833,774	£30,905,783
100%	71%	£14,867,945	£17,728,797	£14,725,419	£17,589,270	£14,851,377	£14,488,850
10%	75%	£66,511,200	£66,687,642	£66,526,307	£66,701,750	£66,537,311	£66,551,419
15%	75%	£62,037,243	£62,297,406	£62,053,904	£62,318,567	£62,071,910	£62,093,070
20%	75%	£57,563,285	£57,907,189	£57,582,500	£57,935,384	£57,606,508	£57,634,723
25%	75%	£53,089,327	£53,516,933	£53,111,096	£53,552,201	£53,141,106	£53,176,374
30%	75%	£48,615,370	£49,128,697	£48,639,692	£49,169,018	£48,675,705	£48,718,026
35%	75%	£44,141,413	£44,736,460	£44,176,810	£44,785,835	£44,210,303	£44,259,677
40%	75%	£39,667,456	£40,249,416	£39,693,031	£40,307,544	£39,731,843	£39,788,770
45%	75%	£35,193,499	£35,937,811	£35,198,252	£36,002,079	£35,252,940	£35,317,209
50%	75%	£30,719,542	£31,535,205	£30,713,474	£31,606,615	£30,774,238	£30,845,648
10%	80%	£66,545,250	£66,530,557	£66,539,538	£66,541,843	£66,539,038	£66,531,314
15%	80%	£62,071,293	£62,511,778	£62,105,246	£62,528,707	£62,150,985	£62,167,914
20%	80%	£57,597,336	£58,193,000	£57,650,956	£58,215,571	£57,711,942	£57,734,513
25%	80%	£53,123,379	£53,874,221	£53,196,667	£53,902,434	£53,272,897	£53,301,112
30%	80%	£48,649,422	£49,555,442	£48,742,377	£49,589,299	£48,833,854	£48,867,712
35%	80%	£44,175,465	£45,236,683	£44,288,087	£45,276,162	£44,394,811	£44,434,311
40%	80%	£39,701,508	£40,917,894	£39,821,640	£40,953,026	£39,945,122	£39,990,824
45%	80%	£35,227,551	£36,588,897	£35,354,188	£36,640,312	£35,493,104	£35,544,819
50%	80%	£30,753,594	£32,258,634	£30,886,736	£32,315,782	£31,041,087	£31,098,215

Residual Land values compared to benchmark land values  
Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,029,972	-£1,029,972	-£1,029,972	-£1,029,972	-£1,029,972	-£1,029,972
10%	71%	-£3,979,066	-£3,776,418	-£3,979,066	-£3,776,418	-£3,949,224	-£3,934,789
15%	71%	-£4,454,113	-£4,149,680	-£4,454,113	-£4,149,680	-£4,407,850	-£4,387,489
20%	71%	-£4,929,160	-£4,522,863	-£4,929,160	-£4,522,863	-£4,886,477	-£4,839,630
25%	71%	-£5,404,207	-£4,896,046	-£5,404,207	-£4,896,046	-£5,365,104	-£5,292,014
30%	71%	-£5,879,254	-£5,269,229	-£5,879,254	-£5,269,229	-£5,843,731	-£5,744,422
35%	71%	-£6,354,301	-£5,642,412	-£6,354,301	-£5,642,412	-£6,322,358	-£6,196,831
40%	71%	-£6,829,348	-£6,015,595	-£6,829,348	-£6,015,595	-£6,800,985	-£6,661,209
45%	71%	-£7,304,395	-£6,388,778	-£7,304,395	-£6,388,778	-£7,279,630	-£7,121,587
50%	71%	-£7,779,442	-£6,761,961	-£7,779,442	-£6,761,961	-£7,758,275	-£7,592,204
100%	71%	-£9,166,032	-£8,926,886	-£9,166,032	-£8,926,886	-£9,144,475	-£9,006,938
10%	75%	-£9,989,888	-£9,810,445	-£9,972,780	-£9,795,338	-£9,960,776	-£9,946,669
15%	75%	-£10,464,935	-£10,285,681	-£10,447,827	-£10,268,185	-£10,433,224	-£10,418,917
20%	75%	-£10,940,000	-£10,590,918	-£10,915,588	-£10,562,704	-£10,901,579	-£10,883,365
25%	75%	-£11,415,055	-£10,896,155	-£11,389,991	-£10,848,887	-£11,376,981	-£11,358,713
30%	75%	-£11,890,110	-£11,201,392	-£11,863,926	-£11,156,010	-£11,850,363	-£11,832,095
35%	75%	-£12,365,165	-£11,506,629	-£12,338,862	-£11,451,247	-£12,326,794	-£12,308,526
40%	75%	-£12,840,220	-£11,811,866	-£12,813,800	-£11,746,484	-£12,800,225	-£12,781,957
45%	75%	-£13,315,275	-£12,117,103	-£13,288,840	-£12,041,721	-£13,274,666	-£13,256,389
50%	75%	-£13,790,330	-£12,422,340	-£13,765,380	-£12,336,958	-£13,750,111	-£13,731,911
10%	80%	-£9,949,838	-£9,667,530	-£9,932,420	-£9,656,245	-£9,918,059	-£9,896,773
15%	80%	-£10,424,885	-£10,142,841	-£10,408,402	-£10,136,380	-£10,400,600	-£10,381,324
20%	80%	-£10,900,000	-£10,618,152	-£10,884,517	-£10,604,617	-£10,877,146	-£10,857,915
25%	80%	-£11,375,115	-£11,093,463	-£11,360,630	-£11,084,721	-£11,353,265	-£11,333,490
30%	80%	-£11,850,230	-£11,568,774	-£11,835,745	-£11,559,802	-£11,830,920	-£11,810,645
35%	80%	-£12,325,345	-£12,044,085	-£12,310,860	-£12,040,913	-£12,301,039	-£12,280,764
40%	80%	-£12,800,460	-£12,519,396	-£12,785,975	-£12,536,146	-£12,776,164	-£12,755,489
45%	80%	-£13,275,575	-£12,994,707	-£13,261,090	-£12,836,377	-£13,251,289	-£13,230,614
50%	80%	-£13,750,690	-£13,469,018	-£13,736,205	-£13,136,608	-£13,726,414	-£13,705,939

Residual Land values compared to benchmark land values  
Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£13,933,402	£13,933,402	£13,933,402	£13,933,402	£13,933,402	£13,933,402
10%	71%	£5,045,309	£5,246,956	£5,058,744	£5,260,392	£5,075,150	£5,088,585
15%	71%	£3,711,261	£3,912,908	£3,724,700	£3,938,396	£3,741,938	£3,755,373
20%	71%	£2,377,213	£2,578,860	£2,390,652	£2,604,088	£2,405,190	£2,418,625
25%	71%	£1,043,165	£1,244,812	£1,056,607	£1,270,380	£1,067,292	£1,080,727
30%	71%	£-289,879	£-124,934	£-120,573	£-120,208	£-278,354	£-271,048
35%	71%	£-764,934	£-169,989	£-174,634	£-174,270	£-752,409	£-745,103
40%	71%	£-1,240,000	£-215,044	£-219,280	£-218,916	£-1,224,064	£-1,216,758
45%	71%	£-1,715,055	£-260,099	£-264,335	£-263,971	£-1,700,119	£-1,692,813
50%	71%	£-2,190,110	£-305,154	£-309,390	£-309,026	£-2,174,174	£-2,166,868
100%	71%	£-2,665,165	£-350,209	£-354,426	£-354,062	£-2,649,229	£-2,641,923
10%	75%	£5,036,457	£5,212,929	£5,050,594	£5,227,036	£5,062,598	£5,076,705
15%	75%	£3,688,030	£3,822,693	£3,699,167	£3,843,854	£3,707,197	£3,721,304
20%	75%	£2,339,603	£2,587,544	£2,350,740	£2,599,701	£2,363,270	£2,377,377
25%	75%	£938,176	£1,244,395	£953,313	£1,270,512	£967,882	£982,000
30%	75%	£-127,853	£-124,816	£-123,853	£-123,853	£-122,890	£-122,890
35%	75%	£-602,908	£-173,343	£-173,343	£-173,343	£-602,908	£-587,687
40%	75%	£-1,077,963	£-264,398	£-264,398	£-264,398	£-1,077,963	£-1,062,642
45%	75%	£-1,552,018	£-355,453	£-355,453	£-355,453	£-1,552,018	£-1,536,797
50%	75%	£-2,027,073	£-446,508	£-446,508	£-446,508	£-2,027,073	£-1,991,552
10%	80%	£5,072,537	£5,365,844	£5,084,923	£5,387,129	£5,115,315	£5,126,601
15%	80%	£3,711,261	£3,912,908	£3,724,700	£3,938,396	£3,741,938	£3,755,373
20%	80%	£2,359,813	£2,578,860	£2,373,252	£2,604,088	£2,386,380	£2,400,825
25%	80%	£1,007,365	£1,244,812	£1,020,807	£1,270,380	£1,031,938	£1,045,373
30%	80%	£-289,879	£-124,934	£-120,573	£-120,208	£-278,354	£-271,048
35%	80%	£-764,934	£-169,989	£-174,634	£-174,270	£-752,409	£-745,103
40%	80%	£-1,240,000	£-215,044	£-219,280	£-218,916	£-1,224,064	£-1,216,758
45%	80%	£-1,715,055	£-260,099	£-264,335	£-263,971	£-1,700,119	£-1,692,813
50%	80%	£-2,190,110	£-305,154	£-309,390	£-309,026	£-2,174,174	£-2,166,868
100%	80%	£-2,665,165	£-350,209	£-354,426	£-354,062	£-2,649,229	£-2,641,923

Residual Land values compared to benchmark land values  
Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£40,149,798	£40,149,798	£40,149,798	£40,149,798	£40,149,798	£40,149,798
10%	71%	£31,201,735	£31,403,382	£31,215,160	£31,418,786	£31,231,587	£31,244,881
15%	71%	£26,727,687	£27,030,130	£26,741,611	£27,050,283	£26,757,421	£26,772,573
20%	71%	£22,253,639	£22,556,907	£22,268,564	£22,571,778	£22,284,369	£22,300,021
25%	71%	£17,779,591	£18,283,684	£17,794,516	£18,297,931	£17,810,361	£17,825,713
30%	71%	£13,305,543	£13,807,452	£13,320,468	£13,822,086	£13,335,310	£13,350,662
35%	71%	£8,831,495	£9,331,321	£8,846,420	£9,346,241	£8,861,345	£8,876,697
40%	71%	£4,357,447	£4,855,187	£4,372,372	£4,870,102	£4,387,297	£4,402,549
45%	71%	£-1,117,601	£-1,366,042	£-1,132,526	£-1,380,963	£-1,147,451	£-1,162,376
50%	71%	£-5,693,653	£-2,116,901	£-2,131,826	£-2,146,751	£-5,608,705	£-5,593,630
100%	71%	£-6,168,708	£-2,591,956	£-2,606,881	£-2,621,806	£-6,023,759	£-6,008,684
10%	75%	£31,192,893	£31,399,225	£31,206,990	£31,413,322	£31,218,994	£31,233,102
15							

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£51,988,302	£51,988,302	£51,988,302	£51,988,302	£51,988,302	£51,988,302
10%	71%	£43,040,209	£43,241,696	£43,053,844	£43,295,290	£43,070,061	£43,083,496
15%	71%	£38,556,102	£38,888,634	£38,586,515	£38,885,797	£38,610,525	£38,631,077
20%	71%	£34,092,115	£34,495,411	£34,118,986	£34,522,282	£34,151,798	£34,178,689
25%	71%	£29,618,069	£30,122,188	£29,651,657	£30,155,777	£29,692,672	£29,726,261
30%	71%	£25,144,022	£25,748,965	£25,184,630	£25,789,270	£25,233,546	£25,273,853
35%	71%	£20,669,267	£21,375,743	£20,719,873	£21,422,768	£20,774,420	£20,821,443
40%	71%	£16,181,813	£16,998,399	£16,236,221	£17,052,806	£16,302,658	£16,357,065
45%	71%	£11,694,359	£12,613,018	£11,755,967	£12,674,227	£11,830,309	£11,891,517
50%	71%	£7,206,907	£8,227,637	£7,274,514	£8,295,946	£7,357,961	£7,425,870
100%	71%	£-38,347,758	£-38,208,610	£-38,205,252	£-38,068,083	£-38,031,190	£-37,888,663
10%	75%	£38,592,930	£38,817,893	£38,574,971	£38,838,754	£38,692,087	£38,813,257
15%	75%	£34,077,472	£34,427,356	£34,102,687	£34,455,571	£34,126,695	£34,154,910
20%	75%	£29,566,015	£30,037,120	£29,631,283	£30,072,388	£29,661,293	£29,696,561
25%	75%	£25,054,558	£25,664,884	£25,159,879	£25,689,205	£25,195,892	£25,236,213
30%	75%	£20,543,101	£21,256,647	£20,687,997	£21,306,022	£20,730,480	£20,779,894
35%	75%	£16,031,644	£16,860,603	£16,203,218	£16,917,731	£16,251,830	£16,308,957
40%	75%	£11,520,187	£12,457,998	£11,718,439	£12,522,266	£11,773,127	£11,837,996
45%	75%	£7,008,730	£8,055,392	£7,233,961	£8,126,802	£7,294,425	£7,365,835
50%	75%	£2,497,273	£3,544,034	£2,748,212	£3,800,013	£2,816,048	£2,892,858
10%	60%	£43,068,437	£43,350,744	£43,079,723	£43,362,030	£43,110,215	£43,121,511
15%	60%	£38,584,980	£38,931,965	£38,625,433	£38,948,894	£38,671,172	£38,688,100
20%	60%	£34,100,523	£34,713,187	£34,171,143	£34,735,758	£34,232,129	£34,254,700
25%	60%	£29,616,066	£30,334,408	£29,716,524	£30,422,651	£29,793,084	£29,851,299
30%	60%	£25,131,609	£25,956,630	£25,262,564	£26,100,486	£25,354,041	£25,387,899
35%	60%	£20,647,152	£21,586,850	£20,808,274	£21,796,349	£20,914,998	£20,954,498
40%	60%	£16,162,695	£17,214,068	£16,344,827	£17,524,213	£16,465,399	£16,511,011
45%	60%	£11,678,238	£12,865,286	£11,874,375	£13,160,499	£12,013,291	£12,064,706
50%	60%	£7,192,781	£8,378,321	£7,405,923	£8,835,945	£7,561,274	£7,618,402

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£51,816,239	£52,017,897	£51,829,675	£52,031,322	£51,846,081	£51,859,516
10%	71%	£47,342,192	£47,844,665	£47,362,345	£47,844,817	£47,386,955	£47,407,108
15%	71%	£42,868,146	£43,271,442	£42,895,017	£43,298,313	£42,927,828	£42,954,699
20%	71%	£38,394,099	£38,808,219	£38,427,897	£38,831,806	£38,465,709	£38,502,991
25%	71%	£33,920,052	£34,324,997	£33,960,358	£34,365,302	£33,999,576	£34,049,883
30%	71%	£29,446,005	£30,151,774	£29,492,904	£30,198,797	£29,550,451	£29,597,474
35%	71%	£24,971,958	£25,774,630	£25,012,251	£25,808,636	£25,070,888	£25,133,096
40%	71%	£20,497,911	£21,397,486	£20,531,507	£21,450,257	£20,606,340	£20,687,548
45%	71%	£16,023,864	£17,000,668	£16,060,944	£17,071,877	£16,133,992	£16,202,001
50%	71%	£11,549,817	£12,613,890	£11,599,201	£12,696,052	£11,665,160	£11,732,833
100%	71%	£-38,347,758	£-38,208,610	£-38,205,252	£-38,068,083	£-38,031,190	£-37,888,663
10%	75%	£47,328,961	£47,593,624	£47,350,121	£47,614,784	£47,386,127	£47,389,289
15%	75%	£42,854,914	£43,203,387	£42,878,718	£43,231,601	£42,902,726	£42,930,940
20%	75%	£38,380,867	£38,813,151	£38,407,314	£38,846,418	£38,437,324	£38,461,672
25%	75%	£33,906,820	£34,422,914	£33,935,309	£34,465,230	£33,971,154	£34,014,252
30%	75%	£29,432,773	£30,032,677	£29,484,027	£30,082,053	£29,506,521	£29,555,895
35%	75%	£24,958,726	£25,636,834	£24,979,249	£25,693,761	£25,027,890	£25,084,988
40%	75%	£20,484,679	£21,234,638	£20,494,475	£21,296,291	£20,549,158	£20,613,427
45%	75%	£16,010,632	£16,831,423	£16,009,601	£16,902,832	£16,070,456	£16,141,865
50%	75%	£11,536,585	£12,444,214	£11,535,553	£12,494,060	£11,586,246	£11,647,532
10%	60%	£47,384,535	£47,907,996	£47,401,464	£47,824,925	£47,447,292	£47,464,131
15%	60%	£42,910,488	£43,424,949	£42,947,174	£43,451,786	£42,983,069	£43,000,299
20%	60%	£38,436,441	£38,970,438	£38,462,884	£38,998,652	£38,508,115	£38,527,330
25%	60%	£33,962,394	£34,504,411	£33,988,516	£34,532,866	£34,017,072	£34,038,929
30%	60%	£29,488,347	£30,136,384	£29,514,439	£30,171,359	£29,540,578	£29,569,907
35%	60%	£25,014,299	£25,768,357	£25,040,411	£25,808,342	£25,069,722	£25,101,451
40%	60%	£20,540,252	£21,518,330	£20,566,364	£21,567,315	£20,597,892	£20,631,421
45%	60%	£16,066,205	£17,270,302	£16,092,476	£17,320,296	£16,123,065	£16,158,494
50%	60%	£11,592,158	£12,980,389	£11,618,429	£13,030,383	£11,649,698	£11,695,627

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,764,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£60,701,890	£60,701,890	£60,701,890	£60,701,890	£60,701,890	£60,701,890
10%	71%	£60,753,786	£60,955,413	£60,767,202	£60,968,849	£60,783,068	£60,797,042
15%	71%	£56,279,719	£56,582,191	£56,299,872	£56,602,344	£56,324,482	£56,344,634
20%	71%	£51,805,652	£52,098,868	£51,822,544	£52,115,839	£51,856,365	£51,882,226
25%	71%	£47,331,585	£47,615,745	£47,345,214	£47,629,334	£47,369,229	£47,439,814
30%	71%	£42,857,518	£43,129,523	£42,867,884	£43,142,829	£42,887,103	£42,987,410
35%	71%	£38,383,451	£38,698,390	£38,390,431	£38,706,324	£38,417,077	£38,535,001
40%	71%	£33,909,384	£34,213,250	£33,916,364	£34,224,268	£33,936,922	£34,000,623
45%	71%	£29,435,317	£30,327,125	£29,442,307	£30,337,162	£29,463,877	£29,500,074
50%	71%	£24,961,250	£25,441,000	£24,968,240	£25,452,104	£24,989,832	£25,030,927
100%	71%	£-38,347,758	£-38,208,610	£-38,205,252	£-38,068,083	£-38,031,190	£-37,888,663
10%	75%	£60,744,944	£60,921,386	£60,750,051	£60,935,404	£60,771,055	£60,785,163
15%	75%	£56,260,487	£56,531,150	£56,267,648	£56,552,311	£56,305,654	£56,326,814
20%	75%	£51,776,430	£52,140,813	£51,786,244	£52,160,126	£51,840,252	£51,868,487
25%	75%	£47,292,373	£47,750,677	£47,304,940	£47,765,945	£47,324,851	£47,410,118
30%	75%	£42,808,316	£43,360,441	£42,817,436	£43,377,359	£42,836,949	£42,951,770
35%	75%	£38,324,259	£38,970,204	£38,333,554	£38,981,779	£38,353,077	£38,433,422
40%	75%	£33,840,202	£34,574,100	£33,849,859	£34,586,266	£33,869,387	£34,022,515
45%	75%	£29,356,145	£30,178,975	£29,365,973	£30,191,751	£29,386,506	£29,422,963
50%	75%	£24,872,088	£25,783,850	£24,881,806	£25,796,626	£24,902,439	£24,940,658
10%	60%	£60,781,994	£61,064,302	£60,793,280	£61,075,587	£60,823,772	£60,835,059
15%	60%	£56,307,927	£56,745,233	£56,320,960	£56,762,451	£56,349,729	£56,401,658
20%	60%	£51,833,860	£52,262,108	£51,846,992	£52,279,325	£51,866,606	£51,988,257
25%	60%	£47,359,793	£47,877,985	£47,373,026	£47,891,117	£47,396,149	£47,534,856
30%	60%	£42,885,726	£43,396,177	£42,898,259	£43,404,248	£42,923,081	£43,101,456
35%	60%	£38,411,659	£38,915,369	£38,424,791	£38,928,379	£38,449,613	£38,588,055
40%	60%	£33,937,592	£34,434,560	£33,950,723	£34,442,500	£33,975,535	£34,126,588
45%	60%	£29,463,525	£29,953,751	£29,476,856	£29,966,831	£29,491,668	£29,578,263
50%	60%	£24,989,458	£25,463,939	£24,992,789	£25,477,902	£25,016,601	£25,131,659

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£51,717,159	£51,717,159	£51,717,159	£51,717,159	£51,717,159	£51,717,159
10%	71%	£42,789,066	£42,970,713	£42,782,501	£42,984,149	£42,789,907	£42,812,342
15%	71%	£38,295,018	£38,507,491	£38,315,172	£38,517,843	£38,339,781	£38,359,834
20%	71%	£33,820,972	£34,234,268	£33,847,843	£34,251,139	£33,880,655	£33,907,520
25%	71%	£29,346,926	£29,851,045	£29,380,514	£29,884,634	£29,421,529	£29,455,116
30%	71%	£24,872,879	£25,477,823	£24,913,184	£25,518,129	£24,962,483	£25,002,700
35%	71%	£20,398,124	£21,104,600	£20,445,730	£21,151,823	£20,503,277	£20,550,300
40%	71%	£15,910,670	£16,727,256	£15,985,077	£16,781,663	£16,031,514	£16,085,922
45%	71%	£11,423,216	£12,341,874	£11,484,422	£12,402,083	£11,559,106	£11,620,374
50%	71%	£6,935,761	£7,956,494	£7,003,703	£8,024,326	£7,096,818	£7,154,807
100%	71%	£38,618,901	£38,479,753	£38,476,575	£38,337,226	£38,302,334	£38,169,806
10%	75%	£42,760,244	£42,936,686	£42,774,351	£42,950,793	£42,786,355	£42,800,462
15%	75%	£38,281,787	£38,546,450	£38,302,947	£38,567,610	£38,320,953	£38,342,114
20%	75%	£33,803,529	£34,156,213	£33,831,544	£34,184,428	£33,855,532	£33,883,767
25%	75%	£29,324,872	£29,765,977	£29,360,140	£29,801,245	£29,390,150	£29,425,418
30%	75%	£24,846,414	£25,375,741	£24,888,735	£25,418,062	£24,924,749	£24,967,070
35%	75%	£20,368,867	£20,985,504	£20,416,853	£21,034,870	£20,450,347	£20,508,721
40%	75%	£15,874,947	£16,589,460	£15,932,075	£16,646,588	£15,980,687	£16,037,814
45%	75%	£11,383,027	£12,188,854	£11,447,296	£12,251,123	£11,501,984	£11,566,253
50%	75%	£6,891,108	£7,784,249	£6,922,518	£7,855,658	£7,023,282	£7,094,691
10%	80%	£42,731,294	£43,076,691	£42,906,586	£43,090,856	£42,839,072	£42,850,358
15%	80%	£38,337,361	£38,760,822	£38,354,290	£38,777,751	£38,400,029	£38,416,957
20%	80%	£33,877,429	£34,442,043	£33,900,000	£34,464,614	£33,950,985	£33,983,357
25%	80%	£29,417,494	£30,123,854	£29,445,476	£30,145,476	£29,521,981	£29,550,156
30%	80%	£24,957,563	£25,804,485	£24,991,421	£25,838,343	£25,022,898	£25,116,755
35%	80%	£20,497,631	£21,485,706	£20,537,131	£21,525,206	£20,643,855	£20,683,355
40%	80%	£16,024,383	£17,166,227	£16,070,684	£17,212,070	£16,194,165	£16,230,688
45%	80%	£11,551,817	£12,837,840	£11,603,235	£12,886,356	£11,742,148	£11,783,653
50%	80%	£7,078,652	£8,507,678	£7,135,779	£8,564,806	£7,290,131	£7,347,259

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£55,067,408	£55,067,408	£55,067,408	£55,067,408	£55,067,408	£55,067,408
10%	71%	£55,067,408	£55,289,056	£55,080,844	£55,282,491	£55,097,250	£55,110,684
15%	71%	£50,593,361	£50,895,834	£50,613,514	£50,815,986	£50,638,124	£50,658,276
20%	71%	£46,119,315	£46,522,610	£46,146,186	£46,549,482	£46,178,997	£46,205,368
25%	71%	£41,645,269	£42,149,387	£41,678,976	£42,182,976	£41,719,871	£41,753,460
30%	71%	£37,171,221	£37,776,165	£37,211,527	£37,816,471	£37,260,745	£37,301,552
35%	71%	£32,696,466	£33,402,942	£32,744,073	£33,449,966	£32,801,619	£32,846,643
40%	71%	£28,221,711	£29,029,718	£28,271,326	£29,086,005	£28,328,657	£28,384,385
45%	71%	£23,746,956	£24,656,493	£23,797,766	£24,701,426	£23,857,509	£23,918,717
50%	71%	£19,272,201	£20,286,270	£19,323,113	£20,322,846	£19,385,180	£19,453,189
100%	71%	£26,320,559	£24,191,911	£26,178,002	£24,028,854	£26,000,991	£25,891,494
10%	75%	£50,586,886	£50,844,792	£50,572,644	£50,844,194	£50,604,686	£50,689,495
15%	75%	£50,580,129	£50,844,792	£50,601,290	£50,885,953	£50,619,296	£50,640,457
20%	75%	£46,106,172	£46,454,555	£46,129,886	£46,482,770	£46,153,894	£46,182,109
25%	75%	£41,632,216	£42,084,339	£41,658,019	£42,118,547	£41,688,493	£41,723,361
30%	75%	£37,158,260	£37,714,083	£37,187,078	£37,716,404	£37,215,001	£37,255,412
35%	75%	£32,684,304	£33,284,846	£32,715,196	£33,333,221	£32,757,690	£32,807,084
40%	75%	£28,209,348	£28,887,803	£28,230,418	£28,944,930	£28,279,029	£28,336,157
45%	75%	£23,734,392	£24,485,107	£23,745,638	£24,549,466	£23,800,337	£23,864,695
50%	75%	£19,259,436	£20,084,591	£19,280,860	£20,154,001	£19,321,624	£19,393,034
10%	80%	£55,095,636	£55,377,944	£55,106,922	£55,389,229	£55,137,414	£55,148,770
15%	80%	£50,621,704	£51,059,185	£50,652,632	£51,076,093	£50,688,371	£50,715,300
20%	80%	£46,147,748	£46,746,343	£46,176,351	£46,766,951	£46,205,358	£46,231,899
25%	80%	£41,672,792	£42,421,607	£41,744,053	£42,449,821	£41,820,284	£41,848,499
30%	80%	£37,200,000	£38,102,828	£37,289,763	£38,136,685	£37,381,241	£37,415,098
35%	80%	£32,725,044	£33,804,649	£32,835,473	£33,835,549	£32,942,197	£32,981,697
40%	80%	£28,250,088	£29,455,270	£28,369,027	£29,510,412	£28,492,508	£28,538,210
45%	80%	£23,775,132	£25,136,283	£23,901,576	£25,187,698	£24,040,490	£24,091,905
50%	80%	£19,300,176	£20,806,021	£19,434,122	£20,863,148	£19,588,474	£19,645,601

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£69,701,860	£69,701,860	£69,701,860	£69,701,860	£69,701,860	£69,701,860
10%	71%	£69,753,766	£69,955,413	£69,767,202	£69,969,849	£69,783,608	£69,797,042
15%	71%	£65,279,719	£65,582,191	£65,299,872	£65,595,344	£65,324,482	£65,344,634
20%	71%	£60,805,672	£61,208,968	£60,832,544	£61,225,839	£60,861,355	£60,881,226
25%	71%	£56,331,626	£56,835,745	£56,358,214	£56,869,334	£56,406,229	£56,439,816
30%	71%	£51,857,579	£52,462,523	£51,887,984	£52,504,829	£51,947,103	£51,987,410
35%	71%	£47,383,532	£48,089,300	£47,413,931	£48,136,324	£47,487,977	£47,535,001
40%	71%	£42,909,485	£43,716,078	£42,940,778	£43,766,363	£43,016,215	£43,070,623
45%	71%	£38,435,438	£39,342,861	£38,471,574	£39,387,784	£38,543,867	£38,605,074
50%	71%	£33,961,391	£34,970,644	£34,000,000	£34,999,206	£34,069,206	£34,139,527
100%	71%	£20,634,201	£18,495,053	£20,491,675	£18,352,526	£20,317,623	£18,175,106
10%	75%	£60,744,944	£60,921,386	£60,759,051	£60,935,494	£60,771,055	£60,785,163
15%	75%	£56,269,487	£56,531,150	£56,287,648	£56,552,311	£56,305,654	£56,326,814
20%	75%	£51,795,029	£52,140,913	£51,816,244	£52,169,126	£51,840,252	£51,868,467
25%	75%	£47,320,572	£47,735,677	£47,344,840	£47,765,945	£47,374,851	£47,410,118
30%	75%	£42,846,115	£43,360,441	£42,873,436	£43,402,762	£42,909,449	£42,951,770
35%	75%	£38,371,658	£38,970,204	£38,401,358	£38,919,579	£38,444,047	£38,493,222
40%	75%	£33,897,201	£34,574,160	£33,916,775	£34,631,268	£33,955,357	£34,022,515
45%	75%	£29,422,744	£30,171,555	£29,431,906	£30,235,823	£29,466,685	£29,500,953
50%	75%	£24,948,287	£25,768,949	£24,947,218	£25,840,359	£25,007,992	£25,079,392
10%	80%	£69,761,984	£69,984,302	£69,783,285	£69,995,587	£69,823,722	£69,835,658
15%	80%	£65,287,027	£65,509,345	£65,306,328	£65,521,647	£65,334,759	£65,347,695
20%	80%	£60,812,070	£61,031,124	£60,829,631	£61,046,910	£60,842,871	£60,855,807
25%	80%	£56,337,113	£56,846,908	£56,354,674	£56,862,171	£56,371,982	£56,387,018
30%	80%	£51,862,156	£52,456,692	£51,879,717	£52,477,424	£51,898,093	£51,913,129
35%	80%	£47,387,199	£48,066,477	£47,404,760	£48,082,677	£47,424,804	£47,441,840
40%	80%	£42,912,242	£43,676,261	£42,929,321	£43,707,930	£42,948,915	£42,966,951
45%	80%	£38,437,285	£39,286,050	£38,454,364	£39,313,183	£38,475,999	£38,494,035
50%	80%	£33,962,328	£34,895,835	£33,979,407	£34,840,506	£34,007,040	£34,025,076

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 4

CL Zone  
Value Area 1  
Med

No Units  
Site Area 100  
0.85 Ha

Sales value inflation  
Build cost inflation 10%  
5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£40,442,070	£40,442,070	£40,442,070	£40,442,070	£40,442,070	£40,442,070
10%	71%	£34,970,560	£35,174,700	£34,992,683	£35,196,829	£34,999,506	£35,021,629
15%	71%	£33,254,504	£32,841,024	£32,267,968	£32,574,208	£32,278,224	£32,311,408
20%	71%	£29,439,049	£29,907,942	£29,543,235	£29,851,538	£29,556,943	£29,869,198
25%	71%	£26,763,293	£27,273,660	£26,818,601	£27,328,967	£26,835,660	£26,890,668
30%	71%	£24,027,539	£24,639,978	£24,093,907	£24,706,347	£24,114,379	£24,180,747
35%	71%	£21,291,783	£22,000,596	£21,369,215	£22,083,726	£21,393,097	£21,470,527
40%	71%	£18,556,028	£19,372,613	£18,644,519	£19,461,105	£18,671,815	£18,760,306
45%	71%	£15,820,273	£16,738,932	£15,919,826	£16,838,485	£15,950,533	£16,050,086
50%	71%	£13,084,518	£14,105,251	£13,179,654	£14,215,863	£13,214,265	£13,326,472
100%	71%	£14,957,233	£12,819,085	£14,725,419	£12,586,270	£14,653,814	£14,422,101
10%	75%	£34,961,203	£35,139,831	£34,984,432	£35,163,060	£34,986,532	£35,009,760
15%	75%	£32,220,769	£32,488,711	£32,255,612	£32,523,555	£32,258,761	£32,293,605
20%	75%	£29,480,335	£29,739,992	£29,526,798	£29,884,050	£29,630,662	£29,677,451
25%	75%	£26,739,902	£27,186,473	£26,797,974	£27,244,545	£26,803,223	£26,861,295
30%	75%	£23,999,468	£24,535,353	£23,999,468	£24,605,039	£24,075,544	£24,145,140
35%	75%	£21,259,035	£21,884,233	£21,340,336	£21,965,534	£21,347,685	£21,428,986
40%	75%	£18,518,601	£19,233,114	£18,611,517	£19,326,029	£18,619,814	£18,712,331
45%	75%	£15,778,167	£16,581,994	£15,882,698	£16,686,525	£15,892,145	£15,996,676
50%	75%	£13,039,733	£13,925,991	£13,137,808	£14,043,808	£13,148,456	£13,266,273
10%	80%	£35,000,591	£35,000,591	£35,019,085	£35,304,890	£35,041,027	£35,059,810
15%	80%	£32,279,717	£32,708,424	£32,307,592	£32,736,299	£32,340,504	£32,368,380
20%	80%	£29,558,932	£30,130,542	£29,596,098	£30,167,709	£29,639,983	£29,677,149
25%	80%	£26,838,148	£27,552,660	£26,884,605	£27,599,118	£26,939,461	£26,985,919
30%	80%	£24,117,819	£24,974,779	£24,173,113	£25,030,528	£24,239,960	£24,294,689
35%	80%	£21,396,578	£22,396,897	£21,461,620	£22,461,937	£21,538,417	£21,603,459
40%	80%	£18,675,794	£19,819,014	£18,750,127	£19,893,347	£18,873,896	£18,912,229
45%	80%	£15,955,010	£17,241,132	£16,038,634	£17,324,757	£16,137,374	£16,220,990
50%	80%	£13,234,311	£14,663,251	£13,313,564	£14,758,167	£13,424,855	£13,519,109

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£36,056,018	£36,056,018	£36,056,018	£36,056,018	£36,056,018	£36,056,018
10%	71%	£41,527,289	£41,363,865	£41,501,259	£41,486,581	£41,486,581	£41,486,581
15%	71%	£44,263,524	£43,957,964	£44,430,059	£44,303,879	£44,219,894	£44,186,878
20%	71%	£46,999,038	£46,590,746	£46,954,792	£46,546,500	£46,941,145	£46,896,839
25%	71%	£49,734,794	£49,224,428	£49,679,487	£49,169,120	£49,692,427	£49,607,120
30%	71%	£52,470,549	£51,699,110	£52,404,191	£51,791,741	£52,383,700	£52,317,341
35%	71%	£55,206,305	£54,491,792	£55,128,874	£54,414,362	£55,104,991	£55,027,561
40%	71%	£57,942,061	£57,125,474	£57,853,568	£57,036,982	£57,826,272	£57,737,781
45%	71%	£60,677,815	£59,759,155	£60,578,262	£59,659,603	£60,547,595	£60,448,601
50%	71%	£63,413,570	£62,392,837	£63,118,435	£62,453,526	£63,117,816	£63,019,622
10%	75%	£41,455,321	£40,316,172	£41,223,508	£40,884,357	£41,152,002	£40,920,188
15%	75%	£44,191,076	£43,059,278	£44,004,378	£43,647,532	£44,074,532	£44,034,455
20%	75%	£46,926,831	£45,807,380	£46,739,648	£46,300,709	£46,786,696	£46,746,379
25%	75%	£49,662,586	£48,555,482	£49,471,751	£49,053,808	£49,592,634	£49,552,941
30%	75%	£52,398,341	£51,303,584	£52,222,854	£51,835,903	£52,309,628	£52,270,014
35%	75%	£55,134,096	£54,051,686	£54,966,957	£54,618,000	£55,046,625	£55,007,001
40%	75%	£57,869,851	£56,800,788	£57,702,060	£57,370,093	£57,787,125	£57,747,527
45%	75%	£60,605,606	£59,549,890	£60,347,163	£59,921,186	£60,605,606	£60,566,111
50%	75%	£63,341,361	£62,298,992	£63,032,266	£62,472,279	£63,341,361	£63,293,116
10%	80%	£41,457,587	£41,211,781	£41,479,003	£41,193,198	£41,457,587	£41,438,478
15%	80%	£44,193,342	£43,947,536	£44,160,718	£43,869,278	£44,193,342	£44,174,233
20%	80%	£46,929,097	£46,691,730	£46,896,482	£46,603,467	£46,929,097	£46,910,169
25%	80%	£49,664,852	£49,443,822	£49,639,227	£49,350,552	£49,664,852	£49,646,244
30%	80%	£52,400,607	£52,179,914	£52,375,472	£52,096,677	£52,400,607	£52,382,069
35%	80%	£55,136,362	£54,928,016	£55,111,717	£54,818,772	£55,136,362	£55,117,816
40%	80%	£57,872,117	£57,678,118	£57,847,472	£57,659,873	£57,872,117	£57,854,379
45%	80%	£60,607,872	£60,434,219	£60,578,227	£60,360,972	£60,607,872	£60,589,234
50%	80%	£63,343,627	£63,170,320	£63,318,472	£63,102,065	£63,343,627	£63,324,525

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£41,032,613	£41,032,613	£41,032,613	£41,032,613	£41,032,613	£41,032,613
10%	71%	£26,504,154	£26,300,007	£26,482,031	£26,277,884	£26,475,207	£26,453,084
15%	71%	£29,239,609	£28,933,889	£29,205,725	£28,900,505	£29,196,489	£29,183,305
20%	71%	£31,975,064	£31,669,171	£31,941,257	£31,626,125	£31,937,018	£31,873,256
25%	71%	£34,710,519	£34,201,053	£34,666,112	£34,145,746	£34,659,053	£34,583,745
30%	71%	£37,445,974	£36,834,736	£37,380,807	£36,768,367	£37,380,334	£37,293,968
35%	71%	£40,181,429	£39,468,418	£40,105,500	£39,890,987	£40,084,616	£40,004,188
40%	71%	£42,916,884	£42,102,100	£42,830,194	£42,016,608	£42,812,240	£42,714,407
45%	71%	£45,652,339	£44,735,781	£45,554,887	£44,638,228	£45,524,427	£45,424,627
50%	71%	£48,387,794	£47,369,462	£48,279,580	£47,259,850	£48,260,448	£48,148,241
100%	71%	£48,387,794	£47,369,462	£48,279,580	£47,259,850	£48,260,448	£48,148,241
10%	75%	£46,926,831	£45,807,380	£46,739,648	£46,300,709	£46,786,696	£46,746,379
15%	75%	£49,662,586	£48,555,482	£49,471,751	£49,053,808	£49,592,634	£49,552,941
20%	75%	£52,398,341	£51,303,584	£52,222,854	£51,835,903	£52,309,628	£52,270,014
25%	75%	£55,134,096	£54,051,686	£54,966,957	£54,618,000	£55,046,625	£55,007,001
30%	75%	£57,869,851	£56,800,788	£57,702,060	£57,370,093	£57,787,125	£57,747,527
35%	75%	£60,605,606	£59,549,890	£60,347,163	£59,921,186	£60,605,606	£60,566,111
40%	75%	£63,341,361	£62,298,992	£63,032,266	£62,472,279	£63,341,361	£63,293,116
45%	75%	£66,077,116	£65,047,094	£65,767,369	£65,338,361	£66,077,116	£66,037,619
50%	75%	£68,812,871	£67,795,196	£68,487,471	£68,059,463	£68,812,871	£68,772,124
10%	80%	£41,457,587	£41,211,781	£41,479,003	£41,193,198	£41,457,587	£41,438,478
15%	80%	£44,193,342	£43,947,536	£44,160,718	£43,869,278	£44,193,342	£44,174,233
20%	80%	£46,929,097	£46,691,730	£46,896,482	£46,603,467	£46,929,097	£46,910,169
25%	80%	£49,664,852	£49,443,822	£49,639,227	£49,350,552	£49,664,852	£49,646,244
30%	80%	£52,400,607	£52,179,914	£52,375,472	£52,096,677	£52,400,607	£52,382,069
35%	80%	£55,136,362	£54,928,016	£55,111,717	£54,818,772	£55,136,362	£55,117,816
40%	80%	£57,872,117	£57,678,118	£57,847,472	£57,659,873	£57,872,117	£57,854,379
45%	80%	£60,607,872	£60,434,219	£60,578,227	£60,360,972	£60,607,872	£60,589,234
50%	80%	£63,343,627	£63,170,320	£63,318,472	£63,102,065	£63,343,627	£63,324,525

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£5,123,753	£5,123,753	£5,123,753	£5,123,753	£5,123,753	£5,123,753
10%	71%	£34,757	£43,611	£35,635	£31,486	£31,811	£26,688
15%	71%	£3,083,513	£2,777,293	£3,050,329	£2,744,109	£3,040,093	£3,006,909
20%	71%	£5,819,268	£5,410,975	£5,775,022	£5,366,729	£5,761,374	£5,717,128
25%	71%	£8,555,024	£8,044,667	£8,499,716	£7,989,350	£8,482,657	£8,427,249
30%	71%	£11,290,779	£10,678,339	£11,224,410	£10,611,971	£11,203,638	£11,137,570
35%	71%	£14,026,534	£13,312,021	£13,949,104	£13,234,581	£13,925,220	£13,847,790
40%	71%	£16,762,289	£15,945,704	£16,673,798	£15,857,212	£16,646,502	£16,559,011
45%	71%	£19,498,045	£18,579,385	£19,388,491	£18,470,832	£19,367,784	£19,269,231
50%	71%	£22,233,800	£21,215,441	£22,158,663	£21,103,234	£22,104,052	£21,991,645
100%	71%	£22,233,800	£21,215,441	£22,158,663	£21,103,234	£22,104,052	£21,991,64

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£16,962,257	£16,962,257	£16,962,257	£16,962,257	£16,962,257	£16,962,257
10%	71%	£11,460,747	£11,624,263	£11,512,870	£11,717,018	£11,519,863	£11,541,816
15%	71%	£8,754,991	£9,851,111	£8,788,175	£9,894,366	£8,798,411	£9,831,266
20%	71%	£6,019,236	£6,427,529	£6,063,482	£6,471,776	£6,077,130	£6,121,376
25%	71%	£3,283,480	£3,793,847	£3,338,788	£3,849,154	£3,352,847	£3,411,155
30%	71%	£547,725	£1,160,665	£594,984	£1,244,534	£634,566	£700,633
35%	71%	£-2,188,030	£-1,473,517	£-2,110,600	£-1,996,087	£-2,086,716	£-2,009,286
40%	71%	£-4,923,785	£-4,107,200	£-4,835,234	£-4,018,708	£-4,807,998	£-4,719,507
45%	71%	£-7,659,540	£-6,740,881	£-7,569,987	£-6,641,328	£-7,529,290	£-7,429,727
50%	71%	£-10,412,365	£-9,376,837	£-10,300,159	£-9,264,730	£-10,265,348	£-10,183,241
100%	71%	£-38,437,046	£-36,297,898	£-38,205,232	£-36,066,083	£-38,133,727	£-37,901,914
10%	75%	£11,481,390	£11,660,018	£11,504,619	£11,683,247	£11,506,719	£11,529,947
15%	75%	£8,740,956	£9,838,809	£8,775,799	£9,873,742	£8,779,948	£9,813,792
20%	75%	£6,000,522	£6,357,779	£6,046,981	£6,404,237	£6,051,179	£6,097,638
25%	75%	£3,260,089	£3,706,660	£3,318,161	£3,764,732	£3,323,410	£3,381,482
30%	75%	£18,695	£1,055,640	£359,842	£1,124,226	£395,641	£665,327
35%	75%	£-2,220,778	£-1,595,590	£-2,130,477	£-1,516,279	£-2,132,129	£-2,050,927
40%	75%	£-4,961,212	£-4,246,699	£-4,868,296	£-4,153,784	£-4,859,899	£-4,766,582
45%	75%	£-7,701,646	£-6,897,819	£-7,607,115	£-6,793,288	£-7,587,668	£-7,483,137
50%	75%	£-10,450,822	£-9,553,822	£-10,342,058	£-9,430,005	£-10,313,357	£-10,133,540
10%	60%	£11,520,688	£11,806,494	£11,539,272	£11,825,077	£11,561,214	£11,579,797
15%	60%	£8,799,904	£9,228,611	£8,827,779	£9,256,488	£8,860,691	£9,888,567
20%	60%	£6,079,119	£6,650,729	£6,116,285	£6,687,896	£6,160,170	£6,197,236
25%	60%	£3,358,325	£4,072,847	£3,404,792	£4,119,305	£3,459,648	£3,598,196
30%	60%	£637,550	£1,494,966	£693,300	£1,550,715	£759,127	£814,876
35%	60%	£-2,053,235	£-1,082,016	£-2,018,193	£-1,017,876	£-1,941,390	£-1,876,354
40%	60%	£-4,804,019	£-3,860,799	£-4,729,886	£-3,586,466	£-4,641,917	£-4,567,384
45%	60%	£-7,524,803	£-6,238,681	£-7,441,179	£-6,155,056	£-7,342,439	£-7,258,814
50%	60%	£-10,260,502	£-8,816,562	£-10,166,249	£-8,723,646	£-10,054,958	£-9,960,704

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£20,286,777	£20,286,777	£20,286,777	£20,286,777	£20,286,777	£20,286,777
10%	71%	£17,531,021	£17,837,241	£17,564,206	£17,870,426	£17,574,442	£17,607,626
15%	71%	£14,795,267	£15,293,598	£14,839,513	£15,247,805	£14,853,190	£14,887,496
20%	71%	£12,059,511	£12,669,877	£12,114,816	£12,625,185	£12,131,819	£12,187,985
25%	71%	£9,323,756	£9,936,195	£9,390,124	£10,002,564	£9,410,597	£9,476,964
30%	71%	£6,588,001	£7,302,513	£6,665,431	£7,379,944	£6,689,314	£6,766,745
35%	71%	£3,852,246	£4,868,831	£3,940,737	£4,757,323	£3,968,033	£4,056,524
40%	71%	£1,116,490	£2,035,150	£1,216,043	£2,134,705	£1,246,751	£1,346,366
45%	71%	£-1,636,335	£-800,906	£-1,524,128	£-848,700	£-1,489,517	£-1,377,310
100%	71%	£-29,661,016	£-29,291,597	£-29,429,204	£-29,290,852	£-29,357,697	£-29,126,893
10%	75%	£20,351,421	£20,458,949	£20,286,777	£20,458,276	£20,357,749	£20,465,358
15%	75%	£17,616,986	£17,784,929	£17,551,830	£17,819,773	£17,554,979	£17,589,523
20%	75%	£14,776,553	£15,133,809	£14,823,012	£15,180,268	£14,827,210	£14,873,688
25%	75%	£12,036,119	£12,482,860	£12,094,192	£12,540,763	£12,099,441	£12,157,513
30%	75%	£9,295,683	£9,851,151	£9,361,374	£9,917,641	£9,371,617	£9,437,367
35%	75%	£6,555,253	£7,180,451	£6,636,556	£7,261,752	£6,643,902	£6,725,203
40%	75%	£3,814,818	£4,529,232	£3,907,734	£4,622,247	£3,916,132	£4,009,048
45%	75%	£1,074,365	£1,879,223	£1,178,916	£1,982,742	£1,186,363	£1,282,494
50%	75%	£-1,683,791	£-777,792	£-1,565,974	£-659,975	£-1,555,326	£-1,437,510
10%	60%	£20,296,718	£20,582,524	£20,315,302	£20,601,107	£20,337,245	£20,355,828
15%	60%	£17,575,955	£18,054,241	£17,603,809	£18,032,517	£17,636,722	£17,664,598
20%	60%	£14,855,160	£15,428,760	£14,882,316	£15,465,927	£14,936,200	£14,973,367
25%	60%	£12,134,365	£12,848,876	£12,180,823	£12,896,336	£12,235,679	£12,282,137
30%	60%	£9,413,581	£10,270,996	£9,469,331	£10,326,745	£9,535,157	£9,590,907
35%	60%	£6,692,736	£7,663,114	£6,757,338	£7,768,155	£6,831,635	£6,899,877
40%	60%	£3,972,011	£5,115,232	£4,046,344	£5,189,565	£4,134,113	£4,208,447
45%	60%	£1,251,238	£2,537,350	£1,334,851	£2,620,976	£1,433,592	£1,517,217
50%	60%	£-1,484,472	£-440,532	£-1,380,218	£32,284	£-1,278,927	£-1,184,673

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£34,875,814	£34,875,814	£34,875,814	£34,875,814	£34,875,814	£34,875,814
10%	71%	£29,204,304	£29,408,450	£29,226,427	£29,430,573	£29,233,250	£29,255,373
15%	71%	£26,466,548	£26,774,768	£26,501,732	£26,807,952	£26,511,968	£26,545,153
20%	71%	£23,732,793	£24,141,086	£23,777,036	£24,186,332	£23,790,687	£23,834,833
25%	71%	£20,997,038	£21,507,404	£21,052,345	£21,562,711	£21,069,404	£21,124,712
30%	71%	£18,261,283	£18,873,722	£18,327,651	£18,940,091	£18,348,123	£18,414,491
35%	71%	£15,525,527	£16,240,040	£15,602,958	£16,317,470	£15,628,841	£15,704,271
40%	71%	£12,789,772	£13,606,358	£12,878,263	£13,694,850	£12,905,559	£12,994,050
45%	71%	£10,054,017	£10,972,677	£10,153,570	£11,072,229	£10,184,277	£10,283,830
50%	71%	£7,301,112	£8,336,820	£7,413,996	£8,448,827	£7,443,010	£7,590,216
100%	71%	£-20,726,669	£-19,894,341	£-20,801,675	£-19,963,856	£-20,800,100	£-20,188,366
10%	75%	£29,194,947	£29,373,575	£29,178,176	£29,306,804	£29,220,276	£29,243,505
15%	75%	£26,454,513	£26,722,456	£26,489,357	£26,757,299	£26,492,506	£26,527,349
20%	75%	£23,714,079	£24,071,336	£23,760,538	£24,117,784	£23,764,736	£23,811,195
25%	75%	£20,975,646	£21,420,217	£21,031,719	£21,478,289	£21,036,967	£21,095,040
30%	75%	£18,233,213	£18,769,097	£18,302,899	£18,838,784	£18,309,198	£18,378,884
35%	75%	£15,492,779	£16,117,977	£15,574,081	£16,199,279	£15,581,429	£15,662,730
40%	75%	£12,750,345	£13,466,899	£12,845,261	£13,559,274	£12,853,655	£12,946,975
45%	75%	£10,011,911	£10,815,739	£10,116,443	£10,920,269	£10,125,889	£10,230,420
50%	75%	£7,263,735	£8,139,735	£7,371,552	£8,277,552	£7,382,201	£7,590,017
10%	60%	£29,234,245	£29,520,051	£29,252,826	£29,538,634	£29,274,717	£29,293,354
15%	60%	£26,515,461	£26,942,188	£26,541,336	£26,970,044	£26,574,249	£26,602,124
20%	60%	£23,792,676	£24,364,286	£23,829,843	£24,401,453	£23,873,727	£23,910,893
25%	60%	£21,071,892	£21,786,404	£21,118,349	£21,832,862	£21,175,206	£21,219,063
30%	60%	£18,351,107	£19,299,523	£18,406,857	£19,264,272	£18,472,684	£18,529,433
35%	60%	£15,630,322	£16,830,641	£15,695,964	£16,895,682	£15,772,181	£15,837,293
40%	60%	£12,909,538	£14,052,758	£12,983,871	£14,127,091	£13,071,640	£13,145,973
45%	60%	£10,188,754	£11,474,876	£10,272,378	£11,558,501	£10,371,118	£10,454,743
50%	60%	£7,463,055	£8,896,895	£7,547,309	£8,989,911	£7,656,640	£7,752,853

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£16,691,114	£16,691,114	£16,691,114	£16,691,114	£16,691,114	£16,691,114
10%	71%	£11,216,603	£11,423,750	£11,241,726	£11,445,873	£11,246,550	£11,270,673
15%	71%	£5,453,846	£5,742,035	£5,517,252	£5,827,252	£5,527,252	£5,543,432
20%	71%	£5,748,093	£6,156,386	£5,792,339	£6,200,631	£5,805,986	£5,805,232
25%	71%	£3,012,337	£3,522,703	£3,067,645	£3,578,011	£3,084,704	£3,140,012
30%	71%	£2,276,952	£2,890,021	£2,332,650	£2,855,990	£2,363,423	£2,420,781
35%	71%	£2,459,173	£1,744,661	£2,381,743	£1,667,230	£2,337,860	£2,280,429
40%	71%	£5,194,928	£4,378,343	£5,106,437	£4,289,851	£5,079,141	£4,990,650
45%	71%	£7,930,684	£7,012,024	£7,831,130	£6,912,471	£7,800,423	£7,730,870
50%	71%	£10,661,908	£9,645,089	£10,543,302	£9,525,873	£10,536,889	£10,464,484
100%	71%	£38,708,190	£36,569,041	£38,476,378	£36,337,226	£38,494,870	£38,173,057
10%	75%	£11,210,247	£11,388,876	£11,233,476	£11,412,104	£11,236,575	£11,258,804
15%	75%	£8,460,213	£8,737,155	£8,504,356	£8,772,589	£8,507,855	£8,542,849
20%	75%	£5,729,379	£6,086,636	£5,775,838	£6,133,954	£5,790,036	£5,826,495
25%	75%	£2,988,946	£3,435,517	£3,047,018	£3,493,589	£3,052,267	£3,110,339
30%	75%	£2,465,512	£2,943,397	£2,518,199	£2,954,083	£2,524,497	£2,584,184
35%	75%	£2,440,121	£1,866,723	£2,410,603	£1,789,422	£2,403,272	£2,321,970
40%	75%	£5,232,356	£4,517,842	£5,130,439	£4,424,927	£5,131,042	£5,038,126
45%	75%	£7,972,789	£7,188,962	£7,868,258	£7,064,432	£7,858,811	£7,754,280
50%	75%	£10,730,965	£9,834,966	£10,613,148	£9,707,148	£10,602,500	£10,494,684
10%	60%	£11,449,544	£11,535,356	£11,389,129	£11,353,835	£11,490,071	£11,398,884
15%	60%	£8,528,761	£8,967,468	£8,556,835	£8,985,343	£8,589,548	£8,617,424
20%	60%	£5,807,976	£6,379,586	£5,845,142	£6,416,753	£5,889,027	£6,026,193
25%	60%	£3,081,761	£3,607,216	£3,133,246	£3,646,162	£3,188,555	£3,234,963
30%	60%	£3,966,407	£1,233,822	£4,221,157	£1,279,571	£4,871,984	£4,543,733
35%	60%	£2,354,378	£1,354,059	£2,289,336	£1,289,019	£2,212,539	£2,147,497
40%	60%	£5,076,163	£3,931,942	£5,000,829	£3,857,809	£4,913,060	£4,838,727
45%	60%	£7,746,946	£6,508,924	£7,671,322	£6,426,189	£7,613,582	£7,529,867
50%	60%	£10,531,645	£9,087,706	£10,437,392	£9,894,789	£10,326,101	£10,231,847

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£23,517,948	£23,517,948	£23,517,948	£23,517,948	£23,517,948	£23,517,948
10%	71%	£23,517,948	£23,722,092	£23,540,069	£23,744,215	£23,546,893	£23,569,016
15%	71%	£20,782,190	£21,088,410	£20,815,375	£21,121,595	£20,825,610	£20,858,795
20%	71%	£18,046,435	£18,454,726	£18,090,681	£18,498,974	£18,104,329	£18,148,575
25%	71%	£15,310,680	£15,821,046	£15,365,985	£15,876,363	£15,383,487	£15,438,354
30%	71%	£12,574,925	£13,187,364	£12,641,293	£13,253,733	£12,661,765	£12,728,133
35%	71%	£9,839,169	£10,553,682	£9,916,600	£10,631,112	£9,940,483	£10,017,913
40%	71%	£7,103,415	£7,923,000	£7,180,305	£7,998,492	£7,212,692	£7,297,692
45%	71%	£4,367,659	£5,286,319	£4,467,212	£5,385,871	£4,497,919	£4,597,473
50%	71%	£1,614,834	£2,650,262	£1,727,041	£2,762,469	£1,761,652	£1,873,858
100%	71%	£26,409,847	£24,270,698	£26,178,032	£24,038,854	£26,196,528	£25,974,714
10%	75%	£23,508,869	£23,687,216	£23,531,446	£23,714,446	£23,537,667	£23,621,446
15%	75%	£20,782,190	£21,036,098	£20,802,909	£21,070,942	£20,806,148	£20,840,991
20%	75%	£18,027,722	£18,384,078	£18,074,180	£18,431,437	£18,078,378	£18,124,837
25%	75%	£15,282,967	£15,640,399	£15,345,592	£15,702,652	£15,350,889	£15,407,682
30%	75%	£12,546,855	£13,092,739	£12,616,541	£13,152,426	£12,622,940	£12,692,526
35%	75%	£9,806,421	£10,431,619	£9,887,723	£10,512,921	£9,895,071	£9,976,372
40%	75%	£7,065,987	£7,790,591	£7,158,933	£7,873,416	£7,167,301	£7,250,217
45%	75%	£4,326,553	£5,139,381	£4,430,059	£5,233,911	£4,439,531	£4,544,663
50%	75%	£1,567,377	£2,473,377	£1,685,195	£2,591,194	£1,695,843	£1,813,650
10%	60%	£23,547,887	£23,833,093	£23,566,471	£23,852,276	£23,588,413	£23,606,996
15%	60%	£20,827,163	£21,255,910	£20,854,976	£21,265,686	£20,887,891	£20,915,766
20%	60%	£18,106,311	£18,571,826	£18,145,056	£18,585,056	£18,183,809	£18,224,355
25%	60%	£15,385,534	£16,100,047	£15,431,992	£16,146,504	£15,486,848	£15,533,305
30%	60%	£12,664,749	£13,522,165	£12,720,499	£13,577,914	£12,786,326	£12,842,075
35%	60%	£9,943,985	£10,944,283	£10,009,006	£11,009,324	£10,085,804	£10,150,845
40%	60%	£7,223,180	£8,368,400	£7,297,513	£8,440,734	£7,385,292	£7,459,616
45%	60%	£4,502,366	£5,788,519	£4,586,020	£5,872,143	£4,684,761	£4,788,385
50%	60%	£1,766,697	£3,210,637	£1,889,951	£3,303,562	£1,972,242	£2,068,495

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£34,675,814	£34,675,814	£34,675,814	£34,675,814	£34,675,814	£34,675,814
10%	71%	£29,204,304	£29,408,450	£29,226,427	£29,430,573	£29,233,250	£29,255,373
15%	71%	£26,468,548	£26,714,768	£26,501,732	£26,807,952	£26,511,986	£26,545,153
20%	71%	£23,732,793	£24,141,086	£23,777,039	£24,185,332	£23,790,687	£23,834,933
25%	71%	£20,997,038	£21,507,404	£21,052,345	£21,562,711	£21,069,404	£21,124,712
30%	71%	£18,261,283	£18,873,722	£18,327,651	£18,940,091	£18,348,123	£18,414,491
35%	71%	£15,525,527	£16,240,040	£15,602,956	£16,317,470	£15,629,841	£15,704,271
40%	71%	£12,789,772	£13,606,358	£12,878,263	£13,694,850	£12,905,559	£12,984,950
45%	71%	£10,054,017	£10,972,677	£10,153,570	£11,072,229	£10,184,277	£10,283,830
50%	71%	£7,301,152	£8,338,620	£7,413,968	£8,448,827	£7,440,910	£7,560,216
100%	71%	£20,723,489	£18,584,941	£20,491,678	£18,352,506	£20,420,170	£18,188,856
10%	75%	£29,194,947	£29,373,575	£29,218,176	£29,396,804	£29,220,276	£29,243,505
15%	75%	£26,454,513	£26,722,456	£26,489,357	£26,757,299	£26,492,506	£26,527,349
20%	75%	£23,714,079	£24,071,336	£23,760,536	£24,117,794	£23,764,736	£23,811,195
25%	75%	£20,973,646	£21,420,217	£21,031,719	£21,478,289	£21,036,967	£21,085,040
30%	75%	£18,233,213	£18,769,097	£18,302,899	£18,838,784	£18,309,198	£18,378,884
35%	75%	£15,492,779	£16,117,977	£15,574,681	£16,199,279	£15,581,429	£15,662,730
40%	75%	£12,746,345	£13,466,856	£12,845,801	£13,559,774	£12,853,658	£12,946,976
45%	75%	£10,011,911	£10,815,739	£10,116,443	£10,920,269	£10,126,889	£10,230,420
50%	75%	£7,263,736	£8,159,735	£7,371,552	£8,277,552	£7,382,201	£7,500,017
10%	60%	£29,234,245	£29,620,051	£29,259,826	£29,638,634	£29,274,771	£29,293,354
15%	60%	£26,492,811	£26,942,168	£26,541,336	£26,970,044	£26,574,249	£26,602,124
20%	60%	£23,752,676	£24,384,286	£23,829,843	£24,401,453	£23,873,727	£23,910,893
25%	60%	£21,017,862	£21,786,404	£21,118,349	£21,832,862	£21,173,266	£21,219,863
30%	60%	£18,281,107	£19,238,522	£18,406,465	£19,264,272	£18,472,684	£18,528,433
35%	60%	£15,540,322	£16,630,641	£15,695,864	£16,695,682	£15,772,161	£15,837,203
40%	60%	£12,806,538	£14,052,758	£12,983,871	£14,127,951	£13,071,640	£13,145,973
45%	60%	£10,068,754	£11,474,876	£10,272,375	£11,558,551	£10,371,118	£10,454,743
50%	60%	£7,323,055	£8,896,995	£7,547,309	£8,989,911	£7,658,600	£7,752,853

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 4	
No Units	100
Site Area	0.85 Ha

CIL Zone	1
Value Area	Low

Sales value inflation	10%
Build cost inflation	5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£28,813,199	£28,813,199	£28,813,199	£28,813,199	£28,813,199	£28,813,199
10%	71%	£24,490,578	£24,694,724	£24,526,698	£24,730,846	£24,519,524	£24,555,645
15%	71%	£22,329,267	£22,635,487	£22,383,449	£22,937,687	£22,377,687	£22,436,689
20%	71%	£20,167,955	£20,576,246	£20,240,198	£20,545,491	£20,225,849	£20,258,091
25%	71%	£18,006,644	£18,517,011	£18,096,948	£18,607,314	£18,079,011	£18,169,315
30%	71%	£15,836,535	£16,457,773	£15,946,458	£16,566,137	£15,924,625	£16,034,549
35%	71%	£13,666,069	£14,398,531	£13,799,213	£14,514,013	£13,763,742	£13,891,056
40%	71%	£11,485,403	£12,337,245	£11,631,968	£12,460,311	£11,602,858	£11,749,422
45%	71%	£9,309,837	£10,241,723	£9,474,723	£10,406,609	£9,441,973	£9,606,858
50%	71%	£7,134,272	£8,169,699	£7,317,478	£8,352,906	£7,281,089	£7,464,295
100%	71%	£15,033,915	£12,384,199	£14,725,419	£12,389,270	£14,800,596	£14,422,101
10%	75%	£24,480,521	£24,659,149	£24,518,448	£24,697,076	£24,505,850	£24,543,776
15%	75%	£22,314,182	£22,582,124	£22,371,073	£22,639,014	£22,352,175	£22,409,065
20%	75%	£20,147,843	£20,535,098	£20,289,897	£20,580,953	£20,198,499	£20,214,553
25%	75%	£17,981,503	£18,428,073	£18,076,322	£18,522,891	£18,044,824	£18,139,643
30%	75%	£15,805,931	£16,349,531	£15,921,350	£16,464,830	£15,883,010	£15,998,430
35%	75%	£13,625,264	£14,289,494	£13,759,920	£14,394,120	£13,715,190	£13,849,846
40%	75%	£11,444,597	£12,189,307	£11,598,490	£12,323,291	£11,547,370	£11,701,263
45%	75%	£9,263,931	£10,079,330	£9,437,061	£10,252,460	£9,379,550	£9,552,679
50%	75%	£7,083,264	£7,989,264	£7,275,631	£8,181,630	£7,211,729	£7,404,096
60%	75%	£24,522,759	£24,938,554	£24,533,100	£24,938,935	£24,533,294	£24,533,626
15%	60%	£22,377,538	£22,806,246	£22,423,051	£22,851,759	£22,438,327	£22,483,839
20%	60%	£20,232,318	£20,803,929	£20,293,002	£20,864,612	£20,313,369	£20,374,053
25%	60%	£18,087,097	£18,801,611	£18,162,952	£18,877,465	£18,188,412	£18,264,266
30%	60%	£15,934,469	£16,799,294	£16,026,304	£16,900,318	£16,051,795	£16,135,131
35%	60%	£13,775,225	£14,789,944	£13,882,950	£14,897,670	£13,919,106	£14,026,831
40%	60%	£11,615,981	£12,775,661	£11,739,096	£12,898,776	£11,780,418	£11,903,532
45%	60%	£9,456,737	£10,761,377	£9,595,242	£10,899,892	£9,641,729	£9,780,232
50%	60%	£7,297,495	£8,747,094	£7,451,388	£8,900,987	£7,503,039	£7,656,933

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£47,684,889	£47,684,889	£47,684,889	£47,684,889	£47,684,889	£47,684,889
10%	71%	£50,001,960	£51,961,389	£51,961,389	£51,961,389	£51,978,563	£51,942,442
15%	71%	£54,165,821	£53,862,001	£54,114,639	£53,869,419	£54,125,401	£54,071,219
20%	71%	£58,330,132	£55,921,838	£58,257,890	£58,049,596	£58,272,239	£58,199,996
25%	71%	£58,491,443	£57,981,077	£58,401,140	£57,890,773	£58,419,076	£58,329,773
30%	71%	£60,656,562	£60,040,314	£60,561,529	£60,051,056	£60,615,465	£60,533,102
35%	71%	£62,821,119	£62,121,318	£62,708,874	£62,194,074	£62,734,346	£62,606,102
40%	71%	£65,012,685	£64,184,342	£64,866,119	£64,037,777	£64,895,230	£64,748,685
45%	71%	£67,188,251	£66,256,365	£67,023,365	£66,091,479	£67,056,114	£66,891,229
50%	71%	£69,363,818	£68,338,388	£68,180,618	£68,145,181	£68,212,638	£68,063,102
100%	71%	£91,602,003	£89,462,854	£91,223,506	£89,084,357	£91,298,684	£90,290,188
10%	75%	£52,017,596	£51,338,938	£51,979,640	£51,801,012	£51,992,238	£51,954,311
15%	75%	£54,183,395	£53,915,064	£54,127,015	£53,899,073	£54,145,913	£54,091,811
20%	75%	£56,350,245	£55,992,989	£56,274,391	£55,917,135	£56,299,598	£56,223,734
25%	75%	£58,516,584	£58,070,014	£58,421,766	£57,875,196	£58,453,263	£58,358,445
30%	75%	£60,682,157	£60,148,287	£60,576,731	£60,033,298	£60,615,078	£60,499,697
35%	75%	£62,847,730	£62,229,624	£62,728,167	£62,103,367	£62,785,899	£62,646,511
40%	75%	£65,013,303	£64,328,891	£64,899,597	£64,174,797	£64,950,718	£64,796,524
45%	75%	£67,188,876	£66,418,757	£67,061,027	£66,245,628	£67,116,538	£66,945,408
50%	75%	£69,364,449	£68,508,623	£69,227,457	£68,318,457	£69,286,398	£69,093,997
10%	60%	£51,975,539	£51,689,524	£51,944,987	£51,659,182	£51,934,803	£51,904,402
15%	60%	£54,120,549	£53,681,841	£54,075,027	£53,646,329	£54,059,781	£54,014,248
20%	60%	£56,265,770	£55,684,159	£56,205,085	£55,633,476	£56,184,718	£56,124,035
25%	60%	£58,410,991	£57,686,476	£58,350,135	£57,620,622	£58,399,675	£58,293,871
30%	60%	£60,556,212	£59,688,794	£60,471,283	£59,607,769	£60,440,292	£60,347,955
35%	60%	£62,701,433	£61,691,113	£62,582,432	£61,586,917	£62,576,981	£62,471,256
40%	60%	£64,846,654	£63,693,431	£64,763,580	£63,589,040	£64,717,670	£64,594,566
45%	60%	£66,991,875	£65,695,750	£66,904,728	£65,588,206	£66,866,360	£66,717,855
50%	60%	£69,137,096	£67,698,069	£69,055,876	£67,587,353	£69,095,490	£68,941,155

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£32,611,514	£32,611,514	£32,611,514	£32,611,514	£32,611,514	£32,611,514
10%	71%	£36,984,135	£36,779,989	£36,948,015	£36,743,868	£36,955,189	£36,919,068
15%	71%	£39,145,447	£38,839,227	£39,091,265	£38,795,045	£39,102,028	£39,047,844
20%	71%	£41,306,759	£40,898,464	£41,234,419	£40,859,222	£41,245,869	£41,176,623
25%	71%	£43,468,071	£42,957,703	£43,577,569	£42,967,399	£43,586,702	£43,505,398
30%	71%	£45,629,383	£45,016,940	£45,526,255	£44,909,576	£45,550,088	£45,440,164
35%	71%	£47,790,695	£47,076,177	£47,475,500	£46,850,700	£47,410,971	£47,352,227
40%	71%	£49,952,007	£49,135,414	£49,424,745	£49,014,402	£49,871,856	£49,775,252
45%	71%	£52,113,319	£51,194,651	£51,999,990	£51,068,104	£52,032,740	£51,867,855
50%	71%	£54,274,631	£53,253,888	£54,157,235	£53,121,807	£54,193,624	£54,010,418
100%	71%	£76,435,943	£74,313,125	£75,200,137	£74,069,983	£75,215,399	£74,988,814
10%	75%	£36,994,192	£36,915,364	£36,956,265	£36,777,837	£36,968,863	£36,930,937
15%	75%	£39,160,531	£38,892,589	£39,103,640	£38,835,699	£39,122,539	£39,065,648
20%	75%	£41,326,870	£40,869,814	£41,251,077	£40,890,790	£41,276,214	£41,200,369
25%	75%	£43,493,209	£42,841,040	£43,398,329	£42,851,822	£43,429,899	£43,353,023
30%	75%	£45,658,548	£44,812,265	£45,545,363	£44,809,883	£45,591,703	£45,476,283
35%	75%	£47,823,887	£46,783,491	£47,692,397	£46,760,593	£47,753,523	£47,634,867
40%	75%	£50,000,226	£48,754,716	£49,841,646	£48,721,823	£49,915,343	£49,773,050
45%	75%	£52,176,565	£50,725,941	£52,037,653	£51,222,255	£52,086,164	£51,922,034
50%	75%	£54,352,904	£52,697,166	£54,199,082	£53,293,083	£54,292,994	£54,070,817
10%	60%	£36,951,954	£36,996,149	£36,921,613	£36,635,808	£36,911,429	£36,881,087
15%	60%	£39,107,293	£39,050,384	£39,051,025	£38,750,999	£39,062,556	£39,032,214
20%	60%	£41,262,632	£40,670,785	£41,181,711	£40,610,101	£41,161,344	£41,100,660
25%	60%	£43,417,971	£42,291,186	£43,311,761	£42,597,248	£43,298,301	£43,210,447
30%	60%	£45,573,310	£43,911,587	£45,407,258	£44,584,398	£45,416,018	£45,324,892
35%	60%	£47,728,649	£45,531,988	£47,501,753	£45,570,043	£47,555,057	£47,447,882
40%	60%	£49,883,988	£47,152,389	£49,591,248	£47,575,937	£49,649,296	£49,571,181
45%	60%	£52,039,327	£48,772,790	£51,681,743	£49,574,832	£51,732,995	£51,694,481
50%	60%	£54,194,666	£50,393,191	£53,772,238	£51,573,726	£53,824,794	£53,781,781

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£6,505,118	£6,505,118	£6,505,118	£6,505,118	£6,505,118	£6,505,118
10%	71%	£10,823,739	£10,623,583	£10,911,818	£10,587,471	£10,788,733	£10,762,872
15%	71%	£12,989,051	£12,682,831	£12,934,868	£12,628,649	£12,945,330	£12,891,448
20%	71%	£15,154,363	£14,742,068	£15,078,119	£14,669,828	£15,092,468	£15,020,226
25%	71%	£17,319,675	£16,801,305	£17,221,369	£16,711,003	£17,239,396	£17,140,902
30%	71%	£19,484,987	£18,860,542	£19,374,619	£18,752,180	£19,393,692	£19,263,768
35%	71%	£21,650,299	£20,919,779	£21,525,869	£20,793,355	£21,554,575	£21,426,311
40%	71%	£23,815,611	£22,979,016	£23,677,119	£22,834,530	£23,715,459	£23,598,895
45%	71%	£25,980,923	£25,038,253	£25,828,369	£24,875,705	£25,876,343	£25,761,531

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£5,333,386	£5,333,386	£5,333,386	£5,333,386	£5,333,386	£5,333,386
10%	71%	£1,216,785	£1,216,785	£1,049,885	£1,251,233	£1,039,711	£1,076,892
15%	71%	£1,150,546	£844,326	£1,096,364	£790,145	£1,107,126	£1,052,944
20%	71%	£3,311,858	£2,903,564	£3,239,615	£2,831,322	£3,253,964	£3,181,722
25%	71%	£5,473,189	£4,962,802	£5,382,965	£4,872,499	£5,400,802	£5,310,498
30%	71%	£7,843,278	£7,022,040	£7,533,355	£6,933,676	£7,555,198	£7,445,584
35%	71%	£9,818,844	£9,084,044	£9,690,600	£9,065,600	£9,716,071	£9,587,327
40%	71%	£11,994,410	£11,166,068	£11,847,845	£11,019,502	£11,876,955	£11,730,391
45%	71%	£16,169,976	£13,236,099	£16,005,090	£13,073,294	£16,037,840	£13,872,865
50%	71%	£16,345,541	£15,310,114	£16,182,335	£15,129,807	£16,198,724	£15,016,819
100%	71%	£38,583,728	£36,444,579	£38,205,232	£36,066,093	£38,290,490	£37,901,814
10%	75%	£1,000,708	£1,179,336	£1,038,836	£1,217,263	£1,026,037	£1,063,963
15%	75%	£1,165,631	£897,689	£1,108,740	£840,399	£1,127,638	£1,070,748
20%	75%	£3,331,970	£2,974,714	£3,256,116	£2,898,860	£3,281,314	£3,205,400
25%	75%	£5,498,310	£5,051,740	£5,403,491	£4,956,922	£5,434,989	£5,340,170
30%	75%	£7,673,882	£7,130,282	£7,558,463	£7,014,863	£7,596,803	£7,481,383
35%	75%	£9,854,549	£9,220,349	£9,719,893	£9,085,693	£9,764,623	£9,609,867
40%	75%	£12,035,216	£11,310,416	£11,881,323	£11,156,522	£11,932,443	£11,778,550
45%	75%	£16,215,882	£13,400,483	£16,042,752	£13,227,353	£16,100,293	£13,927,134
50%	75%	£16,396,599	£15,490,549	£16,209,165	£15,289,188	£16,269,084	£15,076,317
10%	60%	£1,642,946	£1,328,751	£1,073,287	£1,359,692	£1,083,471	£1,113,913
15%	60%	£1,102,275	£873,567	£1,056,762	£828,054	£1,041,486	£995,974
20%	60%	£3,247,495	£2,675,884	£3,196,811	£2,615,201	£3,169,444	£3,105,760
25%	60%	£5,392,716	£4,619,202	£5,316,661	£4,602,348	£5,291,491	£5,215,547
30%	60%	£7,545,345	£6,680,520	£7,453,009	£6,589,495	£7,422,018	£7,329,682
35%	60%	£9,704,588	£8,689,869	£9,596,863	£8,582,143	£9,560,707	£9,452,982
40%	60%	£11,863,832	£10,704,182	£11,740,711	£10,581,037	£11,699,396	£11,570,381
45%	60%	£16,023,076	£12,718,436	£15,884,571	£12,579,931	£16,038,086	£13,699,581
50%	60%	£16,182,318	£14,732,719	£16,028,425	£14,878,828	£16,076,774	£15,822,580

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,239,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,786,795	£3,786,795	£3,786,795	£3,786,795	£3,786,795	£3,786,795
10%	71%	£9,786,795	£9,990,942	£9,822,516	£10,027,063	£9,815,742	£9,851,883
15%	71%	£7,625,484	£7,931,704	£7,679,666	£7,985,886	£7,668,904	£7,723,086
20%	71%	£5,484,173	£5,872,467	£5,536,415	£5,944,709	£5,522,067	£5,594,309
25%	71%	£3,302,862	£3,813,288	£3,363,196	£3,903,532	£3,375,229	£3,463,390
30%	71%	£1,132,753	£1,753,991	£1,242,676	£1,862,355	£1,220,843	£1,336,796
35%	71%	£1,042,813	£3,181,013	£914,599	£1,897,769	£940,041	£811,798
40%	71%	£3,215,378	£2,380,897	£3,071,914	£2,243,471	£3,100,949	£2,954,380
45%	71%	£5,393,946	£4,462,080	£5,229,080	£4,297,174	£5,261,809	£5,096,324
50%	71%	£7,569,511	£6,534,083	£7,386,305	£6,350,878	£7,422,693	£7,239,487
100%	71%	£29,907,898	£27,058,549	£29,429,201	£27,290,052	£29,504,378	£29,129,583
10%	75%	£3,176,730	£2,956,367	£2,814,665	£3,063,293	£2,803,694	£2,833,604
15%	75%	£7,610,400	£7,878,341	£7,687,290	£7,935,232	£7,648,392	£7,705,283
20%	75%	£5,444,060	£5,801,317	£5,519,914	£5,877,171	£5,494,717	£5,570,571
25%	75%	£3,277,721	£3,724,291	£3,372,539	£3,819,108	£3,341,042	£3,435,860
30%	75%	£1,102,145	£1,845,749	£1,167,688	£1,917,688	£1,179,226	£1,284,849
35%	75%	£1,078,518	£444,319	£943,862	£309,662	£988,593	£853,936
40%	75%	£3,259,185	£2,534,385	£3,105,292	£2,380,492	£3,156,413	£3,002,519
45%	75%	£5,439,851	£4,624,452	£5,269,722	£4,451,322	£5,324,233	£5,151,103
50%	75%	£7,620,518	£6,714,519	£7,428,152	£6,522,152	£7,492,053	£7,299,686
10%	60%	£9,818,976	£10,104,781	£9,849,318	£10,135,123	£9,859,502	£9,889,843
15%	60%	£7,673,796	£8,102,464	£7,719,268	£8,147,976	£7,734,544	£7,780,057
20%	60%	£5,528,536	£6,105,420	£5,589,420	£6,100,829	£5,606,587	£5,670,270
25%	60%	£3,383,316	£4,097,829	£3,469,170	£4,173,683	£3,484,630	£3,560,484
30%	60%	£1,230,686	£2,095,511	£1,323,022	£2,186,536	£1,354,013	£1,446,349
35%	60%	£329,557	£36,163	£320,822	£103,889	£324,676	£67,051
40%	60%	£3,087,801	£1,928,122	£2,964,687	£1,805,006	£2,923,365	£2,800,251
45%	60%	£5,247,045	£3,942,405	£5,108,541	£3,803,901	£5,062,055	£4,923,550
50%	60%	£7,406,288	£5,958,689	£7,252,384	£5,802,795	£7,200,743	£7,046,850

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£23,046,943	£23,046,943	£23,046,943	£23,046,943	£23,046,943	£23,046,943
10%	71%	£18,724,332	£18,928,468	£18,760,442	£18,964,590	£18,753,269	£18,789,389
15%	71%	£16,563,011	£16,869,231	£16,617,193	£16,923,413	£16,606,431	£16,660,613
20%	71%	£14,401,700	£14,969,893	£14,473,942	£14,892,236	£14,450,593	£14,531,835
25%	71%	£12,240,388	£12,780,755	£12,330,692	£12,841,058	£12,312,755	£12,403,059
30%	71%	£10,070,279	£10,691,517	£10,180,202	£10,799,881	£10,158,369	£10,268,293
35%	71%	£7,894,713	£8,613,613	£8,027,857	£8,717,758	£7,897,486	£8,123,230
40%	71%	£5,719,147	£6,547,490	£5,865,713	£6,694,055	£5,836,802	£5,983,166
45%	71%	£3,543,581	£4,475,467	£3,708,467	£4,640,353	£3,675,718	£3,840,602
50%	71%	£1,368,016	£2,423,443	£1,531,222	£2,588,650	£1,514,933	£1,693,040
100%	71%	£29,907,897	£27,058,549	£29,429,201	£27,290,052	£29,504,378	£29,129,583
10%	75%	£18,714,205	£18,892,894	£18,752,192	£18,930,820	£18,739,504	£18,777,520
15%	75%	£16,547,926	£16,815,868	£16,604,817	£16,872,759	£16,585,919	£16,642,809
20%	75%	£14,381,587	£14,738,843	£14,457,441	£14,819,697	£14,432,244	£14,508,688
25%	75%	£12,215,247	£12,661,317	£12,310,066	£12,756,836	£12,276,599	£12,373,387
30%	75%	£10,039,675	£10,583,275	£10,155,094	£10,698,574	£10,116,794	£10,232,174
35%	75%	£7,859,008	£8,493,208	£7,993,064	£8,627,864	£7,848,934	£8,053,590
40%	75%	£5,676,341	£6,403,141	£5,832,235	£6,637,035	£5,781,114	£5,933,007
45%	75%	£3,497,675	£4,313,074	£3,670,805	£4,486,204	£3,613,294	£3,786,423
50%	75%	£1,317,008	£2,223,008	£1,599,375	£2,415,375	£1,445,473	£1,637,840
10%	60%	£18,796,503	£19,042,398	£18,786,845	£19,072,649	£18,797,028	£18,827,370
15%	60%	£16,611,283	£17,039,990	£16,656,795	£17,085,303	£16,672,071	£16,717,583
20%	60%	£14,466,062	£15,037,673	£14,526,746	£15,098,356	£14,547,114	£14,607,797
25%	60%	£12,320,842	£13,035,355	£12,396,697	£13,111,209	£12,422,156	£12,498,010
30%	60%	£10,169,212	£11,033,038	£10,260,548	£11,124,063	£10,291,539	£10,383,875
35%	60%	£8,008,970	£9,023,688	£8,116,695	£9,131,413	£8,152,851	£8,260,576
40%	60%	£5,849,726	£7,009,405	£5,972,840	£7,132,520	£6,014,162	£6,137,276
45%	60%	£3,690,482	£4,995,121	£3,828,686	£5,133,626	£3,875,472	£4,013,976
50%	60%	£1,531,250	£2,980,688	£1,685,132	£3,194,731	£1,736,763	£1,890,677

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£5,062,243	£5,062,243	£5,062,243	£5,062,243	£5,062,243	£5,062,243
10%	71%	£29,621	£43,767	£75,712	£79,859	£39,865	£43,884
15%	71%	£1,421,650	£1,115,470	£1,367,508	£1,061,288	£1,478,270	£1,324,088
20%	71%	£3,583,001	£3,174,707	£3,510,758	£3,102,465	£3,525,107	£3,452,865
25%	71%	£5,744,312	£5,233,946	£5,654,008	£5,143,642	£5,671,945	£5,581,641
30%	71%	£7,914,421	£7,293,193	£7,898,498	£7,384,819	£7,920,351	£7,718,407
35%	71%	£10,089,987	£9,365,187	£9,961,743	£9,236,943	£9,987,214	£9,858,970
40%	71%	£12,265,553	£11,437,211	£12,116,988	£11,290,645	£12,148,099	£12,001,534
45%	71%	£14,441,118	£13,599,233	£14,276,234	£13,544,348	£14,358,983	£14,144,088
50%	71%	£16,616,686	£15,761,407	£16,453,478	£15,308,070	£16,499,867	£16,266,661
100%	71%	£38,854,871	£36,715,723	£38,476,375	£36,337,226	£38,551,562	£38,173,657
10%	75%	£729,565	£908,193	£787,492	£946,120	£754,893	£799,620
15%	75%	£1,436,774	£1,169,893	£1,379,894	£1,111,842	£1,398,782	£1,341,891
20%	75%	£3,603,114	£3,245,857	£3,527,280	£3,170,003	£3,652,457	£3,476,603
25%	75%	£5,769,453	£5,322,883	£5,674,635	£5,228,065	£5,706,132	£5,611,314
30%	75%	£7,945,025	£7,401,426	£7,829,506	£7,286,126	£7,867,946	£7,752,526
35%	75%	£10,120,692	£9,491,492	£9,991,059	£9,356,836	£10,035,766	£9,901,110
40%	75%	£12,306,359	£11,581,559	£12,152,466	£11,427,666	£12,203,587	£12,049,693
45%	75%	£14,487,025	£13,671,626	£14,313,896	£13,498,496	£14,371,407	£14,198,277
50%	75%	£16,667,692	£15,761,693	£16,475,326	£15,659,326	£16,530,227	£16,346,866
10%	60%	£771,893	£1,057,598	£802,144	£1,087,949	£912,329	£942,670
15%	60%	£1,373,418	£944,710	£1,327,905	£899,168	£1,312,629	£1,267,117
20%	60%	£3,518,638	£2,947,028	£3,457,954	£2,886,344	£3,437,587	£3,376,904
25%	60%	£5,663,858	£4,943,598	£5,588,034	£4,744,831	£5,652,544	£5,466,690
30%	60%	£7,816,488	£6,951,663	£7,724,152	£6,860,638	£7,693,161	£7,600,825
35%	60%	£9,975,731	£8,961,012	£9,868,006	£8,853,286	£9,831,850	£9,724,125
40%	60%	£12,134,975	£10,975,295	£12,011,861	£10,852,160	£11,970,539	£11,847,424
45%	60%	£14,294,219	£12,989,474	£14,165,714	£12,851,076	£14,109,226	£13,900,424
50%	60%	£16,453,462	£15,003,652	£16,290,568	£14,849,969	£16,247,917	£16,004,024

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,107,058	£1,107,058	£1,107,058	£1,107,058	£1,107,058	£1,107,058
10%	71%	£13,037,964	£13,242,110	£13,074,085	£13,278,232	£13,066,911	£13,103,031
15%	71%	£10,876,653	£11,182,873	£10,930,835	£11,237,055	£10,920,073	£10,974,255
20%	71%	£8,715,342	£9,123,635	£8,787,584	£9,185,878	£8,773,235	£8,845,478
25%	71%	£6,554,031	£7,064,397	£6,644,334	£7,154,701	£6,626,386	£6,716,801
30%	71%	£4,383,921	£5,005,159	£4,483,844	£5,113,523	£4,472,011	£4,581,935
35%	71%	£2,208,355	£2,933,155	£2,306,600	£3,061,400	£2,311,128	£2,439,372
40%	71%	£83,189	£81,132	£73,135	£73,891	£83,249	£82,803
45%	71%	£2,142,777	£1,201,891	£1,977,891	£1,048,005	£2,010,640	£1,845,755
50%	71%	£4,318,342	£3,282,915	£4,135,136	£3,099,707	£4,171,524	£3,988,318
100%	71%	£26,959,528	£24,472,280	£26,778,692	£24,038,884	£26,923,270	£25,874,714
10%	75%	£13,037,964	£13,242,110	£13,074,085	£13,244,463	£13,066,911	£13,041,162
15%	75%	£10,861,568	£11,129,510	£10,918,459	£11,186,401	£10,899,561	£10,956,452
20%	75%	£8,695,229	£9,052,485	£8,771,083	£9,128,339	£8,745,886	£8,821,740
25%	75%	£6,528,990	£6,975,249	£6,623,820	£7,070,278	£6,606,386	£6,681,029
30%	75%	£4,353,317	£4,896,917	£4,468,136	£5,012,215	£4,450,386	£4,545,816
35%	75%	£2,172,850	£2,806,890	£2,307,307	£2,941,506	£2,262,576	£2,397,232
40%	75%	£83,017	£71,783	£73,817	£70,077	£83,795	£84,643
45%	75%	£2,168,693	£1,373,283	£2,015,953	£1,200,154	£2,073,054	£1,899,934
50%	75%	£4,369,350	£3,463,350	£4,176,983	£3,270,983	£4,240,884	£4,048,517
10%	60%	£13,070,145	£13,395,950	£13,100,487	£13,386,292	£13,110,670	£13,141,012
15%	60%	£10,924,925	£11,303,832	£10,870,437	£11,599,145	£10,985,713	£11,031,226
20%	60%	£8,776,703	£9,351,153	£8,840,389	£9,811,996	£8,811,396	£8,911,189
25%	60%	£6,634,484	£7,348,997	£6,710,339	£7,424,851	£6,735,798	£6,811,662
30%	60%	£4,481,855	£5,348,680	£4,574,191	£5,437,705	£4,605,182	£4,697,517
35%	60%	£2,322,610	£3,331,331	£2,430,337	£3,445,057	£2,466,493	£2,574,216
40%	60%	£163,988	£1,323,047	£286,482	£1,446,162	£327,804	£450,918
45%	60%	£1,995,876	£891,236	£1,857,372	£552,732	£1,810,886	£1,672,382
50%	60%	£4,155,118	£2,705,520	£4,001,226	£2,851,626	£3,949,575	£3,795,681

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£23,046,943	£23,046,943	£23,046,943	£23,046,943	£23,046,943	£23,046,943
10%	71%	£18,724,322	£18,928,468	£18,760,442	£18,964,590	£18,753,269	£18,799,389
15%	71%	£16,565,011	£16,892,231	£16,617,193	£16,923,413	£16,606,431	£16,660,613
20%	71%	£14,401,700	£14,809,983	£14,473,942	£14,882,236	£14,459,593	£14,531,835
25%	71%	£12,240,388	£12,790,755	£12,330,692	£12,841,058	£12,312,795	£12,403,059
30%	71%	£10,070,279	£10,691,517	£10,180,202	£10,799,881	£10,158,389	£10,268,293
35%	71%	£7,894,713	£8,513,513	£8,022,897	£8,747,758	£7,991,486	£8,123,430
40%	71%	£5,719,147	£6,547,490	£5,865,713	£6,694,055	£5,836,602	£5,983,186
45%	71%	£3,543,581	£4,475,467	£3,708,467	£4,640,353	£3,675,718	£3,840,602
50%	71%	£1,368,016	£2,493,443	£1,551,222	£2,586,590	£1,514,933	£1,603,040
100%	71%	£20,870,171	£18,731,022	£20,491,675	£18,354,526	£20,566,852	£20,188,356
10%	75%	£18,714,265	£18,892,894	£18,752,192	£18,930,820	£18,739,594	£18,777,520
15%	75%	£16,547,926	£16,815,868	£16,604,817	£16,872,759	£16,585,019	£16,642,809
20%	75%	£14,381,587	£14,738,843	£14,457,441	£14,819,997	£14,432,244	£14,508,096
25%	75%	£12,215,247	£12,661,817	£12,310,066	£12,756,636	£12,278,590	£12,373,387
30%	75%	£10,039,675	£10,583,275	£10,155,094	£10,698,574	£10,116,754	£10,232,174
35%	75%	£7,859,008	£8,493,268	£7,993,664	£8,527,864	£7,946,934	£8,083,350
40%	75%	£5,678,341	£6,403,141	£5,832,230	£6,557,035	£5,781,114	£5,935,007
45%	75%	£3,497,675	£4,313,074	£3,670,805	£4,486,204	£3,613,294	£3,786,423
50%	75%	£1,317,008	£2,223,008	£1,599,375	£2,415,375	£1,445,473	£1,637,940
10%	60%	£18,795,593	£19,042,208	£18,786,845	£19,072,840	£18,797,039	£18,837,870
15%	60%	£16,611,283	£16,939,980	£16,656,795	£17,085,503	£16,672,071	£16,717,583
20%	60%	£14,466,062	£15,037,673	£14,526,746	£15,098,356	£14,547,114	£14,607,797
25%	60%	£12,303,842	£13,035,355	£12,386,697	£13,111,209	£12,422,156	£12,488,010
30%	60%	£10,168,212	£11,033,038	£10,260,548	£11,124,962	£10,261,539	£10,363,875
35%	60%	£8,008,970	£9,023,688	£8,116,656	£9,131,415	£8,152,851	£8,260,576
40%	60%	£5,849,726	£7,009,405	£5,972,840	£7,132,520	£5,814,162	£6,137,276
45%	60%	£3,695,462	£4,595,121	£3,828,986	£5,133,626	£3,875,472	£4,013,976
50%	60%	£1,531,230	£2,980,838	£1,685,132	£3,134,731	£1,736,783	£1,890,677

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 4		CIL Zone	2
		Value Area	High
No Units	100	Sales value inflation	10%
Site Area	0.85 Ha	Build cost inflation	5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£31,117,131	£31,117,131	£31,117,131	£31,117,131	£31,117,131	£31,117,131
10%	71%	£26,565,515	£26,773,593	£26,600,237	£26,808,314	£26,535,976	£26,570,697
15%	71%	£24,389,769	£24,601,823	£24,341,791	£24,653,905	£24,245,397	£24,297,460
20%	71%	£22,013,901	£22,430,053	£22,083,343	£22,486,497	£21,954,820	£22,024,284
25%	71%	£19,736,093	£20,258,285	£19,824,896	£20,345,088	£19,664,243	£19,751,047
30%	71%	£17,462,286	£18,086,516	£17,566,450	£18,190,690	£17,373,665	£17,477,830
35%	71%	£15,188,479	£15,914,747	£15,385,105	£16,036,272	£15,176,952	£15,202,227
40%	71%	£12,914,672	£13,743,033	£13,031,283	£13,875,543	£12,770,506	£12,911,391
45%	71%	£10,640,865	£11,571,319	£10,757,401	£11,707,228	£10,464,061	£10,622,557
50%	71%	£8,367,058	£9,400,605	£8,483,549	£9,538,911	£8,157,615	£8,333,721
100%	71%	£5,089,247	£12,908,914	£14,725,419	£12,945,086	£5,089,247	£15,038,656
10%	75%	£26,555,529	£26,737,596	£26,591,986	£26,774,054	£26,529,681	£26,566,139
15%	75%	£24,274,728	£24,547,829	£24,329,415	£24,602,516	£24,235,956	£24,290,643
20%	75%	£21,999,847	£22,359,062	£22,089,842	£22,430,977	£21,842,329	£22,015,147
25%	75%	£19,713,126	£20,168,295	£19,804,270	£20,259,439	£19,648,507	£19,739,651
30%	75%	£17,432,326	£17,978,527	£17,541,698	£18,087,900	£17,354,782	£17,464,155
35%	75%	£15,146,375	£15,785,760	£15,275,813	£15,916,361	£15,054,605	£15,164,043
40%	75%	£12,860,424	£13,593,630	£13,097,775	£13,746,830	£12,744,069	£12,892,893
45%	75%	£10,575,318	£11,384,416	£10,719,739	£11,550,837	£10,435,329	£10,601,750
50%	75%	£8,286,790	£9,180,233	£8,441,702	£9,365,144	£8,125,691	£8,310,603
60%	60%	£23,993,928	£23,988,781	£23,628,638	£23,817,947	£23,556,117	£23,585,283
15%	60%	£24,337,644	£24,774,606	£24,381,393	£24,818,355	£24,275,610	£24,319,359
20%	60%	£22,077,815	£22,660,431	£22,136,147	£22,718,762	£21,995,103	£22,053,435
25%	60%	£19,817,986	£20,546,255	£19,890,902	£20,619,170	£19,714,596	£19,787,511
30%	60%	£17,558,155	£18,432,080	£17,643,656	£18,519,878	£17,434,089	£17,521,187
35%	60%	£15,298,292	£16,317,905	£15,398,842	£16,419,986	£15,148,461	£15,252,011
40%	60%	£13,038,428	£14,202,744	£13,138,382	£14,320,389	£12,852,232	£12,970,574
45%	60%	£10,778,564	£12,074,541	£10,877,920	£12,007,977	£10,558,001	£10,689,137
50%	60%	£8,469,530	£9,947,038	£8,617,458	£10,094,966	£8,259,771	£8,407,701

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£45,380,957	£45,380,957	£45,380,957	£45,380,957	£45,380,957	£45,380,957
10%	71%	£40,827,872	£41,035,950	£40,654,485	£40,869,773	£40,602,112	£40,627,281
15%	71%	£35,268,370	£35,476,294	£35,106,297	£35,344,122	£35,030,600	£35,056,608
20%	71%	£29,708,868	£29,915,738	£29,336,795	£29,681,566	£29,468,078	£29,494,284
25%	71%	£24,149,366	£24,363,182	£23,777,293	£24,127,007	£23,964,590	£23,990,796
30%	71%	£18,589,864	£18,766,628	£18,217,791	£18,671,448	£18,459,102	£18,485,308
35%	71%	£13,030,362	£13,160,072	£12,462,289	£13,015,889	£12,802,654	£12,828,860
40%	71%	£10,470,860	£10,853,516	£10,202,787	£10,710,330	£10,497,106	£10,523,306
45%	71%	£7,911,358	£8,146,962	£7,652,285	£7,945,771	£7,738,212	£7,763,712
50%	71%	£5,351,856	£5,541,408	£5,392,783	£5,640,212	£5,432,658	£5,458,158
60%	60%	£23,993,928	£23,988,781	£23,628,638	£23,817,947	£23,556,117	£23,585,283
15%	60%	£24,337,644	£24,774,606	£24,381,393	£24,818,355	£24,275,610	£24,319,359
20%	60%	£22,077,815	£22,660,431	£22,136,147	£22,718,762	£21,995,103	£22,053,435
25%	60%	£19,817,986	£20,546,255	£19,890,902	£20,619,170	£19,714,596	£19,787,511
30%	60%	£17,558,155	£18,432,080	£17,643,656	£18,519,878	£17,434,089	£17,521,187
35%	60%	£15,298,292	£16,317,905	£15,398,842	£16,419,986	£15,148,461	£15,252,011
40%	60%	£13,038,428	£14,202,744	£13,138,382	£14,320,389	£12,852,232	£12,970,574
45%	60%	£10,778,564	£12,074,541	£10,877,920	£12,007,977	£10,558,001	£10,689,137
50%	60%	£8,469,530	£9,947,038	£8,617,458	£10,094,966	£8,259,771	£8,407,701

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£60,357,152	£60,357,152	£60,357,152	£60,357,152	£60,357,152	£60,357,152
10%	71%	£53,909,198	£54,701,120	£53,874,476	£54,666,399	£53,838,737	£53,904,017
15%	71%	£47,461,244	£48,252,890	£47,426,752	£48,280,808	£47,391,316	£47,456,596
20%	71%	£41,013,290	£41,704,656	£40,979,018	£41,735,216	£40,939,526	£41,004,806
25%	71%	£34,565,336	£35,155,422	£34,530,274	£35,160,616	£34,495,034	£34,560,294
30%	71%	£28,117,382	£28,606,188	£28,082,040	£28,616,008	£28,047,548	£28,112,768
35%	71%	£21,669,428	£22,056,954	£21,635,194	£22,061,400	£21,596,594	£21,661,774
40%	71%	£15,221,474	£16,507,720	£15,187,240	£16,512,792	£15,147,736	£15,202,972
45%	71%	£8,773,520	£10,958,486	£8,728,986	£10,963,184	£8,684,232	£8,739,412
50%	71%	£6,323,566	£8,508,252	£6,278,752	£8,507,576	£6,233,798	£6,289,002
60%	60%	£23,993,928	£23,988,781	£23,628,638	£23,817,947	£23,556,117	£23,585,283
15%	60%	£24,337,644	£24,774,606	£24,381,393	£24,818,355	£24,275,610	£24,319,359
20%	60%	£22,077,815	£22,660,431	£22,136,147	£22,718,762	£21,995,103	£22,053,435
25%	60%	£19,817,986	£20,546,255	£19,890,902	£20,619,170	£19,714,596	£19,787,511
30%	60%	£17,558,155	£18,432,080	£17,643,656	£18,519,878	£17,434,089	£17,521,187
35%	60%	£15,298,292	£16,317,905	£15,398,842	£16,419,986	£15,148,461	£15,252,011
40%	60%	£13,038,428	£14,202,744	£13,138,382	£14,320,389	£12,852,232	£12,970,574
45%	60%	£10,778,564	£12,074,541	£10,877,920	£12,007,977	£10,558,001	£10,689,137
50%	60%	£8,469,530	£9,947,038	£8,617,458	£10,094,966	£8,259,771	£8,407,701

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,201,186	£4,201,186	£4,201,186	£4,201,186	£4,201,186	£4,201,186
10%	71%	£3,752,821	£3,544,724	£3,713,090	£3,510,003	£3,752,241	£3,747,621
15%	71%	£3,304,456	£3,096,630	£3,264,756	£3,060,906	£3,303,707	£3,299,087
20%	71%	£2,856,091	£2,648,534	£2,815,401	£2,611,810	£2,854,158	£2,849,538
25%	71%	£2,407,726	£2,400,438	£2,358,046	£2,369,715	£2,407,209	£2,402,589
30%	71%	£1,959,361	£2,152,342	£1,910,691	£2,121,619	£1,959,760	£1,955,140
35%	71%	£1,510,996	£1,904,246	£1,462,326	£1,873,523	£1,510,211	£1,505,591
40%	71%	£1,062,631	£1,656,150	£1,014,230	£1,624,427	£1,062,026	£1,057,406
45%	71%	£714,266	£1,408,054	£716,134	£1,375,331	£714,130	£714,266
50%	71%	£465,901	£1,159,958	£467,769	£1,126,235	£465,605	£465,741
60%	60%	£23,993,928	£23,988,781	£23,628,638	£23,817,947	£23,556,117	£23,585,283
15%	60%	£24,337,644	£24,774,606	£24,381,393	£24,818,355	£24,275,610	£24,319,359
20%	60%	£22,077,815	£22,660,431	£22,136,147	£22,718,762	£21,995,103	£22,053,435
25%	60%	£19,817,986	£20,546,255	£19,890,902	£20,619,170	£19,714,596	£19,787,511
30%	60%	£17,558,155	£18,432,080	£17,643,656	£18,519,878	£17,434,089	£17,521,187
35%	60%	£15,298,292	£16,317,905	£15,398,842	£16,419,986	£15,148,461	£15,252,011
40%	60%	£13,038,428	£14,202,744	£13,138,382	£14,320,389	£12,852,232	£12,970,574
45%	60%	£10,778,564	£12,074,541	£10,877,920	£12,007,977	£10,558,001	£10,689,137
50%	60%	£8,469,530	£9,947,038	£8,617,458	£10,094,966	£8,259,771	£8,407,701

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£7,637,318	£7,637,318	£7,637,318	£7,637,318	£7,637,318	£7,637,318
10%	71%	£3,986,702	£3,293,780	£3,120,424	£3,329,691	£3,096,163	£3,096,163
15%	71%	£3,909,396	£1,122,010	£981,976	£1,174,092	£1,065,384	£917,867
20%	71%	£1,465,912	£1,049,759	£1,396,470	£980,316	£1,524,993	£1,455,549
25%	71%	£3,741,720	£3,221,528	£3,654,917	£3,134,725	£3,915,570	£3,725,768
30%	71%	£9,017,527	£5,393,297	£5,913,383	£5,280,133	£9,105,148	£8,001,983
35%	71%	£8,297,982	£7,565,068	£8,174,708	£7,443,541	£8,402,861	£8,279,588
40%	71%	£10,589,445	£9,745,155	£10,448,560	£9,604,270	£10,709,307	£10,568,422
45%	71%	£12,880,808	£11,931,081	£12,722,412	£11,772,585	£13,015,758	£12,887,258
50%	71%	£15,172,370	£14,117,098	£14,989,264	£13,940,902	£15,322,198	£15,146,095
100%	71%	£38,560,060	£38,388,727	£38,205,232	£38,024,899	£38,878,597	£38,514,769
10%	75%	£3,075,716	£3,257,783	£3,112,173	£3,294,241	£3,049,868	£3,086,326
15%	75%	£2,814,615	£1,988,016	£949,802	£1,122,703	£2,581,143	£2,101,300
20%	75%	£1,485,885	£1,121,751	£1,412,971	£1,048,836	£1,537,581	£1,464,686
25%	75%	£3,756,687	£3,311,518	£3,675,543	£3,220,374	£3,831,306	£3,746,162
30%	75%	£6,047,487	£5,501,286	£5,938,115	£5,391,913	£6,125,031	£6,015,658
35%	75%	£9,333,438	£7,891,053	£9,204,000	£7,683,452	£9,425,208	£9,295,770
40%	75%	£10,629,968	£9,891,213	£10,482,038	£9,743,283	£10,734,845	£10,586,916
45%	75%	£12,926,495	£12,095,397	£12,780,074	£11,928,976	£13,044,484	£12,879,063
50%	75%	£15,223,024	£14,280,589	£14,669,111	£14,113,868	£15,345,122	£15,189,210
10%	60%	£3,117,680	£3,408,968	£3,146,826	£3,438,134	£3,076,304	£3,105,470
15%	60%	£897,831	£1,294,793	£901,580	£1,338,542	£795,797	£839,546
20%	60%	£1,201,999	£919,382	£1,343,686	£767,051	£1,484,710	£1,426,378
25%	60%	£3,661,927	£2,933,568	£3,588,911	£2,860,843	£3,765,217	£3,692,302
30%	60%	£5,921,655	£5,047,733	£5,834,157	£4,960,235	£6,045,724	£5,958,226
35%	60%	£8,184,521	£7,181,908	£8,080,071	£7,059,827	£8,331,352	£8,227,802
40%	60%	£10,449,775	£9,272,769	£10,341,821	£9,189,425	£10,627,581	£10,509,039
45%	60%	£12,735,029	£11,405,272	£12,601,893	£11,272,136	£12,923,812	£12,780,676
50%	60%	£15,010,283	£13,532,173	£14,662,355	£13,384,847	£15,220,042	£15,072,112

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£11,861,733	£12,069,810	£11,896,455	£12,104,532	£11,832,193	£11,866,914
10%	71%	£9,585,926	£9,898,041	£9,838,008	£9,950,123	£9,541,615	£9,593,697
20%	71%	£2,310,119	£7,736,271	£7,379,561	£7,795,715	£2,251,938	£7,320,481
25%	71%	£5,634,711	£5,554,903	£5,121,114	£5,641,528	£4,869,469	£5,047,284
30%	71%	£2,758,503	£3,382,734	£2,862,898	£3,498,898	£2,669,893	£2,774,047
35%	71%	£478,049	£1,210,954	£691,323	£1,332,490	£373,170	£498,444
40%	71%	£1,989,129	£989,124	£1,672,539	£2,028,239	£1,933,276	£1,792,391
45%	71%	£4,104,877	£3,155,050	£3,945,382	£2,986,555	£4,230,722	£4,081,226
50%	71%	£6,396,340	£5,340,977	£6,220,233	£5,164,871	£6,546,168	£6,370,061
100%	71%	£29,793,029	£27,612,697	£29,428,291	£27,248,899	£30,102,696	£29,738,738
10%	75%	£1,851,747	£1,866,204	£1,866,204	£1,866,204	£1,852,806	£1,852,806
15%	75%	£9,270,945	£9,844,047	£9,825,633	£9,898,733	£9,532,174	£9,588,850
20%	75%	£7,290,145	£7,854,279	£7,363,060	£7,727,194	£7,238,540	£7,311,365
25%	75%	£5,009,344	£5,464,513	£5,100,467	£5,555,656	£4,944,728	£5,038,869
30%	75%	£2,728,544	£2,743,745	£2,823,914	£2,834,117	£2,651,000	£2,769,377
35%	75%	£442,593	£1,084,977	£572,031	£1,212,578	£360,823	£480,261
40%	75%	£1,853,935	£1,115,182	£1,706,007	£997,253	£1,958,815	£1,810,885
45%	75%	£4,150,464	£9,272,769	£4,194,044	£4,162,946	£4,388,453	£4,102,033
50%	75%	£6,446,993	£5,523,550	£6,262,080	£5,338,630	£6,576,092	£6,393,180
10%	60%	£11,893,691	£12,184,999	£11,922,857	£12,214,165	£11,852,334	£11,881,500
15%	60%	£9,633,862	£10,070,823	£9,677,811	£10,114,372	£9,571,827	£9,615,576
20%	60%	£7,474,034	£7,696,949	£7,423,914	£7,435,014,860	£7,291,320	£7,349,652
25%	60%	£5,114,203	£5,842,473	£5,187,119	£5,915,388	£5,010,813	£5,083,728
30%	60%	£2,854,375	£3,738,298	£2,941,873	£3,815,795	£2,730,308	£2,817,804
35%	60%	£891,609	£1,414,122	£896,092	£1,718,293	£444,676	£549,229
40%	60%	£1,683,745	£501,739	£1,585,401	£383,395	£1,851,551	£1,733,208
45%	60%	£3,958,999	£2,629,242	£3,825,863	£2,496,106	£4,147,871	£4,014,645
50%	60%	£6,234,253	£4,756,745	£6,086,324	£4,608,616	£6,444,011	£6,296,082

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£25,350,875	£25,350,875	£25,350,875	£25,350,875	£25,350,875	£25,350,875
10%	71%	£20,799,250	£21,007,337	£20,833,981	£21,042,059	£20,769,720	£20,804,441
15%	71%	£18,523,453	£18,835,967	£18,375,535	£18,887,650	£18,479,142	£18,531,224
20%	71%	£16,247,845	£16,963,798	£16,317,088	£16,333,241	£16,188,964	£16,256,056
25%	71%	£13,971,838	£14,492,030	£14,058,640	£14,578,832	£13,987,987	£13,984,791
30%	71%	£11,696,030	£12,320,260	£11,800,194	£12,424,424	£11,607,410	£11,711,574
35%	71%	£9,415,376	£10,145,491	£9,538,349	£10,270,016	£9,310,996	£9,433,971
40%	71%	£7,124,112	£7,968,402	£7,264,998	£8,109,267	£7,004,250	£7,142,135
45%	71%	£4,832,649	£5,782,478	£4,991,145	£5,940,972	£4,697,805	£4,856,301
50%	71%	£2,541,187	£3,596,543	£2,717,275	£3,772,629	£2,391,359	£2,587,483
100%	71%	£99,856,893	£106,067,170	£99,497,676	£106,311,940	£99,168,940	£99,801,212
10%	75%	£20,780,273	£20,971,340	£20,825,731	£21,007,798	£20,763,426	£20,799,883
15%	75%	£18,508,472	£18,781,574	£18,356,159	£18,836,260	£18,469,701	£18,524,387
20%	75%	£16,227,672	£16,591,806	£16,300,587	£16,664,721	£16,175,977	£16,248,891
25%	75%	£13,946,870	£14,402,039	£14,038,014	£14,493,183	£13,882,252	£13,973,356
30%	75%	£11,666,070	£12,212,271	£11,775,442	£12,321,644	£11,588,527	£11,697,899
35%	75%	£9,380,119	£10,022,504	£9,509,557	£10,105,105	£9,288,349	£9,417,787
40%	75%	£7,093,991	£7,822,344	£7,231,520	£7,970,074	£6,975,112	£7,126,841
45%	75%	£4,787,062	£5,618,160	£4,953,483	£5,784,581	£4,669,073	£4,835,404
50%	75%	£2,490,334	£3,413,977	£2,675,446	£3,598,888	£2,359,435	£2,544,347
10%	60%	£20,831,217	£21,122,525	£20,960,383	£21,151,691	£20,789,861	£20,816,027
15%	60%	£18,571,385	£19,008,350	£18,615,137	£19,032,096	£18,509,354	£18,535,103
20%	60%	£16,311,559	£16,894,175	£16,369,891	£16,962,507	£16,228,847	£16,287,179
25%	60%	£14,051,730	£14,779,999	£14,124,646	£14,852,914	£13,948,340	£14,021,255
30%	60%	£11,791,902	£12,665,824	£11,870,400	£12,753,322	£11,667,833	£11,755,331
35%	60%	£9,529,336	£10,551,649	£9,632,536	£10,653,730	£9,382,395	£9,485,758
40%	60%	£7,263,782	£8,435,788	£7,372,126	£8,554,132	£7,085,978	£7,204,319
45%	60%	£4,978,528	£6,308,285	£5,111,664	£6,441,421	£4,789,745	£4,922,882
50%	60%	£2,703,274	£4,180,752	£2,851,262	£4,363,710	£2,693,015	£2,841,445

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£7,366,174	£7,366,174	£7,366,174	£7,366,174	£7,366,174	£7,366,174
10%	71%	£2,814,559	£3,022,636	£2,849,281	£3,057,358	£2,785,020	£2,819,740
15%	71%	£363,162	£350,807	£360,835	£360,841	£484,441	£346,323
20%	71%	-£1,737,055	-£1,320,902	-£1,667,613	-£1,251,459	-£1,796,136	-£1,726,693
25%	71%	-£4,012,863	-£3,492,671	-£3,926,060	-£3,405,868	-£4,086,713	-£3,999,910
30%	71%	-£5,388,670	-£5,864,440	-£5,184,596	-£5,560,276	-£5,377,291	-£5,273,127
35%	71%	-£8,569,125	-£7,836,210	-£8,445,851	-£7,714,684	-£8,674,004	-£8,550,729
40%	71%	-£10,860,588	-£10,016,298	-£10,719,703	-£9,875,413	-£10,980,450	-£10,839,565
45%	71%	-£13,152,051	-£12,202,224	-£12,993,558	-£12,043,728	-£13,288,895	-£13,128,400
50%	71%	-£15,443,514	-£14,388,151	-£15,297,407	-£14,217,945	-£15,693,342	-£15,417,235
100%	71%	-£38,840,203	-£36,659,871	-£38,476,375	-£36,296,042	-£38,149,749	-£38,765,912
10%	75%	£2,804,573	£2,988,640	£2,841,030	£3,023,097	£2,776,725	£2,815,183
15%	75%	£923,772	£799,873	£978,499	£951,359	£465,920	£539,398
20%	75%	-£1,767,029	-£1,392,895	-£1,684,114	-£1,319,980	-£1,808,724	-£1,735,809
25%	75%	-£4,037,830	-£3,582,661	-£3,946,686	-£3,491,518	-£4,102,449	-£4,011,305
30%	75%	-£6,318,630	-£5,772,429	-£6,209,258	-£5,683,057	-£6,395,174	-£6,296,802
35%	75%	-£8,604,381	-£7,962,197	-£8,475,145	-£7,844,598	-£8,696,351	-£8,595,913
40%	75%	-£10,901,109	-£10,162,356	-£10,753,181	-£10,014,426	-£11,005,989	-£10,858,059
45%	75%	-£13,197,638	-£12,368,540	-£13,031,218	-£12,200,119	-£13,315,627	-£13,149,208
50%	75%	-£15,493,178	-£14,570,728	-£15,360,254	-£14,985,819	-£15,626,265	-£15,440,383
10%	60%	£2,848,517	£3,137,825	£2,875,653	£3,168,991	£2,805,180	£2,834,325
15%	60%	£586,688	£1,023,650	£630,437	£1,067,398	£524,653	£568,402
20%	60%	-£1,673,141	-£1,090,526	-£1,614,809	-£1,032,194	-£1,755,854	-£1,697,522
25%	60%	-£3,932,070	-£3,284,085	-£3,861,085	-£3,321,186	-£4,035,351	-£3,963,446
30%	60%	-£6,192,799	-£5,318,876	-£6,105,301	-£5,231,378	-£6,316,868	-£6,229,370
35%	60%	-£8,455,665	-£7,433,051	-£8,352,114	-£7,330,971	-£8,602,496	-£8,498,945
40%	60%	-£10,730,919	-£9,548,913	-£10,612,575	-£9,480,869	-£10,898,725	-£10,780,382
45%	60%	-£13,006,174	-£11,676,416	-£12,874,416	-£11,543,274	-£13,194,355	-£13,064,818
50%	60%	-£15,281,426	-£13,803,919	-£15,133,498	-£13,655,960	-£15,491,185	-£15,343,256

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£15,112,902	£15,320,979	£15,147,523	£15,355,791	£15,083,362	£15,118,083
10%	71%	£12,837,095	£13,149,210	£12,889,177	£13,201,282	£12,782,784	£12,844,866
20%	71%	£10,561,287	£10,977,440	£10,620,730	£11,046,284	£10,502,206	£10,571,650
25%	71%	£9,285,480	£9,805,672	£9,372,282	£9,892,475	£9,111,629	£9,288,433
30%	71%	£8,009,672	£8,633,902	£8,113,836	£8,738,066	£8,025,152	£8,025,216
35%	71%	£6,729,818	£4,462,133	£6,852,491	£4,583,658	£3,624,338	£3,747,613
40%	71%	£4,454,010	£2,292,364	£4,577,640	£2,422,529	£1,317,803	£1,458,773
45%	71%	£2,178,202	£98,118	£2,095,213	£254,614	£-988,553	£-830,057
50%	71%	-£3,145,171	-£2,089,809	-£2,959,065	-£1,913,702	-£3,294,999	-£3,118,893
100%	71%	-£26,541,967	-£24,267,528	-£26,178,032	-£23,997,700	-£26,891,368	-£26,487,658
10%	75%	£15,112,902	£15,320,979	£15,147,523	£15,355,791	£15,077,086	£15,112,902
15%	75%	£12,822,114	£13,095,216	£12,876,801	£13,149,902	£12,783,343	£12,838,029
20%	75%	£10,541,314	£10,905,448	£10,614,229	£10,978,383	£10,489,619	£10,562,534
25%	75%	£8,260,516	£8,715,687	£8,351,688	£8,806,825	£8,189,894	£8,287,007
30%	75%	£5,979,712	£6,525,914	£6,083,085	£6,655,286	£5,902,169	£6,011,541
35%	75%	£3,693,761	£4,336,146	£3,823,199	£4,463,747	£3,601,991	£3,731,430
40%	75%	£1,407,233	£2,135,987	£1,545,192	£2,283,016	£1,292,354	£1,440,283
45%	75%	£-890,206	£-68,198	£-752,675	£98,225	£-1,017,284	£-820,864
50%	75%	£-3,195,824	£-2,272,381	£-3,010,912	£-2,087,470	£-3,326,923	£-3,142,011
10%	60%	£15,144,860	£15,436,167	£15,174,026	£15,465,333	£15,103,503	£15,132,669
15%	60%	£12,865,030	£13,217,992	£12,928,779	£13,355,741	£12,822,986	£12,866,745
20%	60%	£10,582,201	£11,000,549	£10,653,333	£11,286,149	£10,542,489	£10,620,821
25%	60%	£8,365,372	£9,093,642	£8,438,288	£9,166,556	£8,261,982	£8,334,847
30%	60%	£6,105,544	£6,979,466	£6,193,042	£7,066,964	£5,981,475	£6,068,973
35%	60%	£3,842,678	£4,865,291	£3,946,229	£4,967,372	£3,605,847	£3,799,398
40%	60%	£1,567,424	£2,749,430	£1,685,768	£2,867,774	£1,399,618	£1,517,961
45%	60%	£-707,830	£621,927	£-574,894	£755,063	£-896,612	£-763,476
50%	60%	£-2,983,084	£-1,505,978	£-2,835,156	£-1,357,648	£-3,192,843	£-3,044,913

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£25,350,875	£25,350,875	£25,350,875	£25,350,875	£25,350,875	£25,350,875
10%	71%	£20,799,259	£21,007,337	£20,833,981	£21,042,059	£20,789,720	£20,804,441
15%	71%	£18,523,453	£18,835,587	£18,575,535	£18,887,650	£18,479,142	£18,531,224
20%	71%	£16,247,645	£16,663,798	£16,317,088	£16,733,241	£16,188,564	£16,258,008
25%	71%	£13,971,838	£14,492,030	£14,058,640	£14,578,832	£13,897,987	£13,984,791
30%	71%	£11,696,030	£12,320,260	£11,800,194	£12,424,424	£11,607,410	£11,711,574
35%	71%	£9,420,222	£10,148,491	£9,538,949	£10,270,016	£9,310,996	£9,433,971
40%	71%	£7,144,414	£7,968,402	£7,264,998	£8,109,287	£7,004,250	£7,145,135
45%	71%	£4,868,606	£5,782,476	£4,991,145	£5,940,972	£4,697,805	£4,856,301
50%	71%	£2,592,798	£3,596,549	£2,717,293	£3,772,656	£2,391,359	£2,567,465
100%	71%	£-20,855,503	£-18,675,170	£-20,491,875	£-18,311,342	£-21,165,040	£-20,801,212
10%	75%	£20,789,273	£20,971,340	£20,825,731	£21,007,798	£20,763,426	£20,799,883
15%	75%	£18,508,472	£18,781,574	£18,563,159	£18,836,260	£18,489,701	£18,524,387
20%	75%	£16,227,672	£16,591,806	£16,300,587	£16,644,721	£16,175,977	£16,245,891
25%	75%	£13,946,870	£14,402,039	£14,038,014	£14,493,183	£13,882,252	£13,973,305
30%	75%	£11,666,070	£12,212,271	£11,775,442	£12,321,644	£11,588,527	£11,697,899
35%	75%	£9,380,119	£10,022,504	£9,509,557	£10,160,105	£9,289,349	£9,411,787
40%	75%	£7,093,991	£7,822,344	£7,231,520	£7,970,274	£6,978,712	£7,126,841
45%	75%	£4,787,062	£5,618,160	£4,953,483	£5,784,581	£4,669,073	£4,835,494
50%	75%	£2,490,534	£3,413,977	£2,675,446	£3,598,888	£2,359,435	£2,544,347
10%	60%	£20,811,217	£21,123,525	£20,860,383	£21,161,691	£20,789,883	£20,810,027
15%	60%	£18,531,459	£18,894,175	£18,589,891	£18,952,507	£18,228,847	£18,287,179
20%	60%	£16,251,730	£14,779,989	£14,124,846	£14,832,814	£13,948,340	£14,021,255
25%	60%	£13,971,902	£15,865,824	£13,879,600	£15,933,322	£13,667,833	£13,755,331
30%	60%	£11,692,036	£10,551,649	£9,832,586	£10,653,730	£9,382,205	£9,485,756
35%	60%	£9,412,228	£8,435,788	£7,372,126	£8,554,132	£7,085,976	£7,204,319
40%	60%	£7,137,420	£6,320,295	£5,111,664	£6,441,423	£4,789,745	£4,922,852
50%	60%	£4,862,612	£4,207,812	£3,707,154	£4,298,710	£3,437,415	£3,584,445

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 4		CIL Zone	2
		Value Area	Med
No Units	100	Sales value inflation	10%
Site Area	0.85 Ha	Build cost inflation	5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£15,980,412	£15,980,412	£15,980,412	£15,980,412	£15,980,412	£15,980,412
10%	71%	£12,879,798	£13,039,041	£12,956,873	£13,116,116	£12,832,285	£12,909,360
15%	71%	£11,329,266	£11,568,358	£11,445,104	£11,683,989	£11,258,222	£11,373,834
20%	71%	£3,779,184	£10,097,670	£9,933,334	£10,251,820	£3,684,158	£3,838,309
25%	71%	£8,228,878	£8,626,984	£8,421,565	£8,819,672	£8,110,095	£8,302,783
30%	71%	£6,674,195	£7,156,299	£6,909,201	£7,387,524	£6,529,324	£6,764,331
35%	71%	£5,106,822	£5,673,088	£5,380,797	£5,847,292	£4,837,608	£5,076,781
40%	71%	£3,539,050	£4,186,439	£3,852,392	£4,499,781	£3,345,889	£3,659,232
45%	71%	£1,971,478	£2,699,791	£2,323,989	£3,052,301	£1,754,173	£2,106,683
50%	71%	£403,906	£1,213,142	£795,584	£1,604,820	£162,466	£584,134
100%	71%	£-19,321,887	£-13,870,645	£-14,725,419	£-13,080,476	£-19,132,385	£-19,215,218
10%	75%	£12,867,575	£13,006,913	£12,948,503	£13,087,841	£12,826,001	£12,906,930
15%	75%	£11,311,158	£11,520,163	£11,432,549	£11,641,556	£11,248,795	£11,370,189
20%	75%	£3,754,788	£10,033,413	£9,919,396	£10,195,271	£3,671,650	£3,833,448
25%	75%	£8,198,320	£8,546,664	£8,400,642	£8,748,985	£8,094,386	£8,296,707
30%	75%	£6,636,925	£7,059,914	£6,883,682	£7,302,700	£6,510,164	£6,756,921
35%	75%	£5,063,141	£5,558,795	£5,351,025	£5,846,682	£4,915,253	£5,203,136
40%	75%	£3,489,358	£4,055,828	£3,819,368	£4,384,833	£3,320,342	£3,640,357
45%	75%	£1,915,574	£2,552,848	£2,285,710	£2,922,983	£1,725,432	£2,095,567
50%	75%	£341,791	£1,049,873	£753,053	£1,461,135	£130,522	£541,794
60%	60%	£12,819,912	£13,143,852	£12,983,655	£13,295,595	£12,852,394	£12,917,131
15%	60%	£11,388,162	£11,722,572	£11,485,276	£11,919,686	£11,288,385	£11,385,499
20%	60%	£9,857,413	£10,303,293	£9,986,898	£10,432,778	£9,724,376	£9,853,862
25%	60%	£8,326,662	£8,984,012	£8,488,520	£9,045,870	£8,160,367	£8,322,225
30%	60%	£6,795,915	£7,664,732	£7,390,142	£7,853,962	£6,590,637	£6,788,042
35%	60%	£5,245,760	£6,038,811	£5,476,067	£6,269,118	£5,009,138	£5,239,445
40%	60%	£3,698,065	£4,604,409	£3,961,272	£4,867,617	£3,427,641	£3,690,848
45%	60%	£2,150,370	£3,170,007	£2,446,479	£3,446,115	£1,946,142	£2,142,250
50%	60%	£602,675	£1,735,605	£931,684	£2,064,614	£264,644	£593,653

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£80,517,678	£80,517,678	£80,517,678	£80,517,678	£80,517,678	£80,517,678
10%	71%	£63,458,588	£63,541,214	£63,541,214	£63,581,972	£63,368,828	£63,588,728
15%	71%	£55,168,586	£54,929,736	£55,052,383	£54,814,119	£55,068,864	£55,124,264
20%	71%	£46,718,903	£46,400,418	£46,564,753	£46,246,268	£46,813,930	£46,659,779
25%	71%	£38,269,210	£37,871,103	£38,076,522	£37,678,415	£38,387,993	£38,193,304
30%	71%	£29,819,517	£29,341,788	£29,558,867	£29,160,564	£29,869,757	£29,675,068
35%	71%	£21,369,824	£20,825,000	£21,171,290	£20,560,825	£21,560,481	£21,268,306
40%	71%	£12,920,131	£12,311,648	£12,645,895	£12,198,308	£13,152,198	£12,838,858
45%	71%	£4,470,438	£3,798,207	£4,174,689	£3,445,787	£4,743,815	£4,391,404
50%	71%	£-1,080,166	£-1,039,289	£-1,147,363	£-1,063,268	£-1,244,632	£-1,204,651
100%	71%	£-92,019,674	£-90,374,732	£-91,223,506	£-89,578,564	£-92,610,473	£-91,714,306
10%	75%	£83,930,513	£83,491,175	£83,549,584	£83,410,246	£83,672,087	£83,591,157
15%	75%	£75,480,931	£74,977,265	£75,085,630	£74,666,250	£75,248,259	£75,127,899
20%	75%	£67,031,349	£66,464,675	£66,581,491	£66,302,817	£66,628,498	£66,664,640
25%	75%	£58,581,768	£57,951,424	£58,097,445	£57,749,102	£58,403,702	£58,201,380
30%	75%	£50,132,187	£49,438,174	£49,614,905	£49,195,388	£49,981,923	£49,741,167
35%	75%	£41,682,606	£40,939,283	£41,147,363	£40,563,632	£41,564,568	£41,284,651
40%	75%	£33,233,025	£32,442,264	£32,769,720	£32,113,254	£33,177,745	£32,848,738
45%	75%	£24,783,444	£23,945,239	£24,212,378	£23,575,104	£24,772,625	£24,402,520
50%	75%	£16,333,863	£15,449,215	£15,740,096	£15,085,953	£16,628,598	£16,256,334
10%	60%	£86,579,176	£86,356,236	£86,514,432	£86,291,492	£86,645,693	£86,580,951
15%	60%	£78,129,595	£77,775,516	£77,912,811	£77,678,401	£77,929,703	£77,812,588
20%	60%	£69,680,015	£69,194,795	£69,511,189	£69,065,310	£69,772,172	£69,684,225
25%	60%	£61,229,435	£60,604,967	£60,968,567	£60,452,718	£61,162,721	£61,125,963
30%	60%	£52,778,855	£52,033,355	£52,507,945	£52,039,126	£52,607,451	£52,610,045
35%	60%	£44,328,275	£43,459,276	£43,992,230	£43,288,969	£44,488,849	£44,259,642
40%	60%	£35,877,695	£34,893,818	£35,586,815	£34,690,417	£36,170,447	£35,897,289
45%	60%	£27,427,115	£26,328,080	£27,051,609	£26,391,972	£27,461,945	£27,355,837
50%	60%	£18,976,535	£17,762,482	£18,266,403	£17,433,473	£18,233,444	£18,061,434

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£72,325,000	£72,325,000	£72,325,000	£72,325,000	£72,325,000	£72,325,000
10%	71%	£55,265,910	£55,348,301	£55,348,301	£55,389,059	£55,176,019	£55,389,059
15%	71%	£48,594,915	£48,435,672	£48,517,840	£48,358,597	£48,642,428	£48,565,353
20%	71%	£41,923,920	£41,806,358	£41,929,609	£41,770,745	£42,016,491	£41,900,879
25%	71%	£35,252,925	£35,074,729	£35,053,148	£34,894,581	£35,068,041	£34,911,930
30%	71%	£28,581,930	£28,318,414	£28,565,512	£28,387,189	£28,945,389	£28,710,383
35%	71%	£21,910,935	£21,601,826	£21,888,916	£21,567,451	£22,043,107	£21,829,932
40%	71%	£15,240,940	£14,882,221	£15,229,221	£14,874,832	£15,481,628	£15,215,434
45%	71%	£8,570,945	£8,174,922	£8,558,422	£8,142,412	£8,997,201	£8,740,380
50%	71%	£1,900,950	£1,450,727	£1,989,893	£1,512,258	£2,020,579	£1,820,579
100%	71%	£-92,019,674	£-90,374,732	£-91,223,506	£-89,578,564	£-92,610,473	£-91,714,306
10%	75%	£83,930,513	£83,491,175	£83,549,584	£83,410,246	£83,672,087	£83,591,157
15%	75%	£75,480,931	£74,977,265	£75,085,630	£74,666,250	£75,248,259	£75,127,899
20%	75%	£67,031,349	£66,464,675	£66,581,491	£66,302,817	£66,628,498	£66,664,640
25%	75%	£58,581,768	£57,951,424	£58,097,445	£57,749,102	£58,403,702	£58,201,380
30%	75%	£50,132,187	£49,438,174	£49,614,905	£49,195,388	£49,981,923	£49,741,167
35%	75%	£41,682,606	£40,939,283	£41,147,363	£40,563,632	£41,564,568	£41,284,651
40%	75%	£33,233,025	£32,442,264	£32,769,720	£32,113,254	£33,177,745	£32,848,738
45%	75%	£24,783,444	£23,945,239	£24,212,378	£23,575,104	£24,772,625	£24,402,520
50%	75%	£16,333,863	£15,449,215	£15,740,096	£15,085,953	£16,628,598	£16,256,334
10%	60%	£86,579,176	£86,356,236	£86,514,432	£86,291,492	£86,645,693	£86,580,951
15%	60%	£78,129,595	£77,775,516	£77,912,811	£77,678,401	£77,929,703	£77,812,588
20%	60%	£69,680,015	£69,194,795	£69,511,189	£69,065,310	£69,772,172	£69,684,225
25%	60%	£61,229,435	£60,604,967	£60,968,567	£60,452,718	£61,162,721	£61,125,963
30%	60%	£52,778,855	£52,033,355	£52,507,945	£52,039,126	£52,607,451	£52,610,045
35%	60%	£44,328,275	£43,459,276	£43,992,230	£43,288,969	£44,488,849	£44,259,642
40%	60%	£35,877,695	£34,893,818	£35,586,815	£34,690,417	£36,170,447	£35,897,289
45%	60%	£27,427,115	£26,328,080	£27,051,609	£26,391,972	£27,461,945	£27,355,837
50%	60%	£18,976,535	£17,762,482	£18,266,403	£17,433,473	£18,233,444	£18,061,434

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£41,552,000	£41,552,000	£41,552,000	£41,552,000	£41,552,000	£41,552,000
10%	71%	£24,492,910	£24,575,301	£24,575,301	£24,616,059	£24,403,019	£24,616,059
15%	71%	£17,821,915	£17,704,672	£17,827,840	£17,668,597	£17,951,428	£17,874,353
20%	71%	£11,150,920	£11,033,358	£11,156,609	£11,017,745	£11,204,491	£11,090,879
25%	71%	£4,480,925	£4,363,729	£4,489,148	£4,370,581	£4,576,041	£4,461,930
30%	71%	£-1,190,070	£-1,128,414	£-1,165,512	£-1,107,189	£-1,253,389	£-1,138,383
35%	71%	£-7,860,975	£-7,601,826	£-7,848,916	£-7,629,451	£-8,046,107	£-7,861,932
40%	71%	£-14,530,980	£-14,212,221	£-14,519,221	£-14,244,832	£-14,731,628	£-14,415,434
45%	71%	£-21,200,985	£-20,774,922	£-21,188,422	£-20,742,412	£-21,497,201	£-21,170,380
50%	71%	£-27,870,990	£-27,250,727	£-27,858,927	£-27,220,258	£-28,216,579	£-27,600,579
100%	71%	£-92,019,674	£-90,374,732	£-91,223,506	£-89,57		

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£7,499,401	-£7,499,401	-£7,499,401	-£7,499,401	-£7,499,401	-£7,499,401
10%	71%	-£10,900,015	-£10,440,772	-£10,522,940	-£10,363,997	-£10,947,528	-£10,570,453
15%	71%	-£12,150,321	-£11,911,457	-£12,034,709	-£11,795,845	-£12,241,591	-£11,935,979
20%	71%	-£13,700,629	-£13,382,143	-£13,546,479	-£13,227,993	-£13,755,655	-£13,641,504
25%	71%	-£15,250,935	-£14,852,829	-£15,058,248	-£14,660,141	-£15,269,718	-£15,177,030
30%	71%	-£16,801,242	-£16,323,514	-£16,570,017	-£16,069,289	-£16,783,781	-£16,714,482
35%	71%	-£18,351,549	-£17,794,200	-£18,081,786	-£17,532,551	-£18,297,844	-£18,289,032
40%	71%	-£19,901,856	-£19,264,885	-£19,593,555	-£18,980,032	-£19,811,907	-£19,820,581
45%	71%	-£21,452,163	-£20,735,570	-£21,105,324	-£19,427,512	-£21,325,970	-£21,373,130
50%	71%	-£23,002,470	-£22,206,255	-£22,617,093	-£19,874,993	-£22,840,033	-£22,925,619
100%	71%	-£39,001,400	-£37,358,458	-£38,205,232	-£36,580,289	-£39,492,198	-£38,698,031
10%	75%	-£10,612,238	-£10,472,900	-£10,531,310	-£10,391,972	-£10,653,812	-£10,572,883
15%	75%	-£12,168,657	-£11,953,650	-£12,047,264	-£11,838,257	-£12,231,018	-£12,109,634
20%	75%	-£13,725,075	-£13,446,400	-£13,563,217	-£13,284,542	-£13,808,223	-£13,646,365
25%	75%	-£15,281,493	-£14,933,149	-£15,079,171	-£14,730,828	-£15,384,427	-£15,183,106
30%	75%	-£16,842,898	-£16,419,899	-£16,596,131	-£16,177,113	-£16,969,649	-£16,722,892
35%	75%	-£18,404,303	-£17,906,649	-£18,113,083	-£17,623,398	-£18,554,871	-£18,276,677
40%	75%	-£19,965,708	-£19,393,399	-£19,629,835	-£18,069,683	-£19,140,093	-£18,930,461
45%	75%	-£21,527,113	-£20,880,149	-£21,146,582	-£18,515,968	-£19,725,315	-£19,504,248
50%	75%	-£23,088,518	-£22,366,899	-£22,663,329	-£18,962,253	-£20,310,537	-£20,088,035
10%	80%	-£10,560,901	-£10,337,961	-£10,406,158	-£10,273,218	-£10,627,419	-£10,562,676
15%	80%	-£12,091,651	-£11,757,241	-£11,994,537	-£11,660,127	-£12,191,428	-£12,094,314
20%	80%	-£13,622,401	-£13,176,520	-£13,482,915	-£13,047,035	-£13,755,437	-£13,625,961
25%	80%	-£15,153,151	-£14,595,800	-£14,999,293	-£14,433,943	-£15,319,446	-£15,151,588
30%	80%	-£16,683,901	-£16,015,080	-£16,493,671	-£15,820,851	-£16,883,455	-£16,691,771
35%	80%	-£18,214,651	-£17,434,360	-£17,988,049	-£17,205,959	-£18,447,464	-£18,240,368
40%	80%	-£19,745,401	-£18,853,640	-£19,481,427	-£18,591,067	-£19,011,473	-£18,798,985
45%	80%	-£21,276,151	-£20,272,920	-£21,033,334	-£19,013,698	-£20,575,482	-£20,337,563
50%	80%	-£22,806,901	-£21,692,200	-£22,544,129	-£19,435,199	-£22,139,491	-£22,886,160

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,828,984	-£1,664,741	-£1,746,509	-£1,587,667	-£1,871,497	-£1,794,423
10%	71%	-£3,374,291	-£3,135,427	-£3,258,678	-£3,019,814	-£3,445,560	-£3,329,949
20%	71%	-£4,924,598	-£4,606,113	-£4,770,448	-£4,451,363	-£5,019,624	-£4,885,473
25%	71%	-£6,474,905	-£6,176,798	-£6,282,217	-£5,984,110	-£6,593,688	-£6,461,597
30%	71%	-£8,025,212	-£7,747,483	-£7,794,582	-£7,316,258	-£8,174,752	-£7,938,452
35%	71%	-£9,575,519	-£9,318,168	-£9,322,865	-£8,786,520	-£9,755,816	-£9,492,001
40%	71%	-£11,125,826	-£10,888,853	-£10,891,390	-£10,204,801	-£11,336,880	-£11,044,551
45%	71%	-£12,676,133	-£12,459,538	-£12,379,794	-£11,651,482	-£12,916,944	-£12,597,099
50%	71%	-£14,226,440	-£14,030,223	-£13,908,198	-£13,088,963	-£14,501,008	-£14,149,649
100%	71%	-£30,226,369	-£28,589,427	-£29,429,291	-£27,744,299	-£30,716,188	-£29,029,000
10%	75%	-£1,838,207	-£1,698,870	-£1,759,279	-£1,615,941	-£1,877,182	-£1,798,852
15%	75%	-£3,392,626	-£3,183,620	-£3,271,233	-£3,062,227	-£3,545,987	-£3,333,594
20%	75%	-£4,947,044	-£4,707,370	-£4,787,186	-£4,508,512	-£5,032,192	-£4,870,335
25%	75%	-£6,497,462	-£6,157,119	-£6,303,140	-£5,954,787	-£6,609,397	-£6,407,075
30%	75%	-£8,047,880	-£7,766,869	-£7,820,102	-£7,401,062	-£8,193,618	-£7,946,862
35%	75%	-£9,598,298	-£9,376,618	-£9,352,757	-£8,857,101	-£9,788,830	-£9,500,646
40%	75%	-£11,148,716	-£10,986,367	-£11,068,415	-£10,318,949	-£11,383,440	-£11,054,431
45%	75%	-£12,699,134	-£12,596,116	-£12,619,073	-£11,780,799	-£12,978,558	-£12,606,215
50%	75%	-£14,249,552	-£14,205,865	-£13,950,730	-£13,242,648	-£14,573,261	-£14,161,999
10%	80%	-£1,784,871	-£1,561,931	-£1,720,127	-£1,497,187	-£1,851,388	-£1,786,645
15%	80%	-£3,335,620	-£3,091,210	-£3,218,506	-£2,994,096	-£3,415,397	-£3,316,263
20%	80%	-£4,886,369	-£4,641,800	-£4,716,804	-£4,271,004	-£5,070,407	-£4,849,920
25%	80%	-£6,437,118	-£6,197,290	-£6,215,262	-£5,657,913	-£6,543,416	-£6,381,558
30%	80%	-£7,987,867	-£7,747,780	-£7,733,640	-£7,044,821	-£8,113,146	-£7,915,740
35%	80%	-£9,538,616	-£9,298,270	-£9,221,715	-£8,434,664	-£9,684,841	-£9,464,337
40%	80%	-£11,089,365	-£10,848,760	-£10,959,373	-£10,242,510	-£11,276,142	-£11,012,934
45%	80%	-£12,640,114	-£12,399,250	-£12,257,304	-£11,237,667	-£12,857,640	-£12,561,532
50%	80%	-£14,190,863	-£13,948,737	-£13,772,098	-£12,639,168	-£14,439,139	-£14,110,129

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£10,214,156	£10,214,156	£10,214,156	£10,214,156	£10,214,156	£10,214,156
10%	71%	£7,113,542	£7,272,785	£7,190,618	£7,349,860	£7,066,029	£7,143,104
15%	71%	£5,563,236	£5,802,100	£5,678,849	£5,917,712	£5,491,966	£5,607,578
20%	71%	£4,012,930	£4,331,414	£4,167,078	£4,485,864	£3,917,802	£4,072,053
25%	71%	£2,462,624	£2,860,728	£2,655,309	£3,053,417	£2,343,839	£2,536,527
30%	71%	£907,939	£1,390,044	£1,142,945	£1,621,268	£763,069	£998,076
35%	71%	£269,833	£93,188	£305,459	£161,006	£268,849	£354,475
40%	71%	-£2,227,206	-£1,570,817	-£1,913,863	-£1,266,474	-£2,420,366	-£2,107,024
45%	71%	-£3,777,774	-£3,066,465	-£3,442,287	-£2,713,955	-£4,012,833	-£3,659,573
50%	71%	-£5,328,342	-£4,553,114	-£4,970,672	-£4,161,436	-£5,603,800	-£5,212,122
100%	71%	-£21,997,849	-£20,840,900	-£20,469,678	-£18,868,929	-£21,774,844	-£20,982,474
10%	75%	£7,101,310	£7,240,657	£7,182,248	£7,321,585	£7,059,745	£7,140,674
15%	75%	£5,544,000	£5,753,907	£5,666,293	£5,875,300	£5,482,840	£5,603,933
20%	75%	£3,988,483	£4,267,151	£4,150,340	£4,429,915	£3,929,334	£4,067,192
25%	75%	£2,432,064	£2,780,408	£2,634,386	£2,982,729	£2,328,130	£2,530,451
30%	75%	£870,669	£1,293,658	£1,117,426	£1,536,444	£743,908	£990,665
35%	75%	£703,114	£207,458	£415,231	£80,425	£951,003	£963,119
40%	75%	-£2,276,997	-£1,770,432	-£1,941,688	-£1,381,633	-£2,445,913	-£2,116,904
45%	75%	-£3,826,881	-£3,213,408	-£3,480,546	-£2,843,273	-£4,040,824	-£3,670,688
50%	75%	-£5,377,765	-£4,716,383	-£5,013,203	-£4,305,121	-£5,635,734	-£5,224,472
10%	80%	£7,152,856	£7,378,586	£7,217,400	£7,460,359	£7,086,138	£7,150,881
15%	80%	£5,591,936	£5,956,316	£5,719,021	£6,053,430	£5,522,789	£5,619,313
20%	80%	£4,041,157	£4,537,037	£4,220,642	£4,666,522	£3,958,120	£4,087,606
25%	80%	£2,490,407	£3,117,756	£2,722,264	£3,279,614	£2,394,111	£2,555,969
30%	80%	£1,022,190	£1,698,477	£1,223,886	£1,857,706	£934,581	£1,021,783
35%	80%	£520,496	£272,555	£290,189	£502,863	£757,118	£826,810
40%	80%	-£2,068,191	-£1,161,847	-£1,804,983	-£988,639	-£2,338,615	-£2,075,408
45%	80%	-£3,618,886	-£2,596,249	-£3,319,772	-£2,300,141	-£4,020,114	-£3,624,006
50%	80%	-£5,169,581	-£4,030,851	-£4,834,572	-£3,701,641	-£5,601,612	-£5,172,603

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£7,770,545	-£7,770,545	-£7,770,545	-£7,770,545	-£7,770,545	-£7,770,545
10%	71%	-£10,871,158	-£10,711,915	-£10,784,383	-£10,624,840	-£10,918,671	-£10,841,596
15%	71%	-£12,421,465	-£12,162,601	-£12,305,532	-£12,066,388	-£12,492,724	-£12,371,722
20%	71%	-£13,971,772	-£13,653,286	-£13,817,622	-£13,499,136	-£14,066,798	-£13,912,647
25%	71%	-£15,522,078	-£15,123,972	-£15,329,391	-£14,931,284	-£15,640,861	-£15,448,173
30%	71%	-£17,072,385	-£16,594,657	-£16,841,765	-£16,363,432	-£17,214,924	-£16,893,286
35%	71%	-£18,622,691	-£18,065,343	-£18,354,139	-£17,795,580	-£18,788,987	-£18,424,349
40%	71%	-£20,173,000	-£19,536,028	-£19,866,513	-£19,227,728	-£20,364,048	-£19,955,412
45%	71%	-£21,723,307	-£21,006,713	-£21,378,887	-£20,659,876	-£21,939,109	-£21,426,475
50%	71%	-£23,273,614	-£22,477,398	-£22,891,261	-£22,092,024	-£23,514,170	-£22,997,538
100%	71%	-£39,272,543	-£37,627,601	-£38,476,375	-£36,831,433	-£39,763,431	-£38,967,174
15%	75%	-£12,439,800	-£12,230,784	-£12,318,497	-£12,109,400	-£12,502,161	-£12,380,788
10%	75%	-£10,883,381	-£10,744,044	-£10,802,453	-£10,663,115	-£10,924,955	-£10,844,026
35%	75%	-£18,697,815	-£18,193,158	-£18,309,891	-£17,805,234	-£19,435,705	-£18,547,500
40%	75%	-£20,261,598	-£19,695,133	-£19,832,588	-£19,366,123	-£20,430,614	-£20,101,604
45%	75%	-£21,835,382	-£21,198,108	-£21,465,247	-£20,827,973	-£22,025,524	-£21,655,389
50%	75%	-£23,409,165	-£22,671,084	-£22,997,894	-£22,469,822	-£23,620,434	-£23,209,172
10%	60%	-£10,832,044	-£10,600,105	-£10,767,301	-£10,544,361	-£10,888,562	-£10,833,819
15%	60%	-£12,362,794	-£12,028,384	-£12,265,680	-£11,931,270	-£12,462,571	-£12,365,457
20%	60%	-£13,893,543	-£13,447,684	-£13,784,058	-£13,318,178	-£14,026,580	-£13,897,994
25%	60%	-£15,424,292	-£14,962,434	-£15,262,436	-£14,705,306	-£15,590,590	-£15,428,732
30%	60%	-£16,955,041	-£16,477,184	-£16,750,814	-£16,091,995	-£17,160,319	-£16,962,914
35%	60%	-£18,485,790	-£17,991,934	-£18,274,389	-£17,481,838	-£18,741,818	-£18,511,511
40%	60%	-£20,016,539	-£19,506,684	-£19,797,964	-£18,963,538	-£20,323,315	-£20,060,108
45%	60%	-£21,547,288	-£21,021,434	-£21,319,539	-£20,445,287	-£21,904,814	-£21,608,702
50%	60%	-£23,078,037	-£22,536,184	-£22,841,114	-£21,927,137	-£23,486,313	-£23,157,303

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,427,184	-£1,386,428	-£1,504,260	-£1,463,718	-£1,379,672	-£1,456,746
10%	71%	-£1,233,122	-£1,155,742	-£1,309,509	-£1,271,355	-£1,194,362	-£1,278,780
20%	71%	-£1,039,060	-£985,944	-£1,114,758	-£1,077,202	-£1,008,496	-£1,090,818
25%	71%	-£925,000	-£872,088	-£999,500	-£963,346	-£900,630	-£982,960
30%	71%	-£811,000	-£758,232	-£884,250	-£849,490	-£787,764	-£865,000
35%	71%	-£697,000	-£644,376	-£769,000	-£735,634	-£674,898	-£753,040
40%	71%	-£583,000	-£530,520	-£653,750	-£621,778	-£562,042	-£641,082
45%	71%	-£469,000	-£416,664	-£538,500	-£507,922	-£450,186	-£529,126
50%	71%	-£355,000	-£302,808	-£423,250	-£394,066	-£338,330	-£417,170
100%	71%	-£2,874,201	-£2,829,259	-£2,970,529	-£2,925,587	-£2,948,859	-£2,893,917
15%	75%	-£1,414,061	-£1,354,296	-£1,465,806	-£1,405,927	-£1,373,987	-£1,454,311
20%	75%	-£1,141,457	-£1,075,549	-£1,202,064	-£1,142,442	-£1,098,818	-£1,188,425
25%	75%	-£967,875	-£919,201	-£1,036,017	-£977,343	-£932,224	-£981,466
30%	75%	-£794,293	-£750,957	-£862,430	-£803,228	-£768,102	-£815,900
35%	75%	-£620,711	-£577,581	-£688,843	-£629,736	-£594,626	-£641,340
40%	75%	-£447,129	-£403,205	-£515,256	-£456,729	-£422,610	-£473,354
45%	75%	-£273,547	-£228,833	-£341,669	-£282,622	-£248,504	-£300,368
50%	75%	-£100,000	-£50,000	-£100,000	-£50,000	-£100,000	-£50,000
10%	60%	-£1,466,298	-£1,389,238	-£1,531,042	-£1,453,982	-£1,399,781	-£1,464,523
15%	60%	-£1,233,122	-£1,155,742	-£1,309,509	-£1,271,355	-£1,200,794	-£1,278,780
20%	60%	-£1,000,000	-£925,000	-£1,100,000	-£1,025,000	-£950,000	-£1,025,000
25%	60%	-£766,875	-£716,625	-£837,500	-£787,250	-£747,500	-£797,500
30%	60%	-£533,750	-£483,500	-£604,250	-£555,000	-£514,750	-£564,500
35%	60%	-£300,625	-£250,375	-£375,000	-£325,750	-£285,500	-£335,250
40%	60%	-£62,500	-£31,250	-£62,500	-£31,250	-£62,500	-£31,250
45%	60%	-£1,466,298	-£1,389,238	-£1,531,042	-£1,453,982	-£1,399,781	-£1,464,523
50%	60%	-£1,466,298	-£1,389,238	-£1,531,042	-£1,453,982	-£1,399,781	-£1,464,523

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£10,214,156	£10,214,156	£10,214,156	£10,214,156	£10,214,156	£10,214,156
10%	71%	£7,113,542	£7,272,785	£7,190,818	£7,349,860	£7,066,029	£7,143,104
15%	71%	£5,553,236	£5,802,100	£5,678,849	£5,817,712	£5,491,966	£5,570,576
20%	71%	£4,092,930	£4,331,414	£4,167,078	£4,485,564	£4,017,902	£4,072,053
25%	71%	£2,632,624	£2,860,728	£2,658,309	£2,893,417	£2,543,839	£2,598,527
30%	71%	£1,172,318	£1,390,044	£1,147,993	£1,621,268	£1,038,359	£1,093,047
35%	71%	£-289,963	£-93,198	£-289,459	£-161,003	£-292,640	£-254,475
40%	71%	£-2,227,206	£-1,579,817	£-1,913,863	£-1,266,474	£-2,420,366	£-2,107,024
45%	71%	£-3,794,778	£-3,066,485	£-3,442,267	£-2,713,955	£-4,012,083	£-3,659,573
50%	71%	£-5,367,350	£-4,553,114	£-4,970,672	£-4,161,436	£-5,603,200	£-5,212,122
100%	71%	£-21,287,843	£-19,842,900	£-20,491,675	£-18,846,732	£-21,778,641	£-20,982,474
10%	75%	£7,101,319	£7,240,657	£7,182,248	£7,321,585	£7,059,745	£7,140,674
15%	75%	£5,544,000	£5,753,907	£5,666,293	£5,875,200	£5,482,240	£5,603,933
20%	75%	£3,982,683	£4,267,151	£4,150,340	£4,429,015	£4,055,334	£4,167,193
25%	75%	£2,421,366	£2,780,408	£2,634,386	£2,982,729	£2,328,130	£2,530,451
30%	75%	£870,049	£1,293,658	£1,117,426	£1,536,444	£743,908	£990,065
35%	75%	£-703,114	£-207,458	£-415,231	£-60,424	£-651,003	£-563,119
40%	75%	£-2,276,897	£-1,710,432	£-1,947,588	£-1,381,423	£-2,445,913	£-2,116,904
45%	75%	£-3,850,681	£-3,213,408	£-3,480,546	£-2,843,273	£-4,040,824	£-3,670,688
50%	75%	£-5,424,465	£-4,718,383	£-5,013,203	£-4,305,121	£-5,635,734	£-5,224,472
10%	60%	£7,101,319	£7,240,657	£7,182,248	£7,321,585	£7,059,745	£7,140,674
15%	60%	£5,544,000	£5,753,907	£5,666,293	£5,875,200	£5,482,240	£5,603,933
20%	60%	£3,982,683	£4,267,151	£4,150,340	£4,429,015	£4,055,334	£4,167,193
25%	60%	£2,421,366	£2,780,408	£2,634,386	£2,982,729	£2,328,130	£2,530,451
30%	60%	£870,049	£1,293,658	£1,117,426	£1,536,444	£743,908	£990,065
35%	60%	£-703,114	£-207,458	£-415,231	£-60,424	£-651,003	£-563,119
40%	60%	£-2,276,897	£-1,710,432	£-1,947,588	£-1,381,423	£-2,445,913	£-2,116,904
45%	60%	£-3,850,681	£-3,213,408	£-3,480,546	£-2,843,273	£-4,040,824	£-3,670,688
50%	60%	£-5,424,465	£-4,718,383	£-5,013,203	£-4,305,121	£-5,635,734	£-5,224,472
10%	60%	£1,466,298	£1,389,238	£1,531,042	£1,453,982	£1,399,781	£1,464,523
15%	60%	£1,233,122	£1,155,742	£1,309,509	£1,271,355	£1,200,794	£1,278,780
20%	60%	£1,000,000	£925,000	£1,100,000	£1,025,000	£950,000	£1,025,000
25%	60%	£766,875	£716,625	£766,875	£716,625	£716,625	£716,625
30%	60%	£533,750	£483,500	£533,750	£483,500	£483,500	£483,500
35%	60%	£300,625	£250,375	£300,625	£250,375	£250,375	£250,375
40%	60%	£62,500	£31,250	£62,500	£31,250	£31,250	£31,250
45%	60%	£-1,466,298	£-1,389,238	£-1,531,042	£-1,453,982	£-1,399,781	£-1,464,523
50%	60%	£-1,466,298	£-1,389,238	£-1,531,042	£-1,453,982	£-1,399,781	£-1,464,523

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 4

CIL Zone 2  
Value Area Low

No Units 100  
Site Area 0.85 Ha

Sales value inflation 10%  
Build cost inflation 5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£9,414,773	£9,414,773	£9,414,773	£9,414,773	£9,414,773	£9,414,773
10%	71%	£6,918,862	£7,047,282	£7,040,966	£7,169,586	£6,841,976	£6,964,280
15%	71%	£5,661,431	£5,854,361	£5,844,967	£6,003,817	£5,546,401	£5,729,859
20%	71%	£4,404,230	£4,381,439	£4,648,808	£4,906,048	£4,250,827	£4,455,435
25%	71%	£3,146,869	£3,468,518	£3,452,729	£3,774,278	£2,955,278	£3,261,013
30%	71%	£1,889,737	£2,275,596	£2,256,650	£2,642,509	£1,659,678	£2,026,590
35%	71%	£632,606	£1,082,676	£1,060,570	£1,510,740	£394,103	£792,168
40%	71%	£-534,943	£-112,049	£-137,724	£378,971	£-946,705	£-449,487
45%	71%	£-1,912,736	£-1,324,481	£-1,353,366	£-765,110	£-2,263,469	£-1,704,099
50%	71%	£-3,190,530	£-2,536,912	£-2,569,007	£-1,915,390	£-3,580,232	£-2,958,710
100%	71%	£-15,988,484	£-14,861,230	£-14,725,419	£-13,418,185	£-16,747,889	£-15,508,825
10%	75%	£6,904,041	£7,016,583	£7,032,460	£7,145,003	£6,836,940	£6,965,360
15%	75%	£5,639,498	£5,808,313	£5,832,128	£6,000,941	£5,538,848	£5,731,477
20%	75%	£4,374,957	£4,500,042	£4,531,796	£4,688,880	£4,240,756	£4,447,594
25%	75%	£3,110,415	£3,391,771	£3,431,464	£3,712,820	£2,942,683	£3,263,712
30%	75%	£1,845,873	£2,183,500	£2,231,131	£2,568,758	£1,644,571	£2,029,829
35%	75%	£581,331	£975,229	£1,030,799	£1,424,697	£346,478	£795,947
40%	75%	£-994,386	£-236,893	£-172,306	£289,636	£-877,177	£-445,098
45%	75%	£-1,979,609	£-1,464,885	£-1,392,270	£-877,547	£-2,286,500	£-1,696,161
50%	75%	£-3,264,832	£-2,692,917	£-2,612,234	£-2,040,319	£-3,605,822	£-2,953,224
60%	75%	£-4,549,451	£-3,905,917	£-3,825,254	£-3,248,254	£-4,889,000	£-4,166,828
15%	60%	£5,731,614	£6,001,716	£5,885,717	£6,155,819	£5,570,572	£5,724,676
20%	60%	£4,497,777	£4,857,913	£4,703,249	£5,063,384	£4,283,555	£4,488,526
25%	60%	£3,263,940	£3,714,109	£3,520,779	£3,970,948	£2,995,537	£3,252,376
30%	60%	£2,029,103	£2,576,307	£2,338,913	£2,818,513	£1,708,020	£2,016,227
35%	60%	£796,266	£1,426,503	£1,155,840	£1,786,078	£420,504	£780,077
40%	60%	£-444,727	£292,701	£-27,064	£693,643	£-881,195	£-463,531
45%	60%	£-1,898,743	£-975,186	£-1,228,831	£-405,315	£-2,189,769	£-1,719,890
50%	60%	£-3,252,760	£-2,037,896	£-2,430,681	£-1,515,617	£-3,498,344	£-2,976,266

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£67,083,314	£67,083,314	£67,083,314	£67,083,314	£67,083,314	£67,083,314
10%	71%	£69,499,476	£69,499,476	£69,499,476	£69,499,476	£69,499,476	£69,499,476
15%	71%	£70,858,657	£70,858,657	£70,858,657	£70,858,657	£70,858,657	£70,858,657
20%	71%	£72,093,687	£72,093,687	£72,093,687	£72,093,687	£72,093,687	£72,093,687
25%	71%	£73,351,119	£73,351,119	£73,351,119	£73,351,119	£73,351,119	£73,351,119
30%	71%	£74,569,561	£74,569,561	£74,569,561	£74,569,561	£74,569,561	£74,569,561
35%	71%	£75,765,882	£75,765,882	£75,765,882	£75,765,882	£75,765,882	£75,765,882
40%	71%	£77,133,030	£77,133,030	£77,133,030	£77,133,030	£77,133,030	£77,133,030
45%	71%	£78,410,823	£78,410,823	£78,410,823	£78,410,823	£78,410,823	£78,410,823
50%	71%	£79,698,917	£79,698,917	£79,698,917	£79,698,917	£79,698,917	£79,698,917
100%	71%	£82,466,551	£82,466,551	£82,466,551	£82,466,551	£82,466,551	£82,466,551
10%	75%	£69,594,047	£69,594,047	£69,594,047	£69,594,047	£69,594,047	£69,594,047
15%	75%	£70,929,020	£70,929,020	£70,929,020	£70,929,020	£70,929,020	£70,929,020
20%	75%	£72,123,131	£72,123,131	£72,123,131	£72,123,131	£72,123,131	£72,123,131
25%	75%	£73,387,673	£73,387,673	£73,387,673	£73,387,673	£73,387,673	£73,387,673
30%	75%	£74,652,214	£74,652,214	£74,652,214	£74,652,214	£74,652,214	£74,652,214
35%	75%	£75,916,757	£75,916,757	£75,916,757	£75,916,757	£75,916,757	£75,916,757
40%	75%	£77,192,473	£77,192,473	£77,192,473	£77,192,473	£77,192,473	£77,192,473
45%	75%	£78,477,696	£78,477,696	£78,477,696	£78,477,696	£78,477,696	£78,477,696
50%	75%	£79,762,919	£79,762,919	£79,762,919	£79,762,919	£79,762,919	£79,762,919
10%	60%	£69,532,637	£69,532,637	£69,532,637	£69,532,637	£69,532,637	£69,532,637
15%	60%	£70,766,473	£70,766,473	£70,766,473	£70,766,473	£70,766,473	£70,766,473
20%	60%	£72,000,310	£72,000,310	£72,000,310	£72,000,310	£72,000,310	£72,000,310
25%	60%	£73,234,146	£73,234,146	£73,234,146	£73,234,146	£73,234,146	£73,234,146
30%	60%	£74,467,984	£74,467,984	£74,467,984	£74,467,984	£74,467,984	£74,467,984
35%	60%	£75,701,821	£75,701,821	£75,701,821	£75,701,821	£75,701,821	£75,701,821
40%	60%	£76,935,658	£76,935,658	£76,935,658	£76,935,658	£76,935,658	£76,935,658
45%	60%	£78,169,495	£78,169,495	£78,169,495	£78,169,495	£78,169,495	£78,169,495
50%	60%	£79,403,332	£79,403,332	£79,403,332	£79,403,332	£79,403,332	£79,403,332

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£52,655,197	£52,655,197	£52,655,197	£52,655,197	£52,655,197	£52,655,197
10%	71%	£54,556,051	£54,556,051	£54,556,051	£54,556,051	£54,556,051	£54,556,051
15%	71%	£55,813,282	£55,813,282	£55,813,282	£55,813,282	£55,813,282	£55,813,282
20%	71%	£57,070,513	£57,070,513	£57,070,513	£57,070,513	£57,070,513	£57,070,513
25%	71%	£58,327,744	£58,327,744	£58,327,744	£58,327,744	£58,327,744	£58,327,744
30%	71%	£59,584,975	£59,584,975	£59,584,975	£59,584,975	£59,584,975	£59,584,975
35%	71%	£60,842,206	£60,842,206	£60,842,206	£60,842,206	£60,842,206	£60,842,206
40%	71%	£62,099,437	£62,099,437	£62,099,437	£62,099,437	£62,099,437	£62,099,437
45%	71%	£63,356,668	£63,356,668	£63,356,668	£63,356,668	£63,356,668	£63,356,668
50%	71%	£64,613,899	£64,613,899	£64,613,899	£64,613,899	£64,613,899	£64,613,899
100%	71%	£67,881,130	£67,881,130	£67,881,130	£67,881,130	£67,881,130	£67,881,130
10%	75%	£55,835,215	£55,835,215	£55,835,215	£55,835,215	£55,835,215	£55,835,215
15%	75%	£57,092,446	£57,092,446	£57,092,446	£57,092,446	£57,092,446	£57,092,446
20%	75%	£58,349,677	£58,349,677	£58,349,677	£58,349,677	£58,349,677	£58,349,677
25%	75%	£59,606,908	£59,606,908	£59,606,908	£59,606,908	£59,606,908	£59,606,908
30%	75%	£60,864,139	£60,864,139	£60,864,139	£60,864,139	£60,864,139	£60,864,139
35%	75%	£62,121,370	£62,121,370	£62,121,370	£62,121,370	£62,121,370	£62,121,370
40%	75%	£63,378,601	£63,378,601	£63,378,601	£63,378,601	£63,378,601	£63,378,601
45%	75%	£64,635,832	£64,635,832	£64,635,832	£64,635,832	£64,635,832	£64,635,832
50%	75%	£65,893,063	£65,893,063	£65,893,063	£65,893,063	£65,893,063	£65,893,063
10%	60%	£54,509,262	£54,509,262	£54,509,262	£54,509,262	£54,509,262	£54,509,262
15%	60%	£55,766,493	£55,766,493	£55,766,493	£55,766,493	£55,766,493	£55,766,493
20%	60%	£57,023,724	£57,023,724	£57,023,724	£57,023,724	£57,023,724	£57,023,724
25%	60%	£58,280,955	£58,280,955	£58,280,955	£58,280,955	£58,280,955	£58,280,955
30%	60%	£59,538,186	£59,538,186	£59,538,186	£59,538,186	£59,538,186	£59,538,186
35%	60%	£60,795,417	£60,795,417	£60,795,417	£60,795,417	£60,795,417	£60,795,417
40%	60%	£62,052,648	£62,052,648	£62,052,648	£62,052,648	£62,052,648	£62,052,648
45%	60%	£63,309,879	£63,309,879	£63,309,879	£63,309,879	£63,309,879	£63,309,879
50%	60%	£64,567,110	£64,567,110	£64,567,110	£64,567,110	£64,567,110	£64,567,110

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£25,903,544	£25,903,544	£25,903,544	£25,903,544	£25,903,544	£25,903,544
10%	71%	£28,309,655	£28,309,655	£28,309,655	£28,309,655	£28,309,655	£28,309,655
15%	71%	£29,656,886	£29,656,886	£29,656,886	£29,656,886	£29,656,886	£29,656,886
20%	71%	£30,914,117	£30,914,117	£30,914,117	£30,914,117	£30,914,117	£30,914,117
25%	71%	£32,171,348	£32,171,348	£32,171,348	£32,171,348	£32,171,348	£32,171,348
30%	71%	£33,428,579	£33,428,579	£33,428,579	£33,428,579	£33,428,579	£33,428,579
35%	71%	£34,685,810	£34,685,810	£34,685,810	£34,685,810	£34,685,810	£34,685,810
40%	71%	£35,943,041	£35,943,041	£35,943,041	£35,943,041	£35,943,041	£35,943,041
45%	71%	£37,200,272	£37,200,272	£37,200,272	£37,200,272	£37,200,272	£37,200,272
50%	71%	£38,457,503	£38,457,503	£38,457,503	£38,457,503	£38,457,503	£38,457,503
100%	71%	£42,929,550	£42,929,550	£42,929,550	£42,929,550	£42,929,550	£42,929,550

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£14,065,040	-£14,065,040	-£14,065,040	-£14,065,040	-£14,065,040	-£14,065,040
10%	71%	-£16,561,151	-£16,432,531	-£16,382,847	-£16,310,227	-£16,637,637	-£16,515,533
15%	71%	-£17,818,382	-£17,625,452	-£17,534,526	-£17,441,986	-£17,933,412	-£17,749,955
20%	71%	-£19,075,613	-£18,818,374	-£18,831,005	-£18,873,765	-£19,238,086	-£18,984,378
25%	71%	-£20,332,844	-£20,011,295	-£20,027,584	-£19,705,535	-£20,524,569	-£20,218,800
30%	71%	-£21,590,075	-£21,204,217	-£21,223,983	-£20,537,304	-£21,820,132	-£21,054,223
35%	71%	-£22,847,307	-£22,397,137	-£22,419,243	-£21,669,073	-£23,115,710	-£22,687,645
40%	71%	-£24,104,538	-£23,591,862	-£23,617,537	-£23,100,842	-£24,426,518	-£23,929,300
45%	71%	-£25,361,770	-£24,784,294	-£24,833,179	-£24,244,924	-£25,743,282	-£25,183,912
50%	71%	-£26,619,001	-£25,976,725	-£25,048,520	-£25,395,003	-£27,060,045	-£25,438,563
100%	71%	-£30,448,277	-£38,141,043	-£38,205,232	-£36,887,998	-£40,227,682	-£38,984,638
10%	75%	-£16,575,772	-£16,463,230	-£16,447,353	-£16,334,810	-£16,642,873	-£16,514,453
15%	75%	-£17,840,315	-£17,671,590	-£17,687,695	-£17,478,872	-£17,940,955	-£17,746,336
20%	75%	-£19,104,858	-£18,879,771	-£18,849,017	-£18,622,933	-£19,230,057	-£18,982,219
25%	75%	-£20,369,398	-£20,088,042	-£20,048,349	-£19,766,993	-£20,527,150	-£20,218,101
30%	75%	-£21,634,940	-£21,296,313	-£21,248,682	-£20,911,955	-£21,835,242	-£21,049,984
35%	75%	-£22,899,482	-£22,504,584	-£22,449,014	-£22,055,116	-£23,143,335	-£22,285,866
40%	75%	-£24,164,925	-£23,718,866	-£23,652,119	-£23,199,177	-£24,446,959	-£23,924,911
45%	75%	-£25,430,368	-£24,934,148	-£24,872,083	-£24,357,360	-£25,756,313	-£25,179,974
50%	75%	-£26,695,810	-£26,148,430	-£26,172,387	-£25,522,917	-£27,060,132	-£26,433,037
10%	60%	-£16,514,362	-£16,334,205	-£16,411,627	-£16,231,559	-£16,621,723	-£16,518,987
15%	60%	-£17,748,199	-£17,478,097	-£17,594,096	-£17,323,994	-£17,909,241	-£17,785,137
20%	60%	-£18,982,036	-£18,621,900	-£18,776,264	-£18,416,429	-£19,195,758	-£18,991,287
25%	60%	-£20,215,873	-£19,769,334	-£19,769,334	-£19,608,868	-£20,484,276	-£20,227,437
30%	60%	-£21,449,710	-£20,909,506	-£21,141,503	-£20,601,300	-£21,771,793	-£21,463,586
35%	60%	-£22,683,547	-£22,053,310	-£22,323,373	-£21,693,735	-£23,059,309	-£22,699,738
40%	60%	-£23,917,384	-£23,197,112	-£23,598,877	-£22,786,170	-£24,346,108	-£23,943,344
45%	60%	-£25,151,221	-£24,354,999	-£24,708,666	-£23,885,128	-£25,635,582	-£25,199,712
50%	60%	-£26,385,058	-£25,517,509	-£25,810,494	-£24,995,430	-£26,928,157	-£26,456,079

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£7,269,399	-£7,269,399	-£7,269,399	-£7,269,399	-£7,269,399	-£7,269,399
10%	71%	-£7,785,120	-£7,656,500	-£7,662,816	-£7,534,196	-£7,961,807	-£7,738,502
15%	71%	-£9,042,352	-£8,849,422	-£8,858,895	-£8,685,965	-£9,157,381	-£8,973,925
20%	71%	-£10,299,582	-£10,042,343	-£10,054,574	-£9,797,735	-£10,452,955	-£10,208,347
25%	71%	-£11,556,812	-£11,235,264	-£11,251,654	-£10,929,504	-£11,748,530	-£11,443,569
30%	71%	-£12,814,042	-£12,428,186	-£12,447,132	-£12,061,273	-£13,044,104	-£12,677,192
35%	71%	-£14,071,272	-£13,621,108	-£13,643,212	-£13,193,043	-£14,339,679	-£13,911,614
40%	71%	-£15,328,502	-£14,814,030	-£14,831,507	-£14,324,811	-£15,635,254	-£15,153,270
45%	71%	-£16,585,732	-£16,006,952	-£16,027,149	-£15,456,582	-£16,930,829	-£16,407,891
50%	71%	-£17,842,962	-£17,200,874	-£17,222,700	-£16,588,353	-£18,226,404	-£17,662,462
100%	71%	-£30,672,248	-£39,865,012	-£39,429,291	-£39,129,967	-£43,451,652	-£39,208,608
10%	75%	-£7,799,741	-£7,681,200	-£7,671,322	-£7,558,780	-£7,868,843	-£7,738,423
15%	75%	-£9,064,284	-£8,895,470	-£8,911,655	-£8,702,841	-£9,164,935	-£8,972,305
20%	75%	-£10,328,826	-£10,103,741	-£10,071,987	-£9,846,902	-£10,463,028	-£10,206,188
25%	75%	-£11,593,368	-£11,312,011	-£11,272,319	-£10,980,963	-£11,761,119	-£11,440,071
30%	75%	-£12,857,910	-£12,520,282	-£12,472,561	-£12,135,024	-£13,056,211	-£12,722,437
35%	75%	-£14,122,452	-£13,728,553	-£13,672,983	-£13,279,086	-£14,357,304	-£13,907,335
40%	75%	-£15,387,994	-£14,936,824	-£14,876,588	-£14,423,147	-£15,659,399	-£15,148,881
45%	75%	-£16,652,536	-£16,145,095	-£16,086,652	-£15,567,329	-£16,960,282	-£16,402,944
50%	75%	-£17,917,078	-£17,353,366	-£17,316,017	-£16,744,102	-£18,261,165	-£17,657,007
10%	60%	-£7,738,332	-£7,558,264	-£7,535,596	-£7,455,529	-£7,845,639	-£7,742,957
15%	60%	-£8,972,168	-£8,702,096	-£8,681,065	-£8,547,964	-£8,933,210	-£8,875,106
20%	60%	-£10,206,004	-£9,946,928	-£9,925,931	-£9,840,398	-£10,420,729	-£10,215,256
25%	60%	-£11,439,840	-£10,989,673	-£11,183,004	-£10,732,834	-£11,708,245	-£11,451,406
30%	60%	-£12,673,676	-£12,133,476	-£12,365,472	-£11,625,269	-£12,995,762	-£12,687,556
35%	60%	-£13,907,512	-£13,277,276	-£13,597,462	-£12,517,705	-£14,283,278	-£13,925,186
40%	60%	-£15,141,348	-£14,421,076	-£14,730,246	-£14,010,140	-£15,570,797	-£15,167,314
45%	60%	-£16,375,184	-£15,564,876	-£15,922,655	-£15,109,088	-£16,863,351	-£16,423,691
50%	60%	-£17,609,020	-£16,714,476	-£17,194,465	-£16,219,399	-£18,156,127	-£17,680,648

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,648,518	£3,648,518	£3,648,518	£3,648,518	£3,648,518	£3,648,518
10%	71%	£1,152,406	£1,281,027	£1,274,710	£1,403,330	£1,075,720	£1,198,025
15%	71%	£-104,825	£1,410,149	£1,401,662	£1,531,950	£-219,664	£-36,988
20%	71%	£-952,056	£1,539,271	£1,521,177	£1,662,570	£-515,429	£-170,820
25%	71%	£-2,119,287	£2,678,393	£2,660,283	£1,793,190	£-1,010,199	£-467,571
30%	71%	£-3,286,518	£3,817,515	£3,800,409	£1,923,810	£-1,505,829	£-793,665
35%	71%	£-4,453,749	£4,956,637	£4,940,531	£2,054,430	£-2,001,459	£-1,289,750
40%	71%	£-5,620,980	£6,095,759	£6,080,653	£2,185,050	£-2,497,089	£-1,785,835
45%	71%	£-6,788,211	£7,234,881	£7,220,747	£2,315,670	£-2,992,719	£-2,281,920
50%	71%	£-7,955,442	£8,374,003	£8,360,873	£2,446,290	£-3,488,349	£-2,777,005
100%	71%	£-30,424,728	£39,617,492	£39,181,771	£39,129,967	£-43,451,652	£-39,208,608
10%	75%	£1,137,785	£1,250,327	£1,266,204	£1,378,747	£1,070,884	£1,199,104
15%	75%	£-126,758	£1,362,869	£1,356,872	£1,491,385	£-227,408	£-34,778
20%	75%	£-251,516	£1,475,411	£1,469,414	£1,604,023	£-356,966	£-100,662
25%	75%	£-376,274	£1,587,953	£1,581,956	£1,716,661	£-486,524	£-171,220
30%	75%	£-501,032	£1,700,495	£1,694,498	£1,829,300	£-616,082	£-242,776
35%	75%	£-625,790	£1,813,037	£1,807,040	£1,941,939	£-745,640	£-313,334
40%	75%	£-750,548	£1,925,579	£1,919,582	£2,054,578	£-875,198	£-384,892
45%	75%	£-875,306	£2,038,121	£2,032,124	£2,167,217	£-1,004,756	£-456,440
50%	75%	£-1,000,064	£2,150,663	£2,144,666	£2,279,856	£-1,134,314	£-527,992
10%	60%	£1,199,198	£1,379,263	£1,390,590	£1,481,998	£1,091,534	£1,198,370
15%	60%	£-34,641	£2,535,460	£2,519,875	£2,603,563	£-195,684	£-41,380
20%	60%	£-268,479	£3,680,343	£3,664,758	£3,748,251	£-315,042	£-127,730
25%	60%	£-502,316	£4,825,226	£4,810,641	£4,893,744	£-434,879	£-153,879
30%	60%	£-736,152	£5,970,109	£5,955,524	£6,038,847	£-554,436	£-205,029
35%	60%	£-969,989	£7,115,002	£7,100,417	£7,183,940	£-673,994	£-256,179
40%	60%	£-1,203,826	£8,259,885	£8,245,300	£8,328,043	£-793,552	£-307,329
45%	60%	£-1,437,662	£9,404,768	£9,390,183	£9,472,186	£-913,110	£-358,480
50%	60%	£-1,671,499	£10,549,651	£10,535,066	£10,617,229	£-1,032,668	£-409,630

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£14,336,183	-£14,336,183	-£14,336,183	-£14,336,183	-£14,336,183	-£14,336,183
10%	71%	-£16,832,294	-£16,703,674	-£16,709,590	-£16,581,370	-£16,808,981	-£16,786,676
15%	71%	-£16,038,626	-£17,266,595	-£17,260,269	-£17,113,139	-£16,204,355	-£16,021,026
20%	71%	-£19,346,758	-£19,089,517	-£19,102,148	-£18,844,908	-£19,500,129	-£19,255,521
25%	71%	-£20,803,988	-£20,292,438	-£20,298,227	-£19,976,878	-£20,795,703	-£20,489,943
30%	71%	-£21,861,210	-£21,475,360	-£21,484,308	-£21,108,847	-£22,091,278	-£21,784,966
35%	71%	-£23,118,451	-£22,668,280	-£22,660,386	-£22,240,216	-£23,386,853	-£22,958,768
40%	71%	-£24,385,899	-£23,863,005	-£23,858,681	-£23,371,985	-£24,682,431	-£24,200,444
45%	71%	-£25,863,092	-£25,075,437	-£25,104,323	-£24,516,986	-£26,014,425	-£25,455,055
50%	71%	-£26,342,486	-£26,293,968	-£26,319,869	-£25,666,347	-£27,331,158	-£26,709,666
100%	71%	-£30,719,420	-£38,412,186	-£38,476,375	-£37,169,141	-£40,498,828	-£39,255,782
15%	75%	-£16,848,815	-£16,734,374	-£16,718,496	-£16,605,954	-£16,914,817	-£16,785,597
20%	75%	-£18,111,458	-£17,942,683	-£17,918,895	-£17,750,015	-£18,212,108	-£18,010,479
25%	75%	-£19,376,000	-£19,150,914	-£19,119,161	-£18,894,078	-£19,610,210	-£19,253,362
30%	75%	-£20,640,647	-£20,359,185	-£20,319,483	-£20,038,137	-£20,803,293	-£20,487,245
35%	75%	-£21,905,083	-£21,567,456	-£21,519,825	-£21,182,198	-£22,105,385	-£21,721,127
40%	75%	-£23,169,626	-£22,770,727	-£22,720,167	-£22,326,259	-£23,404,478	-£22,955,009
45%	75%	-£24,445,342	-£23,987,809	-£23,933,262	-£23,470,321	-£24,718,133	-£24,196,055
50%	75%	-£25,730,565	-£25,215,841	-£25,143,226	-£24,628,503	-£26,037,458	-£25,450,118
55%	75%	-£27,015,788	-£26,443,874	-£26,363,180	-£25,781,678	-£27,356,779	-£26,704,181
60%	75%	-£16,765,000	-£16,805,458	-£16,882,770	-£16,802,703	-£16,892,880	-£16,790,130
15%	60%	-£18,019,342	-£17,749,240	-£17,865,239	-£17,595,137	-£18,180,384	-£18,026,280
20%	60%	-£19,253,179	-£18,893,044	-£18,947,708	-£18,887,572	-£19,467,901	-£19,262,430
25%	60%	-£20,487,016	-£20,032,847	-£20,087,117	-£19,180,008	-£20,755,418	-£20,498,580
30%	60%	-£21,720,853	-£21,180,649	-£21,412,646	-£20,872,443	-£22,042,936	-£21,734,730
35%	60%	-£22,954,690	-£22,324,453	-£22,585,116	-£21,964,879	-£23,330,453	-£22,970,879
40%	60%	-£24,198,683	-£23,468,255	-£23,778,220	-£23,057,313	-£24,618,151	-£24,214,488
45%	60%	-£25,448,696	-£24,626,142	-£24,979,829	-£24,156,871	-£25,940,725	-£25,470,816
50%	60%	-£26,703,717	-£25,788,652	-£26,181,637	-£25,266,573	-£27,240,300	-£26,727,222

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£4,337,840	-£4,337,840	-£4,337,840	-£4,337,840	-£4,337,840	-£4,337,840
10%	71%	-£4,533,951	-£4,405,331	-£4,411,648	-£4,283,028	-£4,810,638	-£4,488,333
15%	71%	-£5,791,183	-£5,598,253	-£5,607,726	-£5,414,796	-£5,906,212	-£5,722,758
20%	71%	-£7,048,414	-£6,791,174	-£6,803,895	-£6,546,566	-£7,201,787	-£6,957,178
25%	71%	-£8,305,645	-£7,984,095	-£7,996,895	-£7,778,336	-£8,497,361	-£8,191,601
30%	71%	-£9,562,877	-£9,177,017	-£9,195,984	-£8,810,104	-£9,792,935	-£9,426,023
35%	71%	-£10,820,108	-£10,369,938	-£10,392,043	-£9,941,874	-£11,088,511	-£10,660,446
40%	71%	-£12,077,339	-£11,562,858	-£11,590,338	-£11,073,643	-£12,389,319	-£11,902,101
45%	71%	-£13,334,570	-£12,777,094	-£12,806,980	-£12,217,724	-£13,710,082	-£13,158,713
50%	71%	-£14,591,801	-£13,989,526	-£14,021,621	-£13,368,004	-£15,032,848	-£14,411,323
100%	71%	-£27,421,077	-£36,118,843	-£36,178,052	-£34,870,798	-£36,209,493	-£36,057,629
15%	75%	-£4,548,574	-£4,436,031	-£4,420,154	-£4,307,611	-£4,615,674	-£4,487,254
20%	75%	-£5,813,115	-£5,644,301	-£5,620,486	-£5,451,672	-£5,913,766	-£5,721,136
25%	75%	-£7,077,657	-£6,852,572	-£6,820,818	-£6,595,734	-£7,211,858	-£6,955,020
30%	75%	-£8,342,199	-£8,060,843	-£8,021,150	-£7,778,790	-£8,509,951	-£8,188,900
35%	75%	-£9,606,740	-£9,269,114	-£9,221,482	-£8,883,855	-£9,808,042	-£9,422,784
40%	75%	-£10,871,283	-£10,477,384	-£10,421,814	-£10,027,917	-£11,106,135	-£10,656,667
45%	75%	-£12,146,999	-£11,685,657	-£11,624,920	-£11,171,978	-£12,419,790	-£11,897,712
50%	75%	-£13,421,715	-£12,893,930	-£12,824,884	-£12,320,160	-£13,738,114	-£13,151,775
55%	75%	-£14,717,446	-£14,145,531	-£14,064,848	-£13,492,933	-£15,058,436	-£14,405,838
60%	75%	-£16,013,177	-£15,397,095	-£15,304,428	-£14,204,360	-£16,384,524	-£15,491,788
15%	60%	-£5,720,999	-£5,450,898	-£5,566,896	-£5,296,795	-£5,882,042	-£5,721,839
20%	60%	-£6,988,043	-£6,684,701	-£6,743,390	-£6,469,230	-£7,169,559	-£6,964,557
25%	60%	-£8,247,087	-£7,938,505	-£7,931,835	-£7,481,665	-£8,457,076	-£8,200,237
30%	60%	-£9,506,131	-£9,192,309	-£9,114,304	-£8,574,100	-£9,744,594	-£9,436,387
35%	60%	-£10,765,175	-£10,446,113	-£10,368,773	-£9,666,536	-£11,032,110	-£10,672,537
40%	60%	-£12,024,219	-£11,699,917	-£11,619,677	-£10,758,971	-£12,333,808	-£11,916,145
45%	60%	-£13,283,263	-£12,953,721	-£12,873,481	-£11,851,405	-£13,635,502	-£13,172,512
50%	60%	-£14,542,307	-£14,207,525	-£14,128,285	-£12,943,839	-£14,937,196	-£14,428,880

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,648,516	£3,648,516	£3,648,516	£3,648,516	£3,648,516	£3,648,516
10%	71%	£1,152,406	£1,281,027	£1,274,710	£1,403,330	£1,075,720	£1,198,025
15%	71%	£104,825	£88,105	£78,311	£71,562	£219,854	£36,398
20%	71%	£-1,362,056	£-110,816	£-111,447	£-890,208	£-1,515,429	£-1,270,820
25%	71%	£-2,819,287	£-2,297,738	£-2,313,527	£-1,991,978	£-2,811,003	£-2,505,243
30%	71%	£-3,876,519	£-3,490,659	£-3,509,696	£-3,123,746	£-4,106,577	£-3,739,665
35%	71%	£-5,153,750	£-4,683,580	£-4,703,686	£-4,255,516	£-5,402,153	£-4,974,088
40%	71%	£-6,401,199	£-5,878,305	£-5,903,980	£-5,387,285	£-6,712,961	£-6,215,743
45%	71%	£-7,678,992	£-7,090,736	£-7,119,622	£-6,531,366	£-8,029,724	£-7,470,355
50%	71%	£-9,096,786	£-8,303,168	£-8,335,263	£-7,681,646	£-9,346,468	£-8,724,966
100%	71%	£-21,734,720	£-20,427,466	£-20,427,466	£-19,184,441	£-22,514,123	£-21,271,081
10%	75%	£1,137,785	£1,250,327	£1,266,204	£1,378,747	£1,070,684	£1,199,104
15%	75%	£126,788	£142,057	£153,872	£224,685	£227,408	£34,778
20%	75%	£-1,391,296	£-1,168,214	£-1,134,460	£-920,376	£-1,525,500	£-1,268,662
25%	75%	£-2,655,841	£-2,374,485	£-2,334,792	£-2,053,436	£-2,823,539	£-2,502,544
30%	75%	£-3,920,383	£-3,582,756	£-3,535,124	£-3,197,498	£-4,121,685	£-3,736,426
35%	75%	£-5,184,924	£-4,791,027	£-4,735,457	£-4,341,559	£-5,419,777	£-4,970,309
40%	75%	£-6,460,841	£-6,003,109	£-5,938,582	£-5,485,620	£-6,733,453	£-6,211,354
45%	75%	£-7,745,865	£-7,231,141	£-7,158,526	£-6,643,802	£-8,052,756	£-7,465,417
50%	75%	£-9,031,088	£-8,459,173	£-8,378,490	£-7,806,575	£-9,372,078	£-8,719,480
10%	60%	£1,089,195	£1,379,253	£1,391,930	£1,481,668	£1,061,834	£1,194,576
15%	60%	£-34,641	£235,460	£119,461	£-389,563	£-195,684	£-41,580
20%	60%	£-1,268,479	£-908,343	£-1,063,007	£-702,872	£-1,483,201	£-1,277,730
25%	60%	£-2,502,316	£-2,052,147	£-2,245,477	£-1,786,308	£-2,770,718	£-2,513,879
30%	60%	£-3,736,152	£-3,195,949	£-3,427,846	£-2,887,742	£-4,055,236	£-3,766,029
35%	60%	£-4,969,990	£-4,339,753	£-4,610,415	£-3,980,178	£-5,345,752	£-4,986,179
40%	60%	£-6,210,983	£-5,483,555	£-5,793,319	£-5,072,613	£-6,647,450	£-6,229,787
45%	60%	£-7,464,999	£-6,641,441	£-6,955,139	£-6,171,571	£-7,956,025	£-7,488,154
50%	60%	£-8,719,016	£-7,803,952	£-8,196,937	£-7,281,672	£-9,264,600	£-8,742,522

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 4		CIL Zone	3
		Value Area	High
No Units	100	Sales value inflation	10%
Site Area	0.85 Ha	Build cost inflation	5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£13,339,566	£13,339,566	£13,339,566	£13,339,566	£13,339,566	£13,339,566
10%	71%	£10,483,131	£10,630,413	£10,580,112	£10,727,394	£10,443,473	£10,540,454
15%	71%	£9,276,837	£9,276,837	£9,200,385	£9,442,107	£8,995,427	£9,140,896
20%	71%	£7,626,697	£7,626,697	£7,521,261	£7,820,658	£7,155,222	£7,547,361
25%	71%	£6,188,816	£6,563,042	£6,435,232	£6,809,136	£6,088,049	£6,334,465
30%	71%	£4,744,620	£5,193,692	£5,040,319	£5,489,391	£4,823,700	£4,919,399
35%	71%	£3,300,424	£3,824,342	£3,645,469	£4,169,324	£3,590,350	£3,504,332
40%	71%	£1,856,228	£2,454,991	£2,250,494	£2,849,257	£1,695,000	£2,089,266
45%	71%	£412,033	£1,085,641	£855,582	£1,529,190	£230,651	£674,200
50%	71%	£-1,049,045	£-288,350	£-494,156	£206,123	£-1,263,876	£-752,983
100%	71%	£-15,727,205	£-14,205,813	£-14,725,419	£-13,204,028	£-16,138,865	£-15,135,081
10%	75%	£10,469,913	£10,598,785	£10,571,742	£10,700,614	£10,435,213	£10,537,041
15%	75%	£9,050,087	£9,228,395	£9,187,831	£9,381,138	£8,983,035	£9,135,779
20%	75%	£7,606,261	£7,868,004	£7,803,919	£8,081,663	£7,530,858	£7,734,517
25%	75%	£6,155,229	£6,482,678	£6,413,966	£6,741,415	£6,067,058	£6,325,795
30%	75%	£4,704,317	£5,097,254	£5,014,800	£5,407,739	£4,598,510	£4,908,995
35%	75%	£3,253,403	£3,711,831	£3,615,634	£4,074,063	£3,129,963	£3,492,195
40%	75%	£1,802,490	£2,326,409	£2,210,469	£2,740,387	£1,681,416	£2,175,394
45%	75%	£381,576	£940,984	£817,303	£1,406,710	£192,865	£658,595
50%	75%	£-1,117,318	£-451,708	£-591,379	£73,034	£-1,296,543	£-770,606
60%	75%	£10,226,430	£10,351,825	£10,336,893	£10,463,968	£10,469,909	£10,351,372
15%	60%	£9,118,363	£9,427,654	£9,240,558	£9,549,850	£9,035,080	£9,157,276
20%	60%	£7,711,294	£8,123,685	£7,874,222	£8,286,611	£7,600,251	£7,763,179
25%	60%	£6,296,293	£6,819,714	£6,503,262	£7,023,373	£6,155,218	£6,362,208
30%	60%	£4,881,292	£5,502,293	£5,121,979	£5,751,680	£4,704,303	£4,956,690
35%	60%	£3,450,891	£4,184,376	£3,740,677	£4,474,162	£3,253,387	£3,543,172
40%	60%	£2,028,190	£2,866,459	£2,359,374	£3,197,643	£1,802,472	£2,133,656
45%	60%	£605,490	£1,548,542	£978,072	£1,921,123	£351,567	£724,136
50%	60%	£-830,576	£230,625	£-409,827	£644,605	£-1,117,339	£-696,589

Residual Land values compared to benchmark land values  
Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£83,158,522	£83,158,522	£83,158,522	£83,158,522	£83,158,522	£83,158,522
10%	71%	£68,958,656	£69,851,674	£69,917,063	£70,810,081	£68,958,656	£69,851,674
15%	71%	£57,443,173	£57,222,250	£57,297,703	£57,076,780	£57,443,173	£57,222,250
20%	71%	£48,871,390	£48,576,828	£48,677,430	£48,382,868	£48,871,390	£48,576,828
25%	71%	£37,909,271	£39,035,045	£39,062,855	£39,888,962	£37,909,271	£39,035,045
30%	71%	£27,173,465	£27,394,397	£27,457,099	£27,282,958	£27,173,465	£27,394,397
35%	71%	£17,167,663	£17,673,745	£17,652,681	£17,328,763	£17,167,663	£17,673,745
40%	71%	£7,841,860	£7,943,097	£7,947,244	£7,848,831	£7,841,860	£7,943,097
45%	71%	£-1,088,055	£7,412,447	£7,042,506	£7,488,968	£-1,088,055	£7,412,447
50%	71%	£-7,547,132	£7,786,240	£7,086,240	£7,488,968	£-7,547,132	£7,786,240
100%	71%	£-22,252,292	£-9,703,901	£-9,123,506	£-89,702,116	£-22,252,292	£-9,703,901
10%	75%	£89,028,174	£89,899,303	£89,926,345	£90,797,474	£89,028,174	£89,899,303
15%	75%	£87,463,000	£87,269,697	£87,310,949	£87,116,949	£87,463,000	£87,269,697
20%	75%	£88,897,827	£88,440,084	£88,694,169	£88,436,425	£88,897,827	£88,440,084
25%	75%	£70,342,858	£70,015,409	£70,084,121	£69,756,673	£70,342,858	£70,015,409
30%	75%	£51,793,771	£51,460,833	£51,483,287	£51,190,349	£51,793,771	£51,460,833
35%	75%	£32,244,865	£32,786,453	£32,862,453	£32,404,024	£32,244,865	£32,786,453
40%	75%	£14,695,598	£14,711,680	£14,819,119	£14,737,700	£14,695,598	£14,711,680
45%	75%	£-7,148,517	£7,557,104	£7,680,785	£7,591,377	£-7,148,517	£7,557,104
50%	75%	£-21,405,404	£7,940,786	£7,089,887	£7,825,033	£-21,405,404	£7,940,786
10%	60%	£65,972,657	£65,768,462	£65,891,194	£65,684,999	£65,972,657	£65,768,462
15%	60%	£67,379,725	£67,070,433	£67,257,530	£66,948,237	£67,379,725	£67,070,433
20%	60%	£68,786,793	£68,374,403	£68,623,866	£68,211,477	£68,786,793	£68,374,403
25%	60%	£70,201,796	£69,676,604	£69,984,676	£69,474,715	£70,201,796	£69,676,604
30%	60%	£71,624,498	£70,965,794	£71,376,109	£70,747,407	£71,624,498	£70,965,794
35%	60%	£73,047,197	£72,313,711	£72,757,411	£72,623,928	£73,047,197	£72,313,711
40%	60%	£74,469,897	£73,631,038	£74,138,313	£73,900,445	£74,469,897	£73,631,038
45%	60%	£75,892,597	£74,949,545	£75,520,016	£74,576,964	£75,892,597	£74,949,545
50%	60%	£77,328,664	£76,267,462	£76,607,914	£76,853,483	£77,328,664	£76,267,462

Residual Land values compared to benchmark land values  
Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£58,135,117	£58,135,117	£58,135,117	£58,135,117	£58,135,117	£58,135,117
10%	71%	£50,991,582	£50,844,300	£50,894,601	£50,747,319	£50,991,582	£50,844,300
15%	71%	£52,419,799	£52,198,876	£52,274,329	£52,053,406	£52,419,799	£52,198,876
20%	71%	£53,848,016	£53,553,652	£53,654,093	£53,359,492	£53,848,016	£53,553,652
25%	71%	£55,285,987	£54,911,671	£55,039,481	£54,665,577	£55,285,987	£54,911,671
30%	71%	£56,730,093	£56,281,021	£56,434,394	£56,385,322	£56,730,093	£56,281,021
35%	71%	£58,174,289	£57,659,371	£57,850,207	£57,605,989	£58,174,289	£57,659,371
40%	71%	£59,618,485	£59,019,719	£59,224,219	£58,982,458	£59,618,485	£59,019,719
45%	71%	£61,062,681	£60,389,072	£60,619,132	£60,545,523	£61,062,681	£60,389,072
50%	71%	£62,523,798	£61,763,063	£62,022,865	£61,265,591	£62,523,798	£61,763,063
100%	71%	£77,201,918	£73,689,586	£73,202,132	£74,616,742	£77,201,918	£73,689,586
10%	75%	£51,004,800	£50,875,928	£50,902,971	£50,774,999	£51,004,800	£50,875,928
15%	75%	£52,439,628	£52,246,318	£52,286,883	£52,093,575	£52,439,628	£52,246,318
20%	75%	£53,874,452	£53,616,710	£53,670,794	£53,413,951	£53,874,452	£53,616,710
25%	75%	£55,318,276	£54,992,487	£55,060,747	£54,733,858	£55,318,276	£54,992,487
30%	75%	£56,770,307	£56,377,459	£56,459,913	£56,086,974	£56,770,307	£56,377,459
35%	75%	£58,221,310	£57,762,882	£57,889,079	£57,400,850	£58,221,310	£57,762,882
40%	75%	£59,672,313	£59,148,305	£59,245,288	£58,765,238	£59,672,313	£59,148,305
45%	75%	£61,123,137	£60,533,729	£60,557,410	£60,068,093	£61,123,137	£60,533,729
50%	75%	£62,582,029	£61,928,421	£62,086,092	£61,401,879	£62,582,029	£61,928,421
10%	60%	£50,949,283	£50,743,088	£50,877,520	£50,661,625	£50,949,283	£50,743,088
15%	60%	£52,393,560	£52,042,156	£52,162,653	£51,924,653	£52,393,560	£52,042,156
20%	60%	£53,837,419	£53,351,029	£53,600,491	£53,188,102	£53,837,419	£53,351,029
25%	60%	£55,281,427	£54,854,999	£54,971,431	£54,481,340	£55,281,427	£54,854,999
30%	60%	£56,725,121	£56,359,420	£56,382,784	£56,124,033	£56,725,121	£56,359,420
35%	60%	£58,168,822	£57,863,837	£57,734,037	£57,000,551	£58,168,822	£57,863,837
40%	60%	£59,612,523	£59,368,254	£59,115,339	£58,277,070	£59,612,523	£59,368,254
45%	60%	£60,956,223	£60,872,171	£60,496,541	£60,553,590	£60,956,223	£60,872,171
50%	60%	£62,300,289	£62,376,088	£62,184,540	£62,662,058	£62,300,289	£62,376,088

Residual Land values compared to benchmark land values  
Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£21,978,751	£21,978,751	£21,978,751	£21,978,751	£21,978,751	£21,978,751
10%	71%	£24,936,198	£24,681,694	£24,738,205	£24,590,923	£24,936,198	£24,681,694
15%	71%	£26,263,403	£26,042,480	£26,117,933	£25,897,010	£26,263,403	£26,042,480
20%	71%	£27,691,620	£27,397,056	£27,497,659	£27,203,995	£27,691,620	£27,397,056
25%	71%	£29,129,501	£28,759,275	£28,883,085	£28,509,181	£29,129,501	£28,759,275
30%	71%	£30,574,697	£30,124,625	£30,277,698	£29,829,928	£30,574,697	£30,124,625
35%	71%	£32,017,893	£31,493,975	£31,672,911	£31,148,993	£32,017,893	£31,493,975
40%	71%	£33,462,089	£32,863,326	£33,067,823	£32,469,960	£33,462,089	£32,863,326
45%	71%	£34,906,284	£34,232,676	£34,462,735	£33,789,127	£34,906,284	£34,232,676
50%	71%	£36,350,479	£35,602,026	£35,857,647	£35,108,294	£36,350,479	£35,602,026
100%	71%	£51,045,622	£49,524,130	£50,043,736	£48,522,343	£51,045,622	£49,524,130
10%	75%	£24,848,404	£24,719,532	£24,746,575	£24,617,703	£24,848,404	£24,719,532
15%							

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£10,140,247	-£10,140,247	-£10,140,247	-£10,140,247	-£10,140,247	-£10,140,247
10%	71%	-£12,398,882	-£12,340,480	-£12,889,701	-£12,850,418	-£13,336,340	-£12,398,882
15%	71%	-£14,424,889	-£14,203,976	-£14,279,428	-£14,058,508	-£14,484,386	-£14,424,889
20%	71%	-£15,853,118	-£15,558,552	-£15,659,155	-£15,384,691	-£15,832,432	-£15,738,472
25%	71%	-£17,290,987	-£16,916,771	-£17,044,581	-£16,870,877	-£17,391,764	-£17,145,348
30%	71%	-£18,738,153	-£16,286,121	-£17,493,494	-£17,090,422	-£18,015,113	-£17,590,414
35%	71%	-£20,179,989	-£15,653,471	-£17,934,407	-£16,910,489	-£18,620,463	-£18,075,481
40%	71%	-£21,623,585	-£15,024,822	-£18,379,319	-£16,730,556	-£19,224,813	-£18,540,547
45%	71%	-£23,067,780	-£14,394,172	-£18,824,231	-£16,550,623	-£19,824,163	-£18,995,613
50%	71%	-£24,512,975	-£13,763,522	-£19,269,143	-£16,370,690	-£20,424,513	-£19,287,679
100%	71%	-£39,207,018	-£37,685,626	-£38,205,232	-£36,883,841	-£39,616,678	-£38,614,894
10%	75%	-£13,009,900	-£12,881,028	-£12,998,071	-£12,779,199	-£13,044,600	-£12,942,772
15%	75%	-£14,444,726	-£14,251,418	-£14,291,983	-£14,098,975	-£14,498,778	-£14,344,034
20%	75%	-£15,879,552	-£15,621,809	-£15,675,894	-£15,418,150	-£15,948,955	-£15,745,296
25%	75%	-£17,324,378	-£16,997,195	-£17,065,847	-£16,738,389	-£17,412,755	-£17,154,018
30%	75%	-£18,775,496	-£18,382,589	-£18,465,013	-£18,072,974	-£18,881,303	-£18,570,818
35%	75%	-£20,226,410	-£19,767,982	-£19,864,179	-£18,405,759	-£20,349,850	-£19,987,618
40%	75%	-£21,677,323	-£21,153,405	-£21,263,345	-£20,739,426	-£21,818,397	-£21,404,419
45%	75%	-£23,128,237	-£22,539,829	-£22,662,510	-£22,073,103	-£23,288,945	-£22,821,218
50%	75%	-£24,579,150	-£23,931,251	-£23,071,192	-£22,408,778	-£24,776,355	-£23,250,419
10%	60%	-£12,954,983	-£12,748,188	-£12,872,920	-£12,666,725	-£13,009,904	-£12,928,441
15%	60%	-£14,381,450	-£14,082,159	-£14,230,255	-£13,929,983	-£14,444,733	-£14,322,537
20%	60%	-£15,788,519	-£15,356,128	-£15,605,591	-£15,193,202	-£15,879,562	-£15,716,634
25%	60%	-£17,183,520	-£16,629,931	-£16,976,531	-£16,456,440	-£17,324,555	-£17,117,665
30%	60%	-£18,566,221	-£17,977,520	-£18,357,834	-£17,720,133	-£18,775,510	-£18,527,123
35%	60%	-£20,029,922	-£19,293,437	-£19,739,136	-£19,005,951	-£20,226,428	-£19,939,641
40%	60%	-£21,481,623	-£20,613,384	-£21,120,539	-£20,280,170	-£21,677,341	-£21,346,187
45%	60%	-£22,934,323	-£21,931,271	-£22,501,741	-£21,558,680	-£23,128,256	-£22,785,675
50%	60%	-£24,310,389	-£23,249,188	-£23,889,640	-£22,835,208	-£24,597,152	-£24,176,402

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£4,220,651	-£4,073,369	-£4,123,670	-£4,123,670	-£4,260,309	-£4,163,329
10%	71%	-£5,848,888	-£5,427,945	-£5,503,398	-£5,282,475	-£5,708,356	-£5,662,885
20%	71%	-£7,077,095	-£6,782,521	-£6,883,125	-£6,589,561	-£7,196,402	-£6,962,441
30%	71%	-£8,514,740	-£8,140,740	-£8,263,647	-£7,894,647	-£8,584,574	-£8,389,310
40%	71%	-£9,950,163	-£9,510,990	-£9,663,484	-£9,214,391	-£10,080,083	-£9,784,384
50%	71%	-£11,403,358	-£10,879,440	-£11,088,376	-£10,534,458	-£11,544,432	-£11,199,450
100%	71%	-£18,297,854	-£17,249,191	-£17,453,288	-£17,184,526	-£18,908,788	-£18,014,516
10%	75%	-£4,591,750	-£4,615,142	-£4,588,298	-£4,514,863	-£4,473,133	-£4,403,653
15%	75%	-£5,172,827	-£5,192,132	-£5,251,935	-£5,144,680	-£5,057,658	-£5,045,765
20%	75%	-£5,930,987	-£5,909,698	-£5,929,291	-£5,707,811	-£5,940,648	-£5,898,893
25%	75%	-£6,734,999	-£6,704,999	-£6,730,240	-£6,403,169	-£6,658,570	-£6,568,741
30%	75%	-£7,586,695	-£7,475,388	-£7,515,952	-£7,322,644	-£7,420,748	-£7,358,003
35%	75%	-£8,483,522	-£8,348,779	-£8,389,884	-£8,142,120	-£8,272,924	-£8,169,265
40%	75%	-£9,424,553	-£9,221,104	-£9,289,816	-£8,962,388	-£9,036,725	-£8,977,988
45%	75%	-£10,409,466	-£10,269,526	-£10,358,943	-£10,036,043	-£10,105,272	-£10,046,788
50%	75%	-£11,450,380	-£11,291,951	-£11,388,148	-£11,029,719	-£11,103,819	-£11,046,388
10%	60%	-£4,191,293	-£4,127,375	-£4,187,314	-£4,119,395	-£4,192,367	-£4,126,388
15%	60%	-£4,852,298	-£4,762,790	-£4,836,480	-£4,707,972	-£4,810,914	-£4,745,188
20%	60%	-£5,621,099	-£5,455,481	-£5,595,161	-£5,430,748	-£5,600,325	-£5,474,889
25%	60%	-£6,478,352	-£6,372,157	-£6,496,889	-£6,380,694	-£6,423,874	-£6,352,411
30%	60%	-£7,424,522	-£7,276,128	-£7,463,225	-£7,353,932	-£7,468,702	-£7,395,507
35%	60%	-£8,462,488	-£8,269,051	-£8,523,581	-£8,417,171	-£8,510,311	-£8,440,694
40%	60%	-£9,593,191	-£9,201,489	-£9,581,803	-£9,483,102	-£9,599,479	-£9,521,092
45%	60%	-£10,816,823	-£10,510,496	-£10,983,195	-£10,729,621	-£11,150,395	-£11,060,610
50%	60%	-£12,137,552	-£11,837,323	-£12,344,408	-£11,506,139	-£12,901,311	-£12,570,127
10%	60%	-£4,088,292	-£4,155,240	-£4,125,711	-£4,182,859	-£4,352,228	-£4,370,645
15%	60%	-£5,334,358	-£5,473,457	-£5,413,609	-£5,409,178	-£5,821,127	-£5,800,372

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£7,573,310	£7,573,310	£7,573,310	£7,573,310	£7,573,310	£7,573,310
10%	71%	£4,716,875	£4,864,157	£4,813,896	£4,961,138	£4,677,219	£4,774,198
15%	71%	£3,288,898	£3,609,581	£3,434,129	£3,655,052	£3,229,171	£3,374,642
20%	71%	£1,860,442	£2,158,035	£2,054,402	£2,348,866	£1,781,126	£1,975,985
25%	71%	£422,580	£798,787	£688,978	£1,042,880	£321,793	£588,209
30%	71%	-£1,021,636	-£572,564	-£725,937	-£276,865	-£1,142,556	-£946,857
35%	71%	-£2,465,831	-£1,841,911	-£2,120,869	-£1,598,332	-£2,826,908	-£2,261,924
40%	71%	-£3,910,028	-£3,311,265	-£3,515,762	-£2,916,999	-£4,071,256	-£3,678,990
45%	71%	-£5,354,223	-£4,680,615	-£4,910,674	-£4,237,066	-£5,535,605	-£5,092,058
50%	71%	-£6,815,301	-£6,054,808	-£6,314,408	-£5,557,133	-£7,020,132	-£6,510,238
100%	71%	-£23,493,466	-£20,970,069	-£20,461,695	-£18,970,264	-£24,893,129	-£20,901,136
10%	75%	£4,703,858	£4,632,529	£4,805,486	£4,934,358	£4,688,957	£4,770,786
15%	75%	£3,268,831	£3,462,139	£3,421,575	£3,614,882	£3,216,779	£3,369,524
20%	75%	£1,834,026	£2,201,745	£2,037,693	£2,255,407	£1,784,802	£1,968,261
25%	75%	£388,973	£716,422	£647,710	£975,159	£300,802	£559,539
30%	75%	-£1,061,939	-£669,002	-£751,456	-£358,517	-£1,167,746	-£857,261
35%	75%	-£2,512,953	-£2,054,424	-£2,150,621	-£1,692,193	-£2,636,292	-£2,274,061
40%	75%	-£3,963,765	-£3,363,846	-£3,549,787	-£3,025,869	-£4,104,840	-£3,690,562
45%	75%	-£5,414,680	-£4,825,272	-£4,948,953	-£4,359,546	-£5,733,388	-£5,107,661
50%	75%	-£6,883,572	-£6,217,964	-£6,357,635	-£5,693,221	-£7,062,799	-£6,536,882
10%	60%	£4,759,174	£4,965,369	£4,846,688	£5,046,833	£4,703,553	£4,785,116
15%	60%	£3,352,107	£3,961,369	£3,774,302	£3,753,594	£3,288,924	£3,381,020
20%	60%	£1,945,030	£2,387,429	£2,107,966	£2,520,355	£1,833,996	£1,996,923
25%	60%	£30,017	£1,053,458	£797,025	£1,257,117	£398,063	£585,952
30%	60%	-£292,864	-£283,963	-£344,271	-£15,575	-£1,061,953	-£913,566
35%	60%	-£2,315,365	-£1,581,880	-£2,025,579	-£1,292,094	-£2,512,869	-£2,223,083
40%	60%	-£3,738,066	-£2,899,797	-£3,406,882	-£2,588,613	-£3,963,784	-£3,632,600
45%	60%	-£5,160,765	-£4,217,714	-£4,786,184	-£3,845,132	-£5,414,699	-£5,042,118
50%	60%	-£6,596,632	-£5,535,631	-£6,176,083	-£5,121,651	-£6,983,989	-£6,466,845

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£10,411,390	-£10,411,390	-£10,411,390	-£10,411,390	-£10,411,390	-£10,411,390
10%	71%	-£13,267,825	-£13,267,825	-£13,267,825	-£13,267,825	-£13,267,825	-£13,267,825
15%	71%	-£16,036,042	-£16,036,042	-£16,036,042	-£16,036,042	-£16,036,042	-£16,036,042
20%	71%	-£16,124,259	-£15,829,695	-£15,930,299	-£15,635,735	-£16,203,578	-£16,009,615
25%	71%	-£17,562,140	-£17,187,914	-£17,315,724	-£16,941,921	-£17,662,907	-£17,416,491
30%	71%	-£19,006,398	-£18,557,264	-£18,710,637	-£18,281,666	-£19,121,257	-£18,931,568
35%	71%	-£20,450,532	-£19,926,614	-£20,105,550	-£19,581,632	-£20,581,606	-£20,246,624
40%	71%	-£21,894,728	-£21,295,965	-£21,500,462	-£20,901,699	-£22,055,956	-£21,661,690
45%	71%	-£23,338,924	-£22,665,315	-£22,895,375	-£22,221,766	-£23,520,306	-£23,076,757
50%	71%	-£24,783,120	-£24,034,666	-£24,290,288	-£23,541,834	-£25,004,656	-£24,550,999
100%	71%	-£30,478,161	-£37,956,770	-£38,476,375	-£36,954,985	-£39,887,822	-£38,866,037
15%	75%	-£14,715,899	-£14,522,462	-£14,583,126	-£14,389,918	-£14,767,921	-£14,616,177
10%	75%	-£13,281,043	-£13,152,171	-£13,179,214	-£13,050,342	-£13,315,744	-£13,213,915
20%	75%	-£16,150,695	-£15,892,953	-£15,947,038	-£15,689,294	-£16,220,098	-£16,016,439
25%	75%	-£17,595,727	-£17,268,278	-£17,396,990	-£17,009,541	-£17,683,898	-£17,425,162
30%	75%	-£19,040,640	-£18,653,702	-£18,736,156	-£18,343,217	-£19,152,448	-£18,941,961
35%	75%	-£20,485,554	-£20,039,125	-£20,135,322	-£19,676,893	-£20,620,993	-£20,258,761
40%	75%	-£21,930,468	-£21,424,549	-£21,534,488	-£21,010,569	-£22,090,540	-£21,675,552
45%	75%	-£23,375,382	-£22,809,972	-£22,933,654	-£22,344,246	-£23,558,088	-£23,092,362
50%	75%	-£24,820,296	-£24,195,395	-£24,327,820	-£23,677,922	-£25,024,636	-£24,521,583
10%	60%	-£13,225,326	-£13,019,331	-£13,144,063	-£12,937,868	-£13,281,048	-£13,159,554
15%	60%	-£14,632,593	-£14,323,302	-£14,510,399	-£14,201,108	-£14,715,876	-£14,593,680
20%	60%	-£16,039,862	-£15,627,272	-£15,876,734	-£15,464,545	-£16,150,705	-£15,987,778
25%	60%	-£17,446,131	-£16,931,242	-£17,287,696	-£16,727,504	-£17,595,738	-£17,386,744
30%	60%	-£18,852,400	-£18,235,212	-£18,638,658	-£18,000,276	-£19,040,653	-£18,798,266
35%	60%	-£20,258,670	-£19,539,182	-£20,010,280	-£19,276,795	-£20,476,795	-£20,207,784
40%	60%	-£21,664,940	-£20,843,152	-£21,390,284	-£20,553,313	-£21,912,934	-£21,611,301
45%	60%	-£23,071,210	-£22,147,122	-£22,770,288	-£21,829,832	-£23,349,074	-£23,026,818
50%	60%	-£24,477,480	-£23,451,092	-£24,150,292	-£23,106,352	-£24,785,214	-£24,447,546

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£599,483	-£822,201	-£872,501	-£1,125,219	-£1,009,140	-£912,160
10%	71%	-£2,397,899	-£2,176,777	-£2,252,229	-£2,031,306	-£2,457,187	-£2,311,716
15%	71%	-£3,825,916	-£3,531,352	-£3,631,996	-£3,337,392	-£3,905,233	-£3,711,273
20%	71%	-£5,253,933	-£4,889,571	-£5,017,387	-£4,643,476	-£5,364,265	-£5,116,149
25%	71%	-£6,681,950	-£6,247,790	-£6,412,778	-£5,963,222	-£6,823,297	-£6,533,215
30%	71%	-£8,110,000	-£7,606,009	-£7,807,207	-£7,283,290	-£8,282,329	-£7,948,281
35%	71%	-£9,538,050	-£8,964,228	-£9,201,636	-£8,693,357	-£9,741,361	-£9,393,343
40%	71%	-£10,966,100	-£10,322,447	-£10,597,032	-£9,923,424	-£11,200,393	-£10,778,414
45%	71%	-£12,394,150	-£11,680,666	-£12,000,766	-£11,243,491	-£12,706,490	-£12,205,596
50%	71%	-£13,822,200	-£13,038,885	-£13,404,500	-£12,586,612	-£13,212,587	-£12,692,784
100%	71%	-£20,118,818	-£25,658,427	-£26,178,932	-£24,656,642	-£27,598,079	-£26,987,894
15%	75%	-£2,417,527	-£2,224,219	-£2,264,783	-£2,071,476	-£2,469,579	-£2,316,834
20%	75%	-£3,845,544	-£3,594,610	-£3,648,695	-£3,390,951	-£3,921,756	-£3,718,097
25%	75%	-£5,273,561	-£4,952,726	-£5,002,680	-£4,711,199	-£5,385,586	-£5,182,619
30%	75%	-£6,701,578	-£6,310,842	-£6,355,765	-£6,044,675	-£6,849,414	-£6,543,619
35%	75%	-£8,129,595	-£7,668,958	-£7,713,750	-£7,378,551	-£8,322,650	-£7,960,419
40%	75%	-£9,557,612	-£9,027,074	-£9,236,145	-£8,712,226	-£9,791,189	-£9,377,219
45%	75%	-£10,985,629	-£10,385,190	-£10,658,540	-£10,045,903	-£11,259,746	-£10,794,019
50%	75%	-£12,413,646	-£11,743,306	-£12,043,933	-£11,379,579	-£12,749,157	-£12,223,220
10%	60%	-£927,183	-£720,988	-£845,720	-£639,525	-£982,705	-£901,242
15%	60%	-£3,344,251	-£2,824,959	-£3,212,056	-£1,962,763	-£4,217,534	-£3,295,338
20%	60%	-£4,772,268	-£4,252,976	-£4,120,053	-£2,713,392	-£5,166,003	-£4,369,435
25%	60%	-£6,200,285	-£5,680,993	-£5,547,960	-£4,429,241	-£6,109,955	-£5,090,406
30%	60%	-£7,628,302	-£7,109,010	-£6,930,855	-£5,701,933	-£7,448,511	-£6,499,923
35%	60%	-£9,056,319	-£8,529,027	-£8,350,750	-£6,974,022	-£8,787,067	-£8,009,441
40%	60%	-£10,484,336	-£9,949,044	-£9,770,645	-£8,246,111	-£10,125,623	-£9,318,958
45%	60%	-£11,912,353	-£11,369,061	-£11,190,540	-£9,518,200	-£11,464,179	-£10,628,476
50%	60%	-£13,340,370	-£12,789,078	-£12,610,435	-£10,790,289	-£12,802,735	-£11,937,993

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£7,573,310	£7,573,310	£7,573,310	£7,573,310	£7,573,310	£7,573,310
10%	71%	£4,716,875	£4,894,157	£4,813,856	£4,961,138	£4,677,218	£4,774,198
15%	71%	£3,288,958	£3,509,581	£3,434,129	£3,653,052	£3,229,171	£3,374,943
20%	71%	£1,860,442	£2,155,005	£2,054,402	£2,348,966	£1,781,125	£1,975,065
25%	71%	£422,560	£96,787	£98,976	£1,042,880	£321,793	£568,209
30%	71%	-£1,021,636	-£572,584	-£725,937	-£276,865	-£1,142,556	-£948,857
35%	71%	-£2,450,311	-£1,041,914	-£1,201,649	-£1,596,932	-£2,606,906	-£2,261,924
40%	71%	-£3,879,036	-£1,511,244	-£1,671,979	-£2,087,807	-£4,071,256	-£3,678,990
45%	71%	-£5,307,761	-£1,980,574	-£2,142,307	-£2,578,682	-£5,536,605	-£5,092,056
50%	71%	-£6,736,486	-£2,449,904	-£2,612,637	-£3,069,557	-£6,996,954	-£6,511,117
100%	71%	-£21,493,460	-£19,972,069	-£20,491,675	-£18,970,284	-£21,993,123	-£20,901,336
10%	75%	£4,703,658	£4,832,529	£4,805,486	£4,934,358	£4,688,957	£4,770,786
15%	75%	£3,268,831	£3,482,139	£3,441,575	£3,614,882	£3,216,779	£3,365,523
20%	75%	£1,834,005	£2,051,745	£2,037,663	£2,205,407	£1,794,602	£1,968,261
25%	75%	£388,073	£716,422	£647,710	£975,159	£309,802	£559,530
30%	75%	-£1,061,939	-£669,002	-£751,455	-£358,517	-£1,167,746	-£957,261
35%	75%	-£2,490,614	-£1,138,124	-£1,310,691	-£1,692,193	-£2,636,292	-£2,274,061
40%	75%	-£3,919,289	-£1,607,259	-£1,782,816	-£2,072,818	-£4,064,940	-£3,602,862
45%	75%	-£5,347,964	-£2,076,394	-£2,252,941	-£2,453,443	-£5,503,589	-£5,041,611
50%	75%	-£6,776,639	-£2,545,529	-£2,823,066	-£2,834,066	-£6,942,238	-£6,470,761
10%	60%	£4,159,174	£4,065,365	£4,840,638	£5,046,833	£4,033,853	£4,785,116
15%	60%	£3,352,107	£3,661,399	£3,474,302	£3,783,584	£3,268,824	£3,991,020
20%	60%	£1,845,039	£2,357,429	£2,107,966	£2,520,355	£1,833,996	£1,996,923
25%	60%	£330,037	£1,050,453	£737,076	£1,257,117	£388,983	£595,950
30%	60%	-£392,064	-£1,963,963	-£1,644,277	-£1,575,575	-£1,061,953	-£1,313,565
35%	60%	-£1,315,365	-£1,581,880	-£1,202,579	-£1,202,084	-£1,622,869	-£1,223,083
40%	60%	-£2,744,040	-£2,899,797	-£2,406,882	-£2,568,613	-£3,063,784	-£2,632,600
45%	60%	-£4,172,715	-£4,217,714	-£3,783,184	-£3,845,132	-£4,314,669	-£4,042,118
50%	60%	-£5,601,390	-£4,656,831	-£4,176,083	-£4,121,651	-£5,763,214	-£5,282,845



Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£12,485,118	-£12,485,118	-£12,485,118	-£12,485,118	-£12,485,118	-£12,485,118
10%	71%	-£15,155,031	-£14,980,987	-£15,910,885	-£14,876,758	-£15,193,369	-£15,086,093
15%	71%	-£16,447,653	-£16,247,956	-£16,792,568	-£16,075,367	-£16,536,010	-£16,360,771
20%	71%	-£17,782,322	-£17,515,357	-£17,548,668	-£17,281,705	-£17,900,091	-£17,669,439
25%	71%	-£19,116,950	-£18,793,253	-£18,824,994	-£18,491,188	-£19,294,172	-£18,972,106
30%	71%	-£20,501,598	-£20,051,191	-£20,101,119	-£19,700,672	-£20,626,253	-£20,277,774
35%	71%	-£21,786,236	-£21,319,047	-£21,377,344	-£20,910,156	-£21,992,334	-£21,553,442
40%	71%	-£23,120,875	-£22,588,945	-£22,653,570	-£22,119,640	-£23,356,414	-£22,889,110
45%	71%	-£24,411,470	-£23,860,976	-£23,931,154	-£23,329,123	-£24,740,787	-£24,266,471
50%	71%	-£25,937,437	-£25,149,699	-£25,224,232	-£24,535,324	-£26,127,178	-£25,538,483
100%	71%	-£39,392,601	-£38,035,947	-£38,205,232	-£36,848,577	-£39,991,082	-£38,803,713
10%	75%	-£15,139,147	-£15,024,230	-£15,018,454	-£14,903,537	-£15,189,844	-£15,099,150
15%	75%	-£16,469,205	-£16,294,030	-£16,283,204	-£16,112,748	-£16,346,491	-£16,262,490
20%	75%	-£17,811,016	-£17,577,423	-£17,565,681	-£17,332,088	-£17,914,066	-£17,668,731
25%	75%	-£19,152,829	-£18,860,836	-£18,846,160	-£18,554,167	-£19,281,639	-£18,974,970
30%	75%	-£20,494,640	-£20,144,249	-£20,126,638	-£19,776,246	-£20,649,213	-£20,281,241
35%	75%	-£21,836,453	-£21,427,663	-£21,407,116	-£20,988,327	-£22,016,758	-£21,587,451
40%	75%	-£23,178,264	-£22,711,076	-£22,687,594	-£22,200,406	-£23,384,362	-£22,893,692
45%	75%	-£24,537,097	-£24,002,907	-£23,976,058	-£23,442,485	-£24,772,742	-£24,211,710
50%	75%	-£25,900,940	-£25,307,311	-£25,271,473	-£24,653,942	-£26,165,853	-£25,530,315
10%	60%	-£15,079,857	-£14,895,950	-£14,983,303	-£14,799,434	-£15,160,970	-£15,064,415
15%	60%	-£16,378,815	-£16,101,425	-£16,232,396	-£15,956,593	-£16,502,473	-£16,358,272
20%	60%	-£17,680,497	-£17,316,746	-£17,494,228	-£17,120,478	-£17,855,375	-£17,659,107
25%	60%	-£19,026,844	-£18,526,844	-£18,736,844	-£18,298,477	-£19,208,477	-£18,962,949
30%	60%	-£20,313,861	-£19,753,235	-£20,019,450	-£19,458,833	-£20,561,179	-£20,266,777
35%	60%	-£21,625,543	-£20,971,470	-£21,292,074	-£20,629,010	-£21,914,080	-£21,570,611
40%	60%	-£22,937,226	-£22,189,735	-£22,464,690	-£21,797,188	-£23,266,961	-£22,874,445
45%	60%	-£24,261,486	-£23,407,969	-£23,812,661	-£22,966,368	-£24,638,529	-£24,189,703
50%	60%	-£25,594,622	-£24,644,953	-£25,095,926	-£24,146,263	-£26,013,558	-£25,514,653

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£6,349,000	-£6,217,866	-£6,234,054	-£6,102,720	-£6,406,938	-£6,291,992
10%	71%	-£7,871,653	-£7,471,956	-£7,496,537	-£7,299,536	-£7,759,980	-£7,584,741
20%	71%	-£9,006,291	-£8,739,326	-£8,772,638	-£8,595,674	-£9,124,061	-£8,890,409
25%	71%	-£10,340,929	-£10,002,223	-£10,048,863	-£9,715,158	-£10,488,142	-£10,196,070
30%	71%	-£11,675,568	-£11,275,120	-£11,325,088	-£10,924,641	-£11,852,223	-£11,501,744
35%	71%	-£13,010,206	-£12,543,017	-£12,601,314	-£12,134,126	-£13,216,304	-£12,807,412
40%	71%	-£14,344,844	-£13,810,914	-£13,877,540	-£13,343,608	-£14,580,384	-£14,110,079
45%	71%	-£15,689,483	-£15,084,945	-£15,161,124	-£14,553,083	-£15,944,757	-£15,430,440
50%	71%	-£17,051,007	-£16,373,578	-£16,458,222	-£15,779,894	-£17,351,147	-£16,767,462
100%	71%	-£39,316,577	-£39,259,616	-£39,429,291	-£39,172,547	-£39,471,059	-£39,007,692
10%	75%	-£6,938,173	-£6,248,200	-£6,242,423	-£6,107,568	-£6,413,813	-£6,293,119
15%	75%	-£7,993,174	-£7,177,978	-£7,509,173	-£7,336,715	-£7,770,461	-£7,686,459
20%	75%	-£9,034,986	-£8,801,392	-£8,789,651	-£8,556,057	-£9,138,035	-£8,892,700
25%	75%	-£10,376,798	-£10,084,805	-£10,070,129	-£9,778,136	-£10,505,608	-£10,198,940
30%	75%	-£11,718,610	-£11,362,617	-£11,360,617	-£11,000,918	-£11,875,153	-£11,505,186
35%	75%	-£13,060,422	-£12,651,633	-£12,631,086	-£12,222,296	-£13,240,757	-£12,811,421
40%	75%	-£14,402,234	-£13,935,046	-£13,911,564	-£13,444,375	-£14,609,332	-£14,117,661
45%	75%	-£15,744,046	-£15,226,677	-£15,200,027	-£14,666,455	-£15,999,712	-£15,436,680
50%	75%	-£17,124,817	-£16,531,281	-£16,501,449	-£15,907,912	-£17,385,653	-£16,763,284
10%	60%	-£6,303,827	-£6,119,959	-£6,207,272	-£6,023,404	-£6,384,939	-£6,288,385
15%	60%	-£7,602,785	-£7,325,395	-£7,456,365	-£7,180,562	-£7,726,443	-£7,575,241
20%	60%	-£8,914,466	-£8,540,716	-£8,718,988	-£8,344,448	-£9,079,345	-£8,869,077
25%	60%	-£10,226,148	-£9,758,960	-£9,980,813	-£9,513,625	-£10,432,248	-£10,198,911
30%	60%	-£11,537,830	-£10,977,204	-£11,243,428	-£10,682,802	-£11,785,148	-£11,490,746
35%	60%	-£12,849,512	-£12,206,677	-£12,300,027	-£11,866,455	-£13,138,059	-£12,786,580
40%	60%	-£14,161,195	-£13,431,694	-£13,789,659	-£13,021,158	-£14,490,951	-£14,098,415
45%	60%	-£15,485,456	-£14,631,938	-£15,036,630	-£14,190,335	-£15,862,498	-£15,413,673
50%	60%	-£16,818,597	-£15,868,932	-£16,319,695	-£15,470,297	-£17,237,627	-£16,738,632

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£5,228,439	£5,228,439	£5,228,439	£5,228,439	£5,228,439	£5,228,439
10%	71%	£2,688,526	£2,719,860	£2,703,472	£2,834,807	£2,530,589	£2,645,536
15%	71%	£1,685,874	£1,466,571	£1,440,969	£1,637,990	£1,177,547	£1,352,786
20%	71%	-£68,764	£198,200	£164,896	£431,853	-£186,534	£47,116
25%	71%	-£1,403,403	-£1,089,696	-£1,111,337	-£777,631	-£1,550,615	-£1,258,549
30%	71%	-£2,738,041	-£2,337,594	-£2,387,562	-£1,987,115	-£2,914,696	-£2,564,217
35%	71%	-£4,072,678	-£3,605,490	-£3,663,787	-£3,196,599	-£4,278,771	-£3,869,885
40%	71%	-£5,407,318	-£4,873,388	-£4,940,012	-£4,406,083	-£5,642,857	-£5,175,553
45%	71%	-£6,757,913	-£6,147,419	-£6,223,597	-£5,615,566	-£7,027,230	-£6,492,913
50%	71%	-£8,114,580	-£7,436,052	-£7,520,695	-£6,842,367	-£8,413,621	-£7,819,936
100%	71%	-£39,879,046	-£39,800,360	-£39,849,695	-£39,738,020	-£39,877,326	-£39,760,166
10%	75%	£2,574,410	£2,689,327	£2,695,103	£2,810,020	£2,523,714	£2,644,407
15%	75%	£1,244,352	£1,419,548	£1,426,354	£1,600,811	£1,167,065	£1,351,067
20%	75%	-£97,459	£126,154	£197,875	£381,469	-£200,509	£44,827
25%	75%	-£1,430,272	-£1,147,279	-£1,132,603	-£840,610	-£1,588,082	-£1,261,413
30%	75%	-£2,781,083	-£2,430,892	-£2,413,081	-£2,062,689	-£2,935,656	-£2,567,654
35%	75%	-£4,122,895	-£3,714,106	-£3,693,559	-£3,284,770	-£4,303,231	-£3,873,894
40%	75%	-£5,484,707	-£4,997,519	-£4,974,037	-£4,566,849	-£5,970,305	-£5,180,135
45%	75%	-£6,823,534	-£6,280,350	-£6,262,501	-£5,728,928	-£7,050,185	-£6,498,153
50%	75%	-£8,187,291	-£7,593,754	-£7,583,922	-£6,970,385	-£8,449,126	-£7,825,757
10%	60%	£2,633,790	£2,817,567	£2,794,284	£2,914,123	£2,652,587	£2,848,142
15%	60%	£1,334,742	£1,112,132	£1,481,161	£1,756,864	£1,211,084	£1,358,255
20%	60%	£23,061	£396,811	£219,329	£593,079	-£141,818	£54,450
25%	60%	-£1,288,622	-£921,434	-£1,043,287	-£576,099	-£1,494,719	-£1,249,384
30%	60%	-£2,600,304	-£2,039,676	-£2,305,902	-£1,745,276	-£2,947,622	-£2,553,220
35%	60%	-£3,911,986	-£3,257,922	-£3,568,517	-£2,914,453	-£4,200,523	-£3,657,054
40%	60%	-£5,223,669	-£4,476,167	-£4,831,132	-£4,083,631	-£5,553,424	-£4,860,888
45%	60%	-£6,547,629	-£5,694,412	-£6,099,104	-£5,262,809	-£6,924,972	-£6,476,146
50%	60%	-£7,881,084	-£6,931,406	-£7,382,389	-£6,432,711	-£8,300,000	-£7,801,356

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£12,756,261	-£12,756,261	-£12,756,261	-£12,756,261	-£12,756,261	-£12,756,261
10%	71%	-£15,996,174	-£15,264,840	-£15,261,228	-£15,149,893	-£15,454,112	-£15,339,166
15%	71%	-£16,719,926	-£16,513,269	-£16,543,711	-£16,546,710	-£16,807,154	-£16,631,914
20%	71%	-£18,053,465	-£17,768,500	-£17,819,812	-£17,852,848	-£18,171,238	-£17,937,582
25%	71%	-£19,588,103	-£19,054,306	-£19,096,037	-£18,762,931	-£19,535,316	-£19,243,249
30%	71%	-£20,722,741	-£20,322,294	-£20,372,262	-£19,071,815	-£20,899,397	-£20,549,917
35%	71%	-£22,057,380	-£21,590,181	-£21,648,488	-£21,181,900	-£22,263,477	-£21,854,585
40%	71%	-£23,392,018	-£22,858,068	-£22,924,713	-£22,390,783	-£22,627,557	-£23,160,253
45%	71%	-£24,726,657	-£24,132,119	-£24,208,298	-£23,600,267	-£25,011,850	-£24,477,614
50%	71%	-£26,061,295	-£25,406,060	-£25,493,757	-£24,807,965	-£26,398,442	-£25,824,636
100%	71%	-£30,863,745	-£38,307,090	-£38,476,375	-£37,119,720	-£40,262,228	-£39,074,856
10%	75%	-£15,410,291	-£15,295,374	-£15,299,597	-£15,174,880	-£15,460,987	-£15,340,293
15%	75%	-£16,740,948	-£16,595,132	-£16,598,347	-£16,393,988	-£16,811,636	-£16,633,633
20%	75%	-£18,082,160	-£17,848,566	-£17,836,824	-£17,603,291	-£18,165,209	-£17,939,874
25%	75%	-£19,423,972	-£19,131,979	-£19,117,303	-£18,825,310	-£19,522,782	-£19,246,113
30%	75%	-£20,765,794	-£20,415,392	-£20,397,781	-£20,047,390	-£20,920,357	-£20,552,354
35%	75%	-£22,107,616	-£21,698,806	-£21,673,260	-£21,269,470	-£22,327,931	-£21,958,585
40%	75%	-£23,449,438	-£22,982,219	-£22,958,737	-£22,491,549	-£23,655,505	-£23,164,835
45%	75%	-£24,809,234	-£24,274,050	-£24,247,201	-£23,713,629	-£25,043,885	-£24,482,854
50%	75%	-£26,169,030	-£25,574,484	-£25,549,622	-£24,935,668	-£26,433,627	-£25,810,458
10%	60%	-£15,351,001	-£15,167,133	-£15,254,446	-£15,070,578	-£15,432,113	-£15,355,559
15%	60%	-£16,649,958	-£16,372,568	-£16,503,539	-£16,227,736	-£16,773,618	-£16,626,415
20%	60%	-£17,961,640	-£17,587,890	-£17,765,372	-£17,391,622	-£18,126,519	-£17,939,251
25%	60%	-£19,296,991	-£18,802,234	-£18,997,267	-£18,560,739	-£19,474,420	-£19,224,085
30%	60%	-£20,585,004	-£20,024,378	-£20,290,627	-£19,720,976	-£20,832,322	-£20,537,920
35%	60%	-£21,898,687	-£21,242,623	-£21,583,217	-£20,899,153	-£22,185,223	-£21,841,754
40%	60%	-£23,208,369	-£22,460,868	-£22,815,833	-£22,088,332	-£23,538,125	-£23,145,588
45%	60%	-£24,532,430	-£23,679,112	-£24,083,804	-£23,237,608	-£24,909,672	-£24,460,847
50%	60%	-£25,865,765	-£24,916,106	-£25,367,069	-£24,417,411	-£26,284,701	-£25,796,006

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£3,097,811	-£3,097,811	-£3,097,811	-£3,097,811	-£3,097,811	-£3,097,811
10%	71%	-£3,097,811	-£2,968,498	-£2,968,498	-£2,851,551	-£3,155,769	-£3,040,823
15%	71%	-£4,420,484	-£4,220,787	-£4,245,369	-£4,048,367	-£4,508,811	-£4,333,572
20%	71%	-£5,755,122	-£5,486,157	-£5,521,469	-£5,254,205	-£5,872,892	-£5,639,240
25%	71%	-£7,089,761	-£6,750,594	-£6,797,694	-£6,463,989	-£7,236,973	-£6,944,901
30%	71%	-£8,424,399	-£8,023,952	-£8,073,820	-£7,673,472	-£8,601,054	-£8,250,575
35%	71%	-£9,759,037	-£9,297,848	-£9,350,145	-£8,882,057	-£9,965,135	-£9,556,243
40%	71%	-£11,093,675	-£10,570,746	-£10,630,370	-£10,092,441	-£11,329,215	-£10,861,911
45%	71%	-£12,444,271	-£11,833,776	-£11,909,955	-£11,301,924	-£12,713,988	-£12,179,271
50%	71%	-£13,800,738	-£13,122,410	-£13,207,053	-£12,528,725	-£14,099,978	-£13,506,294
100%	71%	-£20,995,402	-£26,008,748	-£26,178,032	-£24,929,938	-£27,985,893	-£26,776,618
10%	75%	-£3,111,945	-£2,907,031	-£2,901,255	-£2,776,337	-£3,162,644	-£3,041,951
15%	75%	-£4,442,006	-£4,266,809	-£4,258,004	-£4,085,546	-£4,519,292	-£4,335,291
20%	75%	-£5,783,817	-£5,550,224	-£5,538,482	-£5,304,888	-£5,886,866	-£5,641,531
25%	75%	-£7,125,630	-£6,833,637	-£6,818,961	-£6,586,968	-£7,244,440	-£6,947,771
30%	75%	-£8,467,441	-£8,117,050	-£8,099,438	-£7,749,047	-£8,622,014	-£8,254,011
35%	75%	-£9,809,253	-£9,400,464	-£9,379,917	-£8,971,127	-£9,989,588	-£9,560,252
40%	75%	-£11,151,065	-£10,683,877	-£10,660,395	-£10,193,207	-£11,357,163	-£10,866,493
45%	75%	-£12,509,931	-£11,975,708	-£11,948,859	-£11,415,296	-£12,745,543	-£12,194,511
50%	75%	-£13,873,649	-£13,269,112	-£13,250,280	-£12,656,743	-£14,135,484	-£13,512,115
10%	60%	-£3,052,658	-£2,868,791	-£2,956,104	-£2,772,235	-£3,133,771	-£3,037,216
15%	60%	-£4,351,616	-£4,074,226	-£4,205,197	-£3,929,383	-£4,475,274	-£4,326,073
20%	60%	-£5,650,291	-£5,383,543	-£5,461,029	-£5,063,476	-£5,826,375	-£5,631,908
25%	60%	-£6,974,979	-£6,507,791	-£6,729,644	-£6,262,456	-£7,181,077	-£6,935,742
30%	60%	-£8,296,662	-£7,726,038	-£7,992,290	-£7,431,634	-£8,533,980	-£8,239,577
35%	60%	-£9,598,344	-£8,944,290	-£9,254,875	-£8,600,811	-£9,889,881	-£9,543,412
40%	60%	-£10,910,026	-£10,162,525	-£10,517,490	-£9,769,989	-£11,239,782	-£10,847,246
45%	60%	-£12,234,287	-£11,380,770	-£11,785,461	-£10,939,166	-£12,611,330	-£12,162,504
50%	60%	-£13,567,422	-£12,617,763	-£13,068,727	-£12,119,069	-£13,986,368	-£13,487,664

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£5,228,439	£5,228,439	£5,228,439	£5,228,439	£5,228,439	£5,228,439
10%	71%	£2,688,626	£2,719,860	£2,703,472	£2,834,807	£2,630,889	£2,645,536
15%	71%	£1,289,974	£1,468,577	£1,440,989	£1,637,690	£1,177,447	£1,352,786
20%	71%	£-68,764	£198,390	£184,889	£431,853	£-186,534	£47,118
25%	71%	£-1,403,403	£-1,069,898	£-1,111,337	£-777,631	£-1,550,615	£-1,258,549
30%	71%	£-2,738,041	£-2,337,394	£-2,397,562	£-1,987,115	£-2,914,699	£-2,564,217
35%	71%	£-4,072,679	£-3,055,490	£-3,163,787	£-3,196,599	£-4,278,773	£-3,869,885
40%	71%	£-5,407,318	£-4,873,388	£-4,940,012	£-4,406,083	£-5,642,857	£-5,175,553
45%	71%	£-6,757,913	£-6,147,419	£-6,223,597	£-5,615,686	£-7,027,230	£-6,492,913
50%	71%	£-8,114,360	£-7,436,052	£-7,520,695	£-6,842,367	£-8,413,621	£-7,819,938
100%	71%	£-21,679,044	£-20,322,300	£-20,491,675	£-19,138,020	£-22,277,325	£-21,060,156
10%	75%	£2,674,410	£2,889,327	£2,896,103	£2,810,020	£2,523,714	£2,644,407
15%	75%	£1,244,352	£1,419,548	£1,428,354	£1,600,811	£1,167,065	£1,351,067
20%	75%	£-57,459	£136,134	£147,976	£391,469	£-200,909	£44,627
25%	75%	£-1,430,272	£-1,147,279	£-1,132,603	£-840,610	£-1,568,052	£-1,261,413
30%	75%	£-2,781,083	£-2,430,692	£-2,413,081	£-2,062,689	£-2,935,656	£-2,567,654
35%	75%	£-4,122,898	£-3,714,106	£-3,693,559	£-3,264,770	£-4,303,231	£-3,873,894
40%	75%	£-5,464,707	£-4,907,519	£-4,974,037	£-4,506,649	£-5,870,805	£-5,169,135
45%	75%	£-6,823,534	£-6,289,350	£-6,262,501	£-5,728,928	£-7,059,185	£-6,498,153
50%	75%	£-8,187,291	£-7,593,754	£-7,563,922	£-6,970,385	£-8,449,126	£-7,825,757
10%	60%	£2,633,730	£2,817,561	£2,780,264	£2,914,128	£2,553,387	£2,649,141
15%	60%	£1,334,742	£1,612,132	£1,481,161	£1,758,064	£1,211,084	£1,388,285
20%	60%	£23,061	£396,811	£19,939	£563,076	£-141,818	£44,460
25%	60%	£-1,288,622	£-221,434	£-1,043,267	£-576,099	£-1,694,719	£-1,245,384
30%	60%	£-2,600,304	£-2,038,978	£-2,305,902	£-1,745,276	£-2,947,622	£-2,553,220
35%	60%	£-3,911,986	£-2,572,922	£-3,568,517	£-2,914,453	£-4,200,523	£-3,857,054
40%	60%	£-5,223,669	£-4,476,167	£-4,831,132	£-4,083,631	£-5,553,424	£-5,160,888
45%	60%	£-6,547,929	£-5,598,412	£-5,993,104	£-5,252,909	£-6,924,972	£-6,476,146
50%	60%	£-7,881,064	£-6,931,406	£-7,382,369	£-6,642,711	£-8,300,000	£-7,801,306





Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£16,275,538	-£16,275,538	-£16,275,538	-£16,275,538	-£16,275,538	-£16,275,538
10%	71%	-£18,616,141	-£18,505,971	-£18,471,925	-£18,362,756	-£18,706,466	-£18,562,250
15%	71%	-£19,736,443	-£19,622,688	-£19,570,119	-£19,406,364	-£19,921,339	-£19,755,666
20%	71%	-£20,956,745	-£20,738,405	-£20,688,313	-£20,449,973	-£21,137,368	-£20,848,962
25%	71%	-£22,127,047	-£21,854,123	-£21,786,507	-£21,483,582	-£22,352,859	-£21,992,319
30%	71%	-£23,297,349	-£22,969,840	-£22,884,700	-£22,317,192	-£23,568,323	-£23,136,666
35%	71%	-£24,478,372	-£24,091,029	-£23,966,361	-£23,580,801	-£24,800,680	-£24,287,669
40%	71%	-£25,668,813	-£25,224,993	-£25,052,516	-£24,638,695	-£26,036,022	-£25,448,725
45%	71%	-£26,868,256	-£26,358,958	-£26,139,670	-£25,699,572	-£27,271,366	-£26,611,780
50%	71%	-£28,067,699	-£27,492,922	-£27,231,825	-£26,760,449	-£28,506,710	-£27,773,615
100%	71%	-£30,942,121	-£38,832,569	-£38,476,375	-£37,366,824	-£40,860,143	-£39,394,397
10%	75%	-£18,831,858	-£18,536,335	-£18,480,432	-£18,384,908	-£18,710,892	-£18,559,465
15%	75%	-£19,910,018	-£19,669,734	-£19,582,879	-£19,439,939	-£19,928,570	-£19,701,430
20%	75%	-£20,988,179	-£20,797,132	-£20,685,326	-£20,494,279	-£21,148,247	-£20,843,584
25%	75%	-£22,166,339	-£21,927,531	-£21,787,773	-£21,546,963	-£22,363,925	-£21,985,358
30%	75%	-£23,344,500	-£23,057,929	-£22,890,220	-£22,603,649	-£23,581,602	-£23,127,322
35%	75%	-£24,522,661	-£24,188,481	-£23,986,619	-£23,659,334	-£24,801,425	-£24,277,763
40%	75%	-£25,700,822	-£25,344,368	-£25,117,097	-£24,728,754	-£26,054,018	-£25,438,404
45%	75%	-£26,878,983	-£26,493,253	-£26,237,575	-£25,800,889	-£27,291,611	-£26,599,046
50%	75%	-£28,057,144	-£27,642,140	-£27,358,052	-£26,872,624	-£28,539,204	-£27,760,687
10%	60%	-£18,665,847	-£18,413,009	-£18,444,705	-£18,291,869	-£18,662,301	-£18,571,160
15%	60%	-£19,711,001	-£19,481,745	-£19,529,289	-£19,300,032	-£19,900,683	-£19,718,971
20%	60%	-£20,856,155	-£20,550,480	-£20,613,873	-£20,308,197	-£21,109,065	-£20,866,782
25%	60%	-£21,991,309	-£21,619,214	-£21,688,458	-£21,116,362	-£22,317,448	-£22,016,584
30%	60%	-£23,146,463	-£22,687,952	-£22,783,040	-£22,324,528	-£23,525,830	-£23,162,405
35%	60%	-£24,300,467	-£23,756,781	-£23,889,533	-£23,332,893	-£24,750,293	-£24,319,363
40%	60%	-£25,454,345	-£24,825,596	-£24,971,855	-£24,350,506	-£25,975,438	-£25,485,948
45%	60%	-£26,608,223	-£25,894,411	-£26,074,178	-£25,375,161	-£27,206,953	-£26,652,514
50%	60%	-£27,762,113	-£27,015,427	-£27,176,500	-£26,399,814	-£28,434,729	-£27,819,116

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£6,317,198	-£6,317,198	-£6,317,198	-£6,317,198	-£6,317,198	-£6,317,198
10%	71%	-£6,317,798	-£6,208,629	-£6,173,582	-£6,064,413	-£6,406,124	-£6,263,907
15%	71%	-£7,486,100	-£7,324,346	-£7,271,777	-£7,108,022	-£7,623,588	-£7,407,264
20%	71%	-£8,654,403	-£8,440,063	-£8,369,970	-£8,151,631	-£8,539,652	-£8,355,620
25%	71%	-£9,822,705	-£9,555,784	-£9,468,164	-£9,295,240	-£9,693,977	-£9,509,977
30%	71%	-£10,991,008	-£10,671,496	-£10,566,358	-£10,238,849	-£11,269,980	-£10,837,333
35%	71%	-£12,181,029	-£11,792,686	-£11,668,018	-£11,282,458	-£12,502,337	-£11,989,326
40%	71%	-£13,371,050	-£12,913,876	-£12,784,173	-£12,340,352	-£13,740,358	-£13,146,666
45%	71%	-£14,561,071	-£14,035,066	-£13,900,328	-£13,401,030	-£14,973,024	-£14,313,438
50%	71%	-£15,749,358	-£15,156,256	-£15,016,483	-£14,461,707	-£16,208,367	-£15,475,494
100%	71%	-£27,648,778	-£28,534,227	-£28,179,032	-£26,988,491	-£28,591,809	-£27,046,685
10%	75%	-£6,317,798	-£6,210,902	-£6,162,089	-£6,086,465	-£6,412,550	-£6,261,125
15%	75%	-£7,511,676	-£7,368,391	-£7,284,536	-£7,141,251	-£7,500,228	-£7,403,087
20%	75%	-£8,689,835	-£8,498,789	-£8,396,883	-£8,195,396	-£8,847,905	-£8,545,052
25%	75%	-£9,867,994	-£9,628,183	-£9,489,439	-£9,290,521	-£9,867,015	-£9,687,015
30%	75%	-£11,046,157	-£10,759,586	-£10,591,577	-£10,305,306	-£11,283,260	-£10,828,980
35%	75%	-£12,236,039	-£11,897,138	-£11,696,277	-£11,359,992	-£12,518,083	-£11,979,421
40%	75%	-£13,434,367	-£13,045,025	-£12,818,754	-£12,320,412	-£13,755,673	-£13,440,062
45%	75%	-£14,632,709	-£14,194,911	-£13,939,232	-£13,507,246	-£14,993,256	-£14,500,703
50%	75%	-£15,829,226	-£15,343,798	-£15,059,710	-£14,674,881	-£16,230,852	-£15,461,344
10%	60%	-£6,267,504	-£6,114,666	-£6,146,362	-£5,993,525	-£6,393,959	-£6,272,817
15%	60%	-£7,412,659	-£7,183,403	-£7,230,947	-£7,001,690	-£7,602,341	-£7,426,629
20%	60%	-£8,557,813	-£8,257,138	-£8,310,689	-£8,000,455	-£8,910,123	-£8,569,440
25%	60%	-£9,702,968	-£9,320,874	-£9,400,114	-£9,018,020	-£10,019,105	-£9,716,251
30%	60%	-£10,848,123	-£10,389,609	-£10,484,598	-£10,026,185	-£11,227,487	-£10,864,062
35%	60%	-£12,002,119	-£11,484,439	-£11,571,190	-£11,034,350	-£12,451,950	-£12,021,021
40%	60%	-£13,166,003	-£12,544,654	-£12,673,513	-£12,052,163	-£13,680,995	-£13,197,665
45%	60%	-£14,329,886	-£13,630,869	-£13,775,835	-£13,076,817	-£14,908,241	-£14,354,189
50%	60%	-£15,493,771	-£14,717,084	-£14,878,157	-£14,101,471	-£16,136,396	-£15,520,773

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,708,163	£1,708,163	£1,708,163	£1,708,163	£1,708,163	£1,708,163
10%	71%	-£631,441	-£622,271	-£487,224	-£378,056	-£721,766	-£577,550
15%	71%	-£1,801,742	-£1,837,986	-£1,585,419	-£1,421,864	-£1,937,230	-£1,729,006
20%	71%	-£2,072,045	-£2,753,705	-£2,683,613	-£2,465,273	-£3,152,694	-£2,864,262
25%	71%	-£4,142,346	-£3,869,422	-£3,781,806	-£3,598,882	-£4,368,158	-£4,007,619
30%	71%	-£5,312,648	-£4,985,138	-£4,880,000	-£4,552,491	-£5,583,623	-£5,150,975
35%	71%	-£6,494,949	-£6,106,326	-£5,981,660	-£5,596,100	-£6,815,978	-£6,302,868
40%	71%	-£7,684,113	-£7,240,293	-£7,097,816	-£6,653,984	-£8,051,322	-£7,465,025
45%	71%	-£8,873,556	-£8,374,258	-£8,213,970	-£7,714,672	-£9,286,666	-£8,627,080
50%	71%	-£10,062,999	-£9,508,222	-£9,330,125	-£8,775,349	-£10,522,009	-£9,789,136
100%	71%	-£21,957,420	-£20,847,869	-£20,491,675	-£19,382,123	-£22,875,443	-£21,409,697
10%	75%	-£647,157	-£551,634	-£495,731	-£400,207	-£726,192	-£574,765
15%	75%	-£1,825,318	-£1,892,033	-£1,598,178	-£1,454,893	-£1,943,870	-£1,716,229
20%	75%	-£3,003,478	-£2,912,431	-£2,707,625	-£2,509,576	-£3,151,547	-£2,858,694
25%	75%	-£4,181,639	-£3,942,830	-£3,803,072	-£3,584,263	-£4,370,225	-£4,000,657
30%	75%	-£5,359,799	-£5,073,228	-£4,905,519	-£4,618,948	-£5,596,902	-£5,142,622
35%	75%	-£6,537,959	-£6,210,781	-£6,011,919	-£5,673,634	-£6,831,725	-£6,293,083
40%	75%	-£7,716,119	-£7,359,667	-£7,132,396	-£6,744,054	-£8,066,517	-£7,453,704
45%	75%	-£8,894,279	-£8,508,553	-£8,252,874	-£7,815,989	-£9,306,911	-£8,614,345
50%	75%	-£10,072,439	-£9,657,440	-£9,373,352	-£8,887,923	-£10,544,504	-£9,774,966
10%	60%	-£581,486	-£428,309	-£460,004	-£307,168	-£707,601	-£586,460
15%	60%	-£1,726,301	-£1,497,045	-£1,544,589	-£1,315,332	-£1,915,983	-£1,734,271
20%	60%	-£2,871,456	-£2,565,780	-£2,629,173	-£2,323,497	-£3,124,385	-£2,882,082
25%	60%	-£4,016,610	-£3,834,516	-£3,713,756	-£3,331,662	-£4,332,747	-£4,029,893
30%	60%	-£5,161,765	-£4,703,251	-£4,758,340	-£4,338,827	-£5,541,129	-£5,177,704
35%	60%	-£6,316,919	-£5,772,081	-£5,884,833	-£5,347,982	-£6,765,592	-£6,334,663
40%	60%	-£7,472,073	-£6,855,296	-£6,987,155	-£6,365,805	-£7,983,738	-£7,501,247
45%	60%	-£8,627,227	-£7,944,512	-£8,080,477	-£7,590,459	-£9,211,883	-£8,667,831
50%	60%	-£9,782,381	-£9,030,726	-£9,191,800	-£8,815,113	-£10,450,028	-£9,834,415

LB SOUTHWARK HOUSING POLICY VIABILITY STUDY

Site typology 5

CL Zone 1 Value Area High

No Units 180 Site Area 1.51 Ha

Sales value inflation 10% Build cost inflation 5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£126,543,164	£126,543,164	£126,543,164	£126,543,164	£126,543,164	£126,543,164
10%	71%	£111,522,508	£111,864,667	£111,545,304	£111,887,464	£111,573,143	£111,595,940
15%	71%	£104,002,148	£104,344,307	£104,023,784	£104,365,943	£104,078,697	£104,112,892
20%	71%	£96,482,980	£97,167,299	£96,528,575	£97,212,894	£96,584,251	£96,528,946
25%	71%	£88,963,217	£89,816,615	£89,020,209	£89,875,608	£89,089,805	£89,146,798
30%	71%	£81,443,453	£82,469,932	£81,511,845	£82,538,324	£81,595,360	£81,663,751
35%	71%	£73,923,689	£75,121,248	£74,033,480	£75,201,038	£74,103,614	£74,180,704
40%	71%	£66,403,925	£67,772,564	£66,495,114	£67,863,752	£66,606,468	£66,697,656
45%	71%	£58,884,162	£60,423,880	£58,986,749	£60,526,468	£59,112,022	£59,214,609
50%	71%	£51,364,398	£53,075,196	£51,478,384	£53,189,182	£51,617,576	£51,731,962
100%	71%	£25,384,620	£27,140,663	£25,141,832	£27,149,875	£26,845,359	£26,902,371
10%	75%	£111,507,539	£111,806,929	£111,531,476	£111,830,865	£111,551,845	£111,575,783
15%	75%	£103,980,291	£104,429,375	£104,016,197	£104,465,282	£104,046,750	£104,082,656
20%	75%	£96,459,043	£97,051,623	£96,599,318	£97,099,697	£96,541,655	£96,589,530
25%	75%	£88,925,796	£89,674,270	£88,985,639	£89,734,113	£89,036,561	£89,096,004
30%	75%	£81,398,548	£82,296,717	£81,470,360	£82,368,528	£81,531,466	£81,603,278
35%	75%	£73,871,300	£74,919,164	£73,955,080	£75,002,944	£74,026,371	£74,110,152
40%	75%	£66,344,052	£67,541,611	£66,430,901	£67,537,359	£66,521,276	£66,617,025
45%	75%	£58,816,804	£60,164,058	£58,924,521	£60,271,776	£59,016,181	£59,123,899
50%	75%	£51,289,557	£52,786,505	£51,409,242	£52,906,191	£51,511,087	£51,630,773
10%	80%	£111,507,539	£112,049,430	£111,589,558	£112,065,579	£111,684,206	£111,680,446
15%	80%	£104,074,591	£104,793,127	£104,103,316	£104,821,851	£104,180,926	£104,209,651
20%	80%	£96,578,777	£97,536,823	£96,617,076	£97,575,123	£96,720,556	£96,758,856
25%	80%	£89,082,963	£90,280,521	£89,130,837	£90,236,395	£89,260,186	£89,308,061
30%	80%	£81,567,949	£83,024,219	£81,644,507	£83,081,667	£81,729,817	£81,827,296
35%	80%	£74,091,334	£75,767,916	£74,158,357	£75,834,940	£74,339,448	£74,406,472
40%	80%	£66,595,518	£68,511,613	£66,672,118	£68,588,212	£66,879,078	£66,955,677
45%	80%	£59,099,704	£61,255,310	£59,185,978	£61,341,484	£59,418,708	£59,504,882
50%	80%	£51,603,890	£53,999,007	£51,699,638	£54,094,756	£51,958,338	£52,054,087

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£9,192,068	-£9,192,068	-£9,192,068	-£9,192,068	-£9,192,068	-£9,192,068
10%	71%	-£24,212,725	-£24,870,968	-£24,188,828	-£24,841,768	-£24,162,990	-£24,189,296
15%	71%	-£31,732,489	-£31,219,250	-£31,688,433	-£31,185,054	-£31,656,536	-£31,522,340
20%	71%	-£39,252,253	-£38,567,934	-£39,208,658	-£38,522,338	-£39,150,982	-£39,105,387
25%	71%	-£46,772,016	-£45,916,613	-£46,715,023	-£45,899,624	-£46,645,428	-£46,588,434
30%	71%	-£54,291,780	-£53,265,301	-£54,238,033	-£53,198,033	-£54,181,461	-£54,103,651
35%	71%	-£61,811,544	-£60,613,984	-£61,761,753	-£60,534,194	-£61,634,319	-£61,554,529
40%	71%	-£69,331,308	-£67,962,668	-£69,240,118	-£67,871,480	-£69,128,705	-£69,037,577
45%	71%	-£76,851,071	-£75,311,352	-£76,748,483	-£75,208,768	-£76,623,211	-£76,529,623
50%	71%	-£84,370,835	-£82,660,036	-£84,267,949	-£82,540,057	-£84,117,657	-£84,003,671
100%	71%	-£161,119,853	-£157,476,896	-£160,877,065	-£157,233,107	-£160,580,592	-£160,337,803
10%	75%	-£24,227,693	-£23,928,304	-£24,203,757	-£23,904,367	-£24,183,388	-£24,159,450
15%	75%	-£31,747,457	-£31,265,357	-£31,719,662	-£31,289,462	-£31,700,482	-£31,652,577
20%	75%	-£39,267,221	-£38,683,409	-£39,234,314	-£38,635,535	-£39,193,577	-£39,145,703
25%	75%	-£46,786,985	-£46,060,963	-£46,749,594	-£46,001,120	-£46,698,672	-£46,638,820
30%	75%	-£54,306,749	-£53,438,515	-£54,264,873	-£53,366,104	-£54,203,767	-£54,151,955
35%	75%	-£61,826,513	-£60,616,068	-£61,781,152	-£60,732,281	-£61,708,861	-£61,657,049
40%	75%	-£69,346,277	-£68,193,622	-£69,295,432	-£68,097,873	-£69,213,956	-£69,118,208
45%	75%	-£76,866,041	-£75,271,174	-£76,810,711	-£75,483,457	-£76,719,051	-£76,611,334
50%	75%	-£84,385,805	-£82,628,728	-£84,335,009	-£82,539,042	-£84,234,146	-£84,103,463
10%	80%	-£24,164,827	-£23,885,603	-£24,145,677	-£23,866,653	-£24,093,937	-£24,074,787
15%	80%	-£31,684,641	-£30,942,106	-£31,631,917	-£30,913,381	-£31,554,306	-£31,525,582
20%	80%	-£39,204,405	-£38,198,499	-£39,118,157	-£38,169,109	-£39,014,877	-£38,976,371
25%	80%	-£46,724,169	-£45,454,712	-£46,604,837	-£45,408,837	-£46,470,646	-£46,407,172
30%	80%	-£54,243,933	-£52,711,014	-£54,090,638	-£52,653,566	-£53,935,415	-£53,877,967
35%	80%	-£61,763,697	-£59,967,317	-£61,676,878	-£59,809,293	-£61,395,785	-£61,328,761
40%	80%	-£69,283,461	-£67,223,919	-£69,093,115	-£67,147,021	-£69,086,354	-£68,970,556
45%	80%	-£76,803,225	-£74,479,623	-£76,649,355	-£74,393,749	-£76,316,525	-£76,230,351
50%	80%	-£84,322,989	-£81,736,225	-£84,055,594	-£81,640,477	-£83,778,394	-£83,681,148

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£17,484,523	£17,484,523	£17,484,523	£17,484,523	£17,484,523	£17,484,523
10%	71%	£2,444,167	£2,786,326	£2,466,963	£2,809,123	£2,494,802	£2,517,599
15%	71%	-£5,076,597	-£4,592,328	-£5,041,401	-£4,529,162	-£4,999,644	-£4,985,449
20%	71%	-£12,596,361	-£11,911,043	-£12,561,208	-£11,865,447	-£12,482,605	-£12,448,605
25%	71%	-£20,116,124	-£19,259,726	-£20,058,132	-£19,202,733	-£19,988,536	-£19,931,543
30%	71%	-£27,635,888	-£26,608,409	-£27,586,497	-£26,549,017	-£27,482,381	-£27,414,580
35%	71%	-£35,155,652	-£33,957,093	-£35,074,861	-£33,877,303	-£34,977,427	-£34,887,637
40%	71%	-£42,675,416	-£41,305,774	-£42,623,227	-£41,214,589	-£42,471,673	-£42,360,885
45%	71%	-£50,195,179	-£48,654,454	-£50,091,592	-£48,551,873	-£49,966,319	-£49,863,732
50%	71%	-£57,714,943	-£56,003,145	-£57,599,957	-£55,899,159	-£57,460,785	-£57,346,779
100%	71%	-£164,861,961	-£159,949,088	-£164,529,173	-£159,616,216	-£163,929,009	-£163,689,015
10%	75%	£2,428,198	£2,728,588	£2,453,135	£2,752,524	£2,475,504	£2,497,442
15%	75%	-£5,098,050	-£4,648,966	-£5,062,144	-£4,613,059	-£5,031,591	-£4,995,685
20%	75%	-£12,617,814	-£12,026,518	-£12,577,423	-£11,978,644	-£12,536,686	-£12,488,811
25%	75%	-£20,137,578	-£19,434,071	-£20,092,702	-£19,344,278	-£19,941,929	-£19,881,377
30%	75%	-£27,657,342	-£26,781,824	-£27,608,841	-£26,709,813	-£27,546,875	-£27,475,065
35%	75%	-£35,177,106	-£34,130,577	-£35,123,261	-£34,075,397	-£34,951,970	-£34,885,189
40%	75%	-£42,696,870	-£40,479,328	-£42,643,715	-£40,420,922	-£42,528,062	-£42,441,276
45%	75%	-£50,216,634	-£48,828,079	-£50,163,820	-£48,806,565	-£50,062,160	-£49,954,442
50%	75%	-£57,736,398	-£56,176,830	-£57,689,099	-£56,172,150	-£57,587,254	-£57,447,568
10%	80%	£2,482,955	£2,971,089	£2,511,215	£2,990,285	£2,502,955	£2,522,105
15%	80%	-£5,002,719	-£4,285,214	-£4,976,490	-£4,256,490	-£4,945,768	-£4,915,808
20%	80%	-£12,522,483	-£11,541,518	-£12,461,265	-£11,503,218	-£12,357,785	-£12,319,485
25%	80%	-£20,042,247	-£18,797,820	-£19,977,504	-£18,749,946	-£19,818,195	-£19,770,280
30%	80%	-£27,562,011	-£26,064,123	-£27,483,744	-£26,069,674	-£27,278,994	-£27,221,075
35%	80%	-£35,081,775	-£33,310,425	-£34,919,984	-£33,213,401	-£34,788,893	-£34,671,889
40%	80%	-£42,601,539	-£40,566,728	-£42,498,223	-£40,490,129	-£42,199,263	-£42,122,664
45%	80%	-£50,121,303	-£47,823,031	-£49,892,463	-£47,738,857	-£49,699,633	-£49,573,459
50%	80%	-£57,641,067	-£55,078,334	-£57,478,705	-£54,983,585	-£57,420,005	-£57,294,254

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£63,875,716	£63,875,716	£63,875,716	£63,875,716	£63,875,716	£63,875,716
10%	71%	£48,385,059	£49,187,219	£48,877,356	£49,220,016	£48,385,084	£48,993,892
15%	71%	£41,335,295	£41,848,534	£41,369,401	£41,882,730	£41,414,248	£41,445,444
20%	71%	£33,815,531	£34,499,850	£33,861,126	£34,545,445	£33,916,802	£33,962,397
25%	71%	£26,295,768	£27,151,186	£26,352,761	£27,208,160	£26,422,356	£26,479,349
30%	71%	£18,776,004	£19,802,493	£18,844,396	£19,870,875	£18,927,911	£19,966,303
35%	71%	£11,256,240	£12,453,799	£11,336,031	£12,533,589	£11,433,485	£11,513,255
40%	71%	£3,736,476	£5,105,115	£3,827,865	£5,198,304	£3,939,019	£4,030,207
45%	71%	-£3,783,287	-£2,243,589	-£3,880,099	-£2,140,961	-£3,955,427	-£3,952,829
50%	71%	-£11,303,051	-£9,592,252	-£11,189,065	-£9,478,2		

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£94,881,497	£94,881,497	£94,881,497	£94,881,497	£94,881,497	£94,881,497
10%	71%	£69,980,860	£70,292,689	£69,980,860	£70,225,787	£69,911,475	£69,844,273
15%	71%	£62,341,076	£62,554,315	£62,341,076	£62,375,272	£62,417,029	£62,451,225
20%	71%	£54,812,312	£55,505,631	£54,866,908	£55,551,227	£54,922,583	£54,968,178
25%	71%	£47,301,549	£48,156,948	£47,358,542	£48,213,941	£47,428,137	£47,485,131
30%	71%	£39,780,785	£40,868,265	£39,850,876	£40,921,177	£39,925,692	£40,002,684
35%	71%	£32,262,021	£33,459,581	£32,341,812	£33,539,371	£32,439,248	£32,519,036
40%	71%	£24,742,257	£26,110,897	£24,833,447	£26,202,085	£24,944,800	£25,035,989
45%	71%	£17,222,494	£18,762,213	£17,325,682	£18,864,800	£17,450,354	£17,552,942
50%	71%	£9,702,730	£11,413,529	£9,816,715	£11,527,515	£9,855,908	£10,008,694
100%	71%	£67,048,298	£63,402,330	£68,803,499	£63,159,642	£66,507,026	£68,264,238
10%	75%	£69,845,872	£70,145,261	£69,869,809	£70,169,198	£69,890,178	£69,914,115
15%	75%	£63,318,654	£62,787,708	£62,354,526	£62,803,615	£62,385,083	£62,420,389
20%	75%	£54,791,376	£55,390,156	£54,830,251	£55,438,030	£54,879,988	£54,927,862
25%	75%	£47,264,128	£48,012,602	£47,323,972	£48,072,445	£47,374,893	£47,434,736
30%	75%	£39,736,880	£40,635,050	£39,808,692	£40,706,861	£39,869,798	£39,941,610
35%	75%	£32,209,632	£33,257,497	£32,293,413	£33,341,276	£32,364,704	£32,448,494
40%	75%	£24,682,385	£25,879,943	£24,776,133	£25,975,692	£24,858,609	£24,955,357
45%	75%	£17,155,137	£18,502,391	£17,262,854	£18,610,108	£17,354,514	£17,462,231
50%	75%	£9,627,891	£11,274,839	£9,747,575	£11,244,524	£9,840,419	£10,002,695
10%	60%	£69,908,738	£70,387,762	£69,927,888	£70,406,912	£69,979,628	£69,998,778
15%	60%	£62,412,924	£63,131,460	£62,441,648	£63,160,184	£62,519,259	£62,547,983
20%	60%	£54,917,110	£55,875,156	£54,955,408	£55,913,456	£55,058,889	£55,097,188
25%	60%	£47,421,295	£48,618,654	£47,469,159	£48,366,726	£47,595,519	£47,646,393
30%	60%	£39,925,481	£41,362,551	£39,982,930	£41,420,000	£40,138,150	£40,195,588
35%	60%	£32,429,666	£34,106,248	£32,496,690	£34,173,273	£32,677,780	£32,744,804
40%	60%	£24,933,851	£26,849,946	£25,010,451	£26,926,544	£25,217,411	£25,294,009
45%	60%	£17,438,037	£19,593,642	£17,524,211	£19,679,816	£17,757,040	£17,843,214
50%	60%	£9,942,222	£12,337,340	£10,037,971	£12,433,088	£10,296,671	£10,392,419

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£85,432,688	£85,774,847	£85,455,484	£85,797,644	£85,483,323	£85,506,120
10%	71%	£77,912,924	£78,426,163	£77,947,120	£78,460,359	£77,988,877	£78,023,073
15%	71%	£70,393,160	£71,077,479	£70,438,755	£71,123,074	£70,494,431	£70,540,026
20%	71%	£62,873,396	£63,728,795	£62,920,389	£63,785,780	£62,980,985	£63,048,698
25%	71%	£55,353,633	£56,380,112	£55,422,025	£56,448,504	£55,505,540	£55,573,932
30%	71%	£47,833,869	£49,031,428	£47,913,660	£49,111,218	£48,011,094	£48,090,884
35%	71%	£40,314,105	£41,682,744	£40,405,294	£41,775,933	£40,516,649	£40,607,636
40%	71%	£32,794,342	£34,334,060	£32,896,530	£34,439,646	£33,025,202	£33,124,788
45%	71%	£25,274,578	£26,985,376	£25,388,564	£27,099,362	£25,527,756	£25,641,742
50%	71%	£17,754,814	£19,636,692	£17,877,592	£19,799,369	£18,025,179	£18,152,291
100%	71%	£85,432,688	£85,774,847	£85,455,484	£85,797,644	£85,483,323	£85,506,120
10%	75%	£77,890,471	£78,339,556	£77,926,377	£78,375,462	£77,956,930	£77,992,936
15%	75%	£70,363,223	£70,962,003	£70,411,098	£71,009,878	£70,451,836	£70,499,710
20%	75%	£62,835,976	£63,584,450	£62,885,818	£63,644,293	£62,946,741	£63,006,284
25%	75%	£55,308,728	£56,056,881	£55,360,546	£56,116,646	£55,412,399	£55,472,542
30%	75%	£47,781,480	£48,829,344	£47,865,260	£48,913,124	£47,936,551	£48,020,332
35%	75%	£40,254,233	£41,451,791	£40,349,981	£41,547,539	£40,431,456	£40,527,205
40%	75%	£32,726,984	£34,074,238	£32,834,702	£34,161,956	£32,926,362	£33,024,079
45%	75%	£25,199,737	£26,696,685	£25,310,422	£26,816,371	£25,421,267	£25,540,953
50%	75%	£17,672,489	£19,348,137	£17,795,267	£19,508,584	£17,917,041	£18,046,627
10%	60%	£85,480,586	£85,959,610	£85,499,736	£85,978,760	£85,551,476	£85,570,626
15%	60%	£77,964,772	£78,793,307	£78,013,496	£78,732,031	£78,091,106	£78,119,631
20%	60%	£70,438,958	£71,447,024	£70,527,680	£71,485,303	£70,630,736	£70,689,026
25%	60%	£62,913,143	£64,190,701	£63,041,017	£64,238,575	£63,170,367	£63,218,241
30%	60%	£55,387,328	£56,934,398	£55,554,777	£56,991,847	£55,709,997	£55,767,446
35%	60%	£47,861,513	£49,681,086	£47,949,702	£49,738,569	£48,068,146	£48,156,595
40%	60%	£40,335,703	£42,427,793	£40,582,298	£42,498,302	£40,798,258	£40,885,857
45%	60%	£32,809,884	£34,165,490	£33,096,058	£35,251,664	£33,328,888	£33,415,062
50%	60%	£25,284,076	£27,039,187	£25,609,818	£28,004,936	£25,868,518	£26,004,267

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,764,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£116,311,744	£116,311,744	£116,311,744	£116,311,744	£116,311,744	£116,311,744
10%	71%	£101,291,087	£101,633,247	£101,313,884	£101,656,044	£101,341,722	£101,364,520
15%	71%	£93,771,323	£94,284,263	£93,805,519	£94,316,758	£93,847,276	£93,881,472
20%	71%	£86,251,560	£86,955,870	£86,297,155	£86,991,474	£86,350,890	£86,386,426
25%	71%	£78,731,797	£79,587,195	£78,788,789	£79,644,188	£78,858,384	£78,915,378
30%	71%	£71,212,033	£72,238,512	£71,280,424	£72,306,904	£71,363,939	£71,432,331
35%	71%	£63,692,269	£64,589,829	£63,772,260	£64,805,616	£63,863,493	£63,940,293
40%	71%	£56,172,505	£57,541,144	£56,263,694	£57,632,332	£56,375,047	£56,466,236
45%	71%	£48,652,742	£50,192,460	£48,755,329	£50,295,048	£48,880,601	£48,983,189
50%	71%	£41,132,978	£42,843,776	£41,246,964	£42,957,762	£41,386,155	£41,530,441
100%	71%	£116,311,744	£116,311,744	£116,311,744	£116,311,744	£116,311,744	£116,311,744
10%	75%	£101,278,119	£101,575,509	£101,300,056	£101,599,445	£101,320,425	£101,344,362
15%	75%	£93,748,871	£94,197,655	£93,784,776	£94,233,862	£93,815,330	£93,851,235
20%	75%	£86,221,623	£86,820,403	£86,269,498	£86,868,277	£86,310,235	£86,358,100
25%	75%	£78,694,376	£79,442,850	£78,754,219	£79,502,693	£78,805,140	£78,864,983
30%	75%	£71,167,127	£72,065,297	£71,238,939	£72,137,108	£71,300,046	£71,371,857
35%	75%	£63,639,879	£64,687,744	£63,723,660	£64,771,523	£63,794,951	£63,878,731
40%	75%	£56,112,632	£57,310,190	£56,208,381	£57,405,939	£56,289,856	£56,385,604
45%	75%	£48,585,384	£49,932,638	£48,693,101	£50,040,355	£48,784,761	£48,892,479
50%	75%	£41,058,137	£42,555,085	£41,177,822	£42,674,771	£41,279,666	£41,399,353
10%	60%	£101,338,898	£101,619,309	£101,359,135	£101,637,159	£101,409,876	£101,629,023
15%	60%	£93,813,177	£94,561,707	£93,871,896	£94,590,431	£93,945,596	£93,978,230
20%	60%	£86,287,367	£87,305,403	£86,385,656	£87,343,703	£86,489,136	£86,527,435
25%	60%	£78,761,542	£80,049,101	£78,899,417	£80,096,975	£79,028,706	£79,076,640
30%	60%	£71,235,728	£72,732,798	£71,413,177	£72,880,247	£71,568,397	£71,625,845
35%	60%	£63,709,914	£65,536,496	£63,926,937	£65,603,520	£64,108,027	£64,175,052
40%	60%	£56,184,098	£58,280,193	£56,440,698	£58,356,792	£56,647,658	£56,724,257
45%	60%	£48,658,294	£51,023,890	£48,954,458	£51,110,064	£49,187,268	£49,273,662
50%	60%	£41,132,489	£43,767,697	£41,488,216	£43,865,335	£41,726,919	£41,822,667

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£84,400,391	£84,400,391	£84,400,391	£84,400,391	£84,400,391	£84,400,391
10%	71%	£69,379,734	£69,721,893	£69,402,531	£69,744,691	£69,430,369	£69,453,167
15%	71%	£51,859,970	£52,143,629	£51,894,196	£52,407,405	£51,935,963	£51,970,119
20%	71%	£54,340,206	£55,024,526	£54,385,802	£55,070,121	£54,441,477	£54,487,072
25%	71%	£46,820,443	£47,875,842	£46,877,436	£47,732,835	£46,947,031	£47,004,025
30%	71%	£39,300,679	£40,327,159	£39,369,971	£40,369,550	£39,452,586	£39,520,678
35%	71%	£31,780,915	£32,978,475	£31,860,708	£33,058,265	£31,958,140	£32,037,500
40%	71%	£24,261,151	£25,629,791	£24,352,341	£25,720,979	£24,463,694	£24,554,883
45%	71%	£16,741,388	£18,281,107	£16,843,978	£18,383,694	£16,969,248	£17,071,836
50%	71%	£9,221,625	£10,932,423	£9,335,610	£11,046,409	£9,474,904	£9,596,395
100%	71%	£57,527,594	£58,883,436	£57,284,655	£58,640,648	£58,985,132	£59,745,344
10%	75%	£69,364,766	£69,664,156	£69,988,703	£69,688,092	£69,409,072	£69,433,009
15%	75%	£61,837,518	£62,286,602	£61,873,423	£62,322,509	£61,903,977	£61,939,882
20%	75%	£54,310,270	£54,909,050	£54,356,145	£54,956,924	£54,398,882	£54,446,795
25%	75%	£46,783,022	£47,531,496	£46,842,866	£47,591,339	£46,893,787	£46,953,630
30%	75%	£39,255,774	£40,153,944	£39,327,586	£40,225,755	£39,388,692	£39,460,504
35%	75%	£31,728,526	£32,776,301	£31,812,307	£32,865,170	£31,883,986	£31,967,378
40%	75%	£24,201,279	£25,398,837	£24,297,027	£25,494,586	£24,378,503	£24,474,251
45%	75%	£16,674,031	£18,021,285	£16,781,748	£18,129,002	£16,873,408	£16,981,125
50%	75%	£9,146,784	£10,643,732	£9,266,669	£10,765,418	£9,388,313	£9,487,889
60%	80%	£59,427,532	£59,906,656	£59,446,782	£59,925,895	£59,458,522	£59,517,672
15%	80%	£61,931,818	£62,660,354	£61,960,542	£62,679,078	£62,038,153	£62,066,877
20%	80%	£54,436,004	£55,394,050	£54,474,302	£55,432,350	£54,577,793	£54,616,082
25%	80%	£46,940,168	£48,137,585	£46,988,903	£48,185,522	£47,111,413	£47,165,297
30%	80%	£39,444,375	£40,831,445	£39,501,824	£40,938,894	£39,657,044	£39,714,492
35%	80%	£31,948,560	£33,625,442	£32,015,584	£33,692,167	£32,196,674	£32,263,608
40%	80%	£24,452,745	£26,365,840	£24,529,345	£26,445,438	£24,736,395	£24,812,903
45%	80%	£16,956,931	£19,112,636	£17,043,105	£19,198,710	£17,275,934	£17,362,186
50%	80%	£9,461,116	£11,856,234	£9,556,865	£11,951,982	£9,815,565	£9,911,313

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£91,201,435	£91,543,594	£91,224,232	£91,566,392	£91,252,070	£91,274,868
10%	71%	£83,681,671	£84,194,910	£83,715,867	£84,229,106	£83,757,624	£83,781,820
15%	71%	£76,161,907	£76,846,226	£76,207,502	£76,891,822	£76,263,178	£76,308,773
20%	71%	£68,642,144	£69,497,542	£68,699,137	£69,544,536	£68,765,732	£68,825,726
25%	71%	£61,122,380	£62,148,860	£61,180,772	£62,217,251	£61,274,287	£61,342,679
30%	71%	£53,602,616	£54,800,176	£53,662,407	£54,879,966	£53,779,841	£53,859,631
35%	71%	£46,082,852	£47,451,492	£46,144,042	£47,524,680	£46,285,395	£46,376,584
40%	71%	£38,563,089	£40,102,808	£38,625,677	£40,205,395	£38,790,949	£38,893,537
45%	71%	£31,043,325	£32,754,124	£31,107,311	£32,868,110	£31,296,503	£31,410,489
50%	71%	£23,523,561	£25,405,440	£23,592,026	£25,529,821	£23,804,057	£23,938,943
100%	71%	£86,706,899	£87,691,792	£86,462,905	£87,418,947	£86,666,439	£87,423,943
10%	75%	£91,186,467	£91,485,656	£91,410,463	£91,710,247	£91,264,747	£91,284,747
15%	75%	£83,659,219	£84,108,303	£83,695,124	£84,144,209	£83,725,678	£83,761,531
20%	75%	£76,131,971	£76,730,751	£76,179,846	£76,778,625	£76,220,583	£76,268,457
25%	75%	£68,603,723	£69,230,197	£68,654,607	£69,268,414	£68,714,488	£68,762,331
30%	75%	£61,077,475	£61,705,645	£61,149,257	£62,047,456	£61,219,393	£61,282,205
35%	75%	£53,550,227	£54,598,092	£53,634,008	£54,681,871	£53,705,299	£53,789,079
40%	75%	£46,022,980	£47,270,538	£46,118,728	£47,316,287	£46,200,204	£46,295,252
45%	75%	£38,495,732	£39,842,989	£38,603,465	£39,955,703	£38,695,109	£38,802,626
50%	75%	£30,968,485	£32,485,432	£31,085,170	£32,585,119	£31,190,014	£31,309,700
10%	80%	£91,249,333	£91,728,357	£91,268,483	£91,747,507	£91,320,223	£91,339,233
15%	80%	£83,733,519	£84,472,054	£83,762,243	£84,500,779	£83,809,864	£83,848,778
20%	80%	£76,217,761	£77,115,151	£76,256,051	£77,254,051	£76,309,483	£76,377,675
25%	80%	£68,701,890	£69,699,448	£68,809,764	£70,007,323	£68,939,114	£68,986,988
30%	80%	£61,186,076	£62,703,146	£61,223,524	£62,760,595	£61,478,745	£61,536,193
35%	80%	£53,671,261	£55,448,843	£53,837,284	£55,513,867	£54,018,375	£54,085,399
40%	80%	£46,155,446	£48,190,541	£46,351,045	£48,267,139	£46,558,009	£46,634,804
45%	80%	£38,639,632	£40,934,237	£38,864,806	£41,020,411	£39,097,635	£39,183,809
50%	80%	£31,123,817	£33,677,635	£31,378,566	£33,773,693	£31,637,268	£31,733,014

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£116,311,744	£116,311,744	£116,311,744	£116,311,744	£116,311,744	£116,311,744
10%	71%	£101,291,087	£101,633,247	£101,313,864	£101,656,044	£101,341,722	£101,364,520
15%	71%	£93,771,323	£94,294,893	£93,805,518	£94,318,750	£93,841,276	£93,864,072
20%	71%	£86,251,560	£86,935,879	£86,297,155	£86,981,474	£86,352,830	£86,398,426
25%	71%	£78,731,797	£79,587,195	£78,788,789	£79,644,188	£78,858,384	£78,915,378
30%	71%	£71,212,033	£72,238,512	£71,280,424	£72,306,904	£71,363,939	£71,432,231
35%	71%	£63,692,269	£64,889,828	£63,772,960	£64,969,616	£63,869,483	£63,960,293
40%	71%	£56,172,505	£57,541,144	£56,263,694	£57,632,332	£56,375,047	£56,486,236
45%	71%	£48,652,742	£50,192,460	£48,755,329	£50,295,048	£48,880,691	£48,983,189
50%	71%	£41,132,978	£42,843,776	£41,246,964	£42,957,782	£41,385,155	£41,500,141
100%	71%	£58,616,040	£59,372,083	£58,373,252	£59,173,205	£58,678,779	£59,433,991
10%	75%	£101,278,119	£101,575,509	£101,300,056	£101,599,445	£101,320,425	£101,344,362
15%	75%	£93,748,871	£94,197,955	£93,784,776	£94,233,862	£93,815,330	£93,851,235
20%	75%	£86,221,623	£86,801,403	£86,269,498	£86,868,277	£86,310,235	£86,356,190
25%	75%	£78,694,376	£79,442,850	£78,754,219	£79,502,693	£78,805,140	£78,864,983
30%	75%	£71,167,127	£72,065,297	£71,238,939	£72,137,108	£71,300,046	£71,371,857
35%	75%	£63,639,879	£64,687,744	£63,723,660	£64,771,523	£63,794,951	£63,878,731
40%	75%	£56,116,632	£57,170,190	£56,205,381	£57,405,939	£56,289,856	£56,385,694
45%	75%	£48,586,384	£49,932,638	£48,693,101	£50,040,355	£48,784,781	£48,892,479
50%	75%	£41,058,137	£42,555,085	£41,177,822	£42,674,771	£41,279,666	£41,399,353
10%	80%	£101,338,866	£101,818,009	£101,358,135	£101,837,159	£101,409,876	£101,429,025
15%	80%	£93,843,171	£94,581,707	£93,871,896	£94,590,431	£93,949,506	£93,978,230
20%	80%	£86,347,367	£87,305,403	£86,385,656	£87,343,793	£86,489,136	£86,527,435
25%	80%	£78,851,562	£80,049,101	£78,899,417	£80,096,975	£79,028,786	£79,076,640
30%	80%	£71,355,749	£72,743,798	£71,413,177	£72,850,247	£71,565,397	£71,623,845
35%	80%	£63,859,914	£65,536,496	£63,926,937	£65,603,520	£64,108,027	£64,175,052
40%	80%	£56,364,098	£58,280,193	£56,440,698	£58,356,792	£56,647,658	£56,724,257
45%	80%	£48,868,284	£51,023,890	£48,954,458	£51,110,064	£49,187,288	£49,273,462
50%	80%	£41,372,469	£43,767,587	£41,468,218	£43,863,335	£41,726,918	£41,822,667



Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£26,086,806	£26,086,806	£26,086,806	£26,086,806	£26,086,806	£26,086,806
10%	71%	£18,914,353	£17,258,513	£18,951,433	£17,258,513	£18,982,880	£18,889,949
15%	71%	£12,328,127	£12,341,367	£12,353,745	£12,353,985	£12,405,992	£12,456,520
20%	71%	£7,741,901	£8,426,220	£7,816,058	£8,500,377	£7,838,933	£7,913,091
25%	71%	£3,150,845	£4,011,073	£3,244,077	£4,103,771	£3,273,895	£3,367,714
30%	71%	£-4,458,353	£-4,171,086	£-4,345,514	£-3,904,256	£-4,310,708	£-4,197,070
35%	71%	£-6,067,350	£-5,852,521	£-5,935,706	£-4,720,906	£-5,895,099	£-5,763,454
40%	71%	£-10,676,348	£-9,288,006	£-10,525,898	£-9,137,554	£-10,479,489	£-10,329,039
45%	71%	£-15,286,347	£-13,723,461	£-15,116,089	£-13,554,203	£-15,063,880	£-14,884,622
50%	71%	£-19,896,346	£-18,158,916	£-19,706,250	£-17,470,851	£-19,649,271	£-19,460,207
100%	71%	£-67,198,387	£-63,854,429	£-66,803,499	£-63,159,542	£-66,681,694	£-66,286,808
10%	75%	£16,896,671	£17,198,060	£16,937,604	£17,236,954	£16,941,123	£16,980,055
15%	75%	£12,398,804	£12,753,888	£12,363,003	£12,812,087	£12,399,281	£12,436,381
20%	75%	£7,710,536	£8,309,315	£7,788,402	£8,387,181	£7,795,440	£7,873,305
25%	75%	£3,110,875	£3,884,842	£3,209,609	£3,962,275	£3,218,532	£3,317,666
30%	75%	£-1,508,077	£-994,977	£-1,387,597	£-476,497	£-1,376,889	£-1,256,408
35%	75%	£-6,123,029	£-5,980,079	£-5,984,802	£-4,921,851	£-5,977,309	£-5,834,082
40%	75%	£-10,739,981	£-9,525,181	£-10,582,008	£-9,387,207	£-10,587,729	£-10,409,755
45%	75%	£-15,356,934	£-13,990,283	£-15,179,212	£-13,812,562	£-15,183,150	£-14,985,430
50%	75%	£-19,976,933	£-18,455,385	£-19,776,418	£-17,257,918	£-19,758,571	£-19,561,103
10%	60%	£16,964,537	£17,443,580	£16,995,683	£17,474,707	£17,032,460	£17,063,606
15%	60%	£12,403,402	£13,121,937	£12,450,122	£13,168,657	£12,506,287	£12,552,006
20%	60%	£7,842,268	£8,300,315	£7,804,560	£8,362,608	£7,878,112	£8,040,405
25%	60%	£3,274,911	£4,176,811	£3,356,988	£4,356,557	£3,456,182	£3,569,865
30%	60%	£-1,305,635	£-152,125	£-1,210,850	£246,910	£-1,098,933	£-1,004,148
35%	60%	£-5,891,190	£-4,188,469	£-5,778,598	£-4,077,878	£-5,648,028	£-5,537,446
40%	60%	£-10,472,225	£-8,529,495	£-10,346,346	£-8,409,685	£-10,197,122	£-10,070,743
45%	60%	£-15,056,269	£-12,869,630	£-14,914,093	£-12,727,453	£-14,746,217	£-14,604,041
50%	60%	£-19,639,815	£-17,210,215	£-19,481,841	£-17,052,241	£-19,295,312	£-19,137,338

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£27,624,000	£27,624,000	£27,624,000	£27,624,000	£27,624,000	£27,624,000
10%	71%	£32,486,201	£32,828,361	£32,523,280	£32,865,439	£32,534,717	£32,571,796
15%	71%	£27,899,974	£28,413,214	£27,955,590	£28,468,833	£27,972,749	£28,028,368
20%	71%	£23,315,748	£23,998,067	£23,387,906	£24,072,225	£23,410,780	£23,484,939
25%	71%	£18,732,603	£19,393,626	£18,816,526	£19,495,618	£18,845,629	£18,920,809
30%	71%	£14,113,495	£15,154,752	£14,226,333	£15,267,591	£14,261,139	£14,373,978
35%	71%	£9,504,497	£10,719,297	£9,636,142	£10,850,942	£9,676,748	£9,808,393
40%	71%	£4,895,499	£5,265,842	£5,045,590	£5,434,293	£5,092,358	£5,242,809
45%	71%	£-6,067,350	£-4,868,387	£-5,852,521	£-4,657,188	£-5,648,028	£-5,437,225
50%	71%	£-12,328,127	£-9,288,006	£-12,116,089	£-10,069,685	£-12,063,880	£-11,854,622
100%	71%	£-42,324,159	£-22,587,068	£-44,134,433	£-22,999,004	£-44,076,424	£-33,889,359
10%	75%	£51,026,359	£47,982,592	£51,241,052	£47,987,698	£51,099,247	£50,714,961
15%	75%	£32,414,914	£32,769,868	£32,609,841	£32,856,841	£32,412,870	£32,461,670
20%	75%	£27,876,451	£28,325,536	£27,934,851	£28,383,935	£27,940,129	£27,988,528
25%	75%	£23,282,383	£23,881,182	£23,360,249	£23,959,028	£23,387,287	£23,445,152
30%	75%	£18,682,723	£19,456,790	£18,781,456	£19,534,123	£18,790,380	£18,889,118
35%	75%	£14,065,711	£14,976,711	£14,184,355	£15,194,659	£14,198,269	£14,313,719
40%	75%	£9,448,818	£10,511,769	£9,587,046	£10,649,996	£9,599,538	£9,737,765
45%	75%	£4,831,886	£5,046,667	£4,989,940	£5,204,641	£5,004,118	£5,162,092
50%	75%	£-1,214,914	£-1,581,665	£-982,635	£-1,756,285	£-908,697	£-866,418
10%	60%	£32,486,201	£32,828,361	£32,523,280	£32,865,439	£32,534,717	£32,571,796
15%	60%	£27,899,974	£28,413,214	£27,955,590	£28,468,833	£27,972,749	£28,028,368
20%	60%	£23,315,748	£23,998,067	£23,387,906	£24,072,225	£23,410,780	£23,484,939
25%	60%	£18,732,603	£19,393,626	£18,816,526	£19,495,618	£18,845,629	£18,920,809
30%	60%	£14,113,495	£15,154,752	£14,226,333	£15,267,591	£14,261,139	£14,373,978
35%	60%	£9,504,497	£10,719,297	£9,636,142	£10,850,942	£9,676,748	£9,808,393
40%	60%	£4,895,499	£5,265,842	£5,045,590	£5,434,293	£5,092,358	£5,242,809
45%	60%	£-6,067,350	£-4,868,387	£-5,852,521	£-4,657,188	£-5,648,028	£-5,437,225
50%	60%	£-12,328,127	£-9,288,006	£-12,116,089	£-10,069,685	£-12,063,880	£-11,854,622
100%	60%	£-42,324,159	£-22,587,068	£-44,134,433	£-22,999,004	£-44,076,424	£-33,889,359
10%	60%	£32,486,201	£32,828,361	£32,523,280	£32,865,439	£32,534,717	£32,571,796
15%	60%	£27,899,974	£28,413,214	£27,955,590	£28,468,833	£27,972,749	£28,028,368
20%	60%	£23,315,748	£23,998,067	£23,387,906	£24,072,225	£23,410,780	£23,484,939
25%	60%	£18,732,603	£19,393,626	£18,816,526	£19,495,618	£18,845,629	£18,920,809
30%	60%	£14,113,495	£15,154,752	£14,226,333	£15,267,591	£14,261,139	£14,373,978
35%	60%	£9,504,497	£10,719,297	£9,636,142	£10,850,942	£9,676,748	£9,808,393
40%	60%	£4,895,499	£5,265,842	£5,045,590	£5,434,293	£5,092,358	£5,242,809
45%	60%	£-6,067,350	£-4,868,387	£-5,852,521	£-4,657,188	£-5,648,028	£-5,437,225
50%	60%	£-12,328,127	£-9,288,006	£-12,116,089	£-10,069,685	£-12,063,880	£-11,854,622
100%	60%	£-42,324,159	£-22,587,068	£-44,134,433	£-22,999,004	£-44,076,424	£-33,889,359
10%	60%	£32,486,201	£32,828,361	£32,523,280	£32,865,439	£32,534,717	£32,571,796
15%	60%	£27,899,974	£28,413,214	£27,955,590	£28,468,833	£27,972,749	£28,028,368
20%	60%	£23,315,748	£23,998,067	£23,387,906	£24,072,225	£23,410,780	£23,484,939
25%	60%	£18,732,603	£19,393,626	£18,816,526	£19,495,618	£18,845,629	£18,920,809
30%	60%	£14,113,495	£15,154,752	£14,226,333	£15,267,591	£14,261,139	£14,373,978
35%	60%	£9,504,497	£10,719,297	£9,636,142	£10,850,942	£9,676,748	£9,808,393
40%	60%	£4,895,499	£5,265,842	£5,045,590	£5,434,293	£5,092,358	£5,242,809
45%	60%	£-6,067,350	£-4,868,387	£-5,852,521	£-4,657,188	£-5,648,028	£-5,437,225
50%	60%	£-12,328,127	£-9,288,006	£-12,116,089	£-10,069,685	£-12,063,880	£-11,854,622
100%	60%	£-42,324,159	£-22,587,068	£-44,134,433	£-22,999,004	£-44,076,424	£-33,889,359

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£57,517,053	£57,517,053	£57,517,053	£57,517,053	£57,517,053	£57,517,053
10%	71%	£48,344,601	£48,686,761	£48,381,680	£48,723,839	£48,393,117	£48,430,196
15%	71%	£43,758,274	£44,271,614	£43,813,892	£44,327,232	£43,831,149	£43,868,718
20%	71%	£39,172,148	£39,866,467	£39,246,395	£39,390,625	£39,269,180	£39,343,339
25%	71%	£34,586,022	£35,441,320	£34,674,924	£35,534,018	£34,703,929	£34,787,961
30%	71%	£29,971,895	£31,013,151	£30,084,733	£31,125,991	£30,119,539	£30,232,377
35%	71%	£25,362,887	£26,585,082	£25,484,542	£26,709,341	£25,335,148	£25,660,793
40%	71%	£20,755,889	£22,142,241	£20,904,545	£22,292,693	£20,950,758	£21,101,296
45%	71%	£16,144,900	£17,706,786	£16,314,158	£17,876,044	£16,366,367	£16,535,625
50%	71%	£11,534,241	£13,271,431	£11,723,967	£13,493,396	£11,781,976	£11,970,040
100%	71%	£-68,988,168	£-39,124,162	£-69,839,252	£-39,124,296	£-68,951,447	£-64,866,561
10%	75%	£48,328,018	£48,628,308	£48,367,852	£48,667,241	£48,371,370	£48,410,303
15%	75%	£43,734,851	£44,183,035	£43,783,250	£44,242,335	£43,798,528	£43,856,028
20%	75%	£39,140,783	£39,739,652	£39,218,845	£39,817,428	£39,225,887	£39,303,452
25%	75%	£34,541,122	£35,295,189	£34,639,856	£35,392,522	£34,648,779	£34,747,513
30%	75%	£29,924,170	£30,835,270	£30,042,650	£30,953,750	£30,053,399	£30,171,839
35%	75%	£25,307,218	£26,370,168	£25,445,445	£26,508,396	£25,457,938	£25,596,165
40%	75%	£20,692,266	£21,905,098	£20,848,243	£22,063,040	£20,962,518	£21,020,492
45%	75%	£16,073,313	£17,439,964	£16,251,035	£17,617,685	£16,267,097	£16,444,817
50%	75%	£11,453,399	£12,974,862	£11,653,829	£13,172,329	£11,671,676	£11,869,144
10%	60%	£48,344,601	£48,686,761	£48,381,680	£48,723,839	£48,393,117	£48,430,196
15%	60%	£43,758,274	£44,271,614	£43,813,892	£44,327,232	£43,831,149	£43,868,718
20%	6						

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

E27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£25,605,700	£25,605,700	£25,605,700	£25,605,700	£25,605,700	£25,605,700
10%	71%	£16,433,247	£16,775,407	£16,470,227	£16,812,486	£16,441,763	£16,518,943
15%	71%	£11,841,821	£12,360,211	£11,902,419	£12,419,919	£11,919,366	£11,975,414
20%	71%	£7,260,795	£7,945,114	£7,334,952	£8,019,271	£7,357,827	£7,431,985
25%	71%	£2,689,539	£3,529,967	£2,763,571	£3,622,685	£2,792,576	£2,896,608
30%	71%	£-1,939,469	£-898,202	£-1,828,820	£-1,765,362	£-1,791,914	£-1,678,676
35%	71%	£-6,548,456	£-5,333,657	£-6,416,812	£-5,202,012	£-6,376,205	£-6,244,560
40%	71%	£-11,157,454	£-9,769,112	£-11,007,004	£-9,618,660	£-10,980,595	£-10,810,145
45%	71%	£-15,786,453	£-14,204,587	£-15,597,195	£-14,035,309	£-15,544,988	£-15,375,728
50%	71%	£-20,437,112	£-18,640,027	£-20,187,398	£-18,451,957	£-20,139,327	£-19,947,313
100%	71%	£-67,679,493	£-64,635,535	£-67,284,658	£-63,640,648	£-67,182,800	£-66,767,914
10%	75%	£16,417,565	£16,716,954	£16,456,498	£16,755,888	£16,460,017	£16,498,949
15%	75%	£11,823,488	£12,272,382	£11,881,897	£12,339,981	£11,897,175	£11,943,376
20%	75%	£7,229,430	£7,828,208	£7,307,296	£7,806,075	£7,314,334	£7,392,199
25%	75%	£2,629,769	£3,383,836	£2,728,503	£3,481,169	£2,737,426	£2,836,160
30%	75%	£-1,987,183	£-1,076,083	£-1,988,703	£-957,603	£-1,957,995	£-1,739,514
35%	75%	£-6,604,135	£-5,541,185	£-6,465,908	£-5,402,957	£-6,453,415	£-6,315,188
40%	75%	£-11,221,087	£-10,006,287	£-11,063,114	£-9,848,313	£-11,048,835	£-10,890,861
45%	75%	£-15,838,040	£-14,471,389	£-15,660,318	£-14,293,668	£-15,644,256	£-15,466,536
50%	75%	£-20,457,654	£-18,986,491	£-20,257,524	£-18,739,024	£-20,209,697	£-20,042,208
10%	60%	£16,453,431	£16,352,454	£16,514,577	£16,959,911	£16,551,354	£16,522,509
15%	60%	£11,922,296	£12,640,832	£11,969,016	£12,687,551	£12,024,181	£12,070,900
20%	60%	£7,361,162	£8,319,209	£7,423,454	£8,381,502	£7,497,006	£7,559,299
25%	60%	£2,796,965	£3,987,685	£2,875,125	£3,975,451	£2,969,056	£3,047,699
30%	60%	£-1,786,741	£-328,951	£-1,691,956	£-234,196	£-1,580,039	£-1,485,254
35%	60%	£-6,370,286	£-4,689,566	£-6,259,704	£-4,558,984	£-6,129,134	£-6,018,552
40%	60%	£-10,953,831	£-9,010,151	£-10,827,452	£-8,883,771	£-10,678,228	£-10,551,849
45%	60%	£-15,537,375	£-13,350,726	£-15,395,159	£-13,208,659	£-15,247,363	£-15,085,147
50%	60%	£-20,120,921	£-17,691,321	£-19,962,947	£-17,533,347	£-19,776,418	£-19,618,444

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£38,257,400	£38,257,400	£38,257,400	£38,257,400	£38,257,400	£38,257,400
10%	71%	£38,254,948	£38,597,108	£38,292,028	£38,634,187	£38,303,484	£38,340,544
15%	71%	£33,668,721	£34,181,962	£33,724,340	£34,237,580	£33,741,567	£33,797,115
20%	71%	£29,082,496	£29,766,815	£29,156,653	£29,840,972	£29,179,528	£29,253,686
25%	71%	£24,496,270	£25,151,668	£24,685,272	£24,444,366	£24,614,277	£24,708,300
30%	71%	£19,910,044	£20,523,499	£19,995,081	£21,038,338	£20,028,887	£20,142,725
35%	71%	£15,323,818	£16,488,044	£15,404,889	£16,619,689	£15,445,496	£15,577,741
40%	71%	£10,737,592	£12,352,589	£10,814,897	£12,205,941	£10,861,186	£11,011,556
45%	71%	£6,151,366	£7,817,134	£6,224,506	£7,786,392	£6,276,714	£6,445,973
50%	71%	£1,565,140	£3,181,679	£1,634,315	£3,369,744	£1,692,323	£1,880,388
100%	71%	£-45,857,792	£-42,218,634	£-45,462,905	£-41,816,877	£-45,261,100	£-44,546,213
10%	75%	£36,239,686	£36,638,683	£36,279,158	£36,671,568	£36,281,118	£36,300,059
15%	75%	£31,653,459	£32,094,283	£31,702,508	£31,752,882	£31,708,876	£31,767,275
20%	75%	£27,067,232	£27,549,010	£27,116,657	£27,227,776	£27,136,034	£27,213,900
25%	75%	£22,481,005	£22,930,804	£22,528,204	£22,592,870	£22,489,127	£22,567,861
30%	75%	£17,894,778	£20,745,618	£18,064,098	£20,864,098	£19,963,706	£20,082,187
35%	75%	£13,308,551	£16,280,516	£13,477,878	£16,368,285	£13,363,314	£13,482,699
40%	75%	£8,722,324	£11,815,414	£8,892,157	£11,973,388	£8,777,858	£8,900,840
45%	75%	£4,136,097	£7,350,312	£4,305,052	£7,528,032	£4,177,445	£4,301,186
50%	75%	£-1,450,130	£2,885,210	£-1,624,177	£3,062,677	£-1,582,024	£-1,779,482
10%	60%	£38,305,132	£38,784,155	£38,336,278	£38,815,302	£38,373,055	£38,404,201
15%	60%	£33,718,905	£34,162,322	£33,750,117	£34,509,262	£33,845,981	£33,892,601
20%	60%	£29,132,678	£29,510,155	£29,163,890	£29,203,202	£29,183,007	£29,381,000
25%	60%	£24,546,451	£25,819,286	£24,697,492	£25,897,152	£24,790,757	£24,869,400
30%	60%	£19,960,224	£21,492,720	£20,129,745	£21,587,505	£20,241,662	£20,336,447
35%	60%	£15,374,000	£17,166,154	£15,542,570	£17,276,955	£15,445,519	£15,540,833
40%	60%	£10,787,776	£12,811,550	£10,994,249	£12,937,930	£11,143,473	£11,269,852
45%	60%	£6,201,552	£8,470,965	£6,426,501	£8,613,142	£6,594,378	£6,736,554
50%	60%	£1,615,326	£4,120,369	£1,858,754	£4,288,364	£2,045,283	£2,203,257

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£57,517,053	£57,517,053	£57,517,053	£57,517,053	£57,517,053	£57,517,053
10%	71%	£48,344,601	£48,686,761	£48,381,680	£48,729,839	£48,393,117	£48,430,196
15%	71%	£43,759,374	£44,171,614	£43,813,993	£44,227,232	£43,831,140	£43,868,767
20%	71%	£39,174,148	£39,856,467	£39,246,205	£39,950,625	£39,269,180	£39,343,339
25%	71%	£34,589,922	£35,441,320	£34,674,924	£35,534,018	£34,703,929	£34,797,961
30%	71%	£29,971,895	£31,013,151	£30,084,733	£31,125,991	£30,119,539	£30,232,377
35%	71%	£25,360,867	£26,577,698	£25,494,542	£26,708,341	£25,535,148	£25,666,793
40%	71%	£20,753,899	£22,142,241	£20,904,349	£22,292,693	£20,950,758	£21,101,208
45%	71%	£16,144,900	£17,706,786	£16,314,158	£17,876,044	£16,366,367	£16,535,625
50%	71%	£11,534,241	£13,271,231	£11,723,897	£13,450,386	£11,781,976	£11,970,940
100%	71%	£-44,798,199	£-42,124,182	£-44,373,252	£-41,729,295	£-44,251,447	£-44,056,961
10%	75%	£48,328,918	£48,628,308	£48,367,852	£48,667,241	£48,371,370	£48,410,303
15%	75%	£43,743,691	£44,183,935	£43,783,250	£44,242,335	£43,788,528	£43,826,628
20%	75%	£39,158,464	£39,769,662	£39,198,045	£39,813,426	£39,225,687	£39,303,552
25%	75%	£34,573,237	£35,295,180	£34,630,850	£35,392,522	£34,648,779	£34,747,513
30%	75%	£29,988,010	£30,835,270	£30,042,650	£30,953,750	£30,053,359	£30,171,839
35%	75%	£25,392,783	£26,370,168	£25,445,445	£26,508,388	£25,457,938	£25,586,165
40%	75%	£20,797,556	£21,905,066	£20,948,240	£22,063,640	£20,892,518	£21,020,492
45%	75%	£16,202,329	£17,439,964	£16,351,035	£17,617,685	£16,267,097	£16,444,817
50%	75%	£11,607,102	£12,974,862	£11,753,829	£13,172,329	£11,817,676	£11,969,144
10%	60%	£48,384,785	£48,873,807	£48,425,930	£48,904,954	£48,462,707	£48,493,853
15%	60%	£43,799,558	£44,352,185	£43,840,369	£44,398,904	£43,835,534	£43,862,293
20%	60%	£39,214,331	£40,230,662	£39,334,807	£40,292,855	£39,408,360	£39,470,652
25%	60%	£34,629,104	£36,109,139	£34,787,145	£36,896,805	£34,860,689	£34,959,052
30%	60%	£30,043,877	£31,987,616	£30,219,307	£32,877,157	£30,331,314	£30,459,089
35%	60%	£25,458,650	£27,867,095	£25,651,649	£27,982,219	£25,782,319	£25,921,801
40%	60%	£20,873,423	£23,746,574	£21,083,901	£23,027,582	£21,233,125	£21,369,504
45%	60%	£16,288,196	£19,626,053	£16,516,154	£18,702,794	£16,684,050	£16,826,305
50%	60%	£11,702,969	£15,504,532	£11,948,406	£14,378,006	£12,134,935	£12,292,909



Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£6,592,919	£6,592,919	£6,592,919	£6,592,919	£6,592,919	£6,592,919
10%	71%	£368,805	£241,520	£297,683	£280,107	£339,391	£377,879
15%	71%	£4,329,367	£3,808,739	£4,237,240	£3,716,620	£4,255,545	£4,163,426
20%	71%	£7,970,129	£7,275,958	£7,847,304	£7,153,133	£7,871,700	£7,748,875
25%	71%	£11,610,892	£10,743,177	£11,457,360	£10,589,645	£11,487,955	£11,334,324
30%	71%	£15,251,654	£14,124,098	£15,007,416	£14,026,159	£15,036,099	£14,819,771
35%	71%	£18,902,248	£17,577,615	£18,683,788	£17,462,671	£18,727,179	£18,508,719
40%	71%	£22,573,204	£21,162,151	£22,323,537	£20,912,487	£22,373,125	£22,123,458
45%	71%	£26,244,161	£24,856,731	£25,963,285	£24,375,854	£25,019,073	£24,738,196
50%	71%	£29,915,118	£28,561,305	£29,603,034	£27,839,222	£29,665,020	£29,365,805
100%	71%	£67,448,253	£63,804,296	£66,803,499	£63,159,542	£66,931,562	£66,286,808
10%	75%	£705,703	£402,004	£641,220	£337,521	£662,640	£598,157
15%	75%	£4,355,015	£3,899,464	£4,238,290	£3,802,739	£4,290,421	£4,193,696
20%	75%	£8,004,326	£7,396,926	£7,875,959	£7,267,959	£7,918,200	£7,789,233
25%	75%	£11,653,637	£10,894,385	£11,492,429	£10,733,179	£11,545,980	£11,384,772
30%	75%	£15,302,947	£14,391,848	£15,109,499	£14,198,398	£15,173,759	£14,980,310
35%	75%	£18,952,070	£17,889,309	£18,733,887	£17,863,616	£18,809,694	£18,580,502
40%	75%	£22,642,715	£21,408,047	£22,380,564	£21,145,896	£22,467,646	£22,205,495
45%	75%	£26,322,361	£24,933,359	£26,027,441	£24,638,439	£26,125,409	£25,830,489
50%	75%	£30,002,007	£28,468,671	£29,674,311	£28,199,982	£29,783,170	£29,465,462
10%	60%	£633,891	£147,071	£582,305	£96,385	£564,991	£513,404
15%	60%	£4,242,297	£3,518,416	£4,169,917	£3,441,037	£4,143,946	£4,066,565
20%	60%	£7,890,702	£6,888,852	£7,757,529	£6,785,688	£7,722,900	£7,619,728
25%	60%	£11,539,107	£10,269,846	£11,345,149	£10,139,340	£11,391,655	£11,172,889
30%	60%	£15,187,512	£13,629,751	£14,932,752	£13,474,992	£14,880,810	£14,726,051
35%	60%	£18,797,616	£17,000,197	£18,524,111	£16,819,643	£18,492,521	£18,279,212
40%	60%	£22,397,369	£20,375,407	£22,149,465	£20,165,578	£22,070,659	£21,860,938
45%	60%	£25,993,921	£23,771,819	£25,767,985	£23,535,552	£25,678,798	£25,442,861
50%	60%	£29,637,074	£27,187,137	£29,374,923	£26,905,588	£29,286,636	£29,024,775

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,239,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,168,169	£1,168,169	£1,168,169	£1,168,169	£1,168,169	£1,168,169
10%	71%	£14,883,242	£15,230,328	£14,944,654	£15,291,741	£14,932,457	£14,993,870
15%	71%	£11,242,480	£11,783,108	£11,334,999	£11,855,227	£11,316,302	£11,408,421
20%	71%	£7,601,718	£8,295,899	£7,724,544	£8,418,715	£7,700,148	£7,822,973
25%	71%	£3,980,956	£4,828,637	£4,114,487	£4,983,295	£4,083,995	£4,237,533
30%	71%	£320,194	£1,361,452	£504,432	£1,545,688	£467,638	£652,076
35%	71%	£3,330,400	£3,105,767	£3,111,941	£1,890,824	£3,155,331	£2,936,872
40%	71%	£7,001,358	£5,580,307	£5,751,689	£5,340,840	£5,801,279	£5,351,611
45%	71%	£10,672,313	£9,084,583	£10,391,438	£8,804,007	£10,447,225	£10,186,349
50%	71%	£14,343,270	£12,579,459	£14,031,186	£12,267,374	£14,093,172	£13,781,088
100%	71%	£97,976,405	£48,229,448	£61,291,652	£47,587,895	£97,359,774	£50,774,361
10%	75%	£14,896,144	£16,830,844	£14,830,627	£15,424,327	£14,893,614	£14,947,166
15%	75%	£11,216,833	£11,672,383	£11,313,558	£11,789,108	£11,281,427	£11,378,152
20%	75%	£7,567,522	£8,174,922	£7,696,489	£8,303,889	£7,653,647	£7,762,614
25%	75%	£3,918,211	£4,677,461	£4,079,419	£4,838,668	£4,025,868	£4,187,076
30%	75%	£368,900	£1,176,399	£466,349	£1,366,889	£368,989	£591,317
35%	75%	£3,391,222	£2,317,461	£3,161,840	£2,091,770	£3,238,036	£3,008,655
40%	75%	£7,070,958	£5,836,199	£6,808,717	£5,574,048	£6,895,799	£6,633,648
45%	75%	£10,750,514	£9,361,511	£10,465,594	£9,066,591	£10,553,561	£10,268,641
50%	75%	£14,430,159	£12,586,824	£14,102,470	£12,559,134	£14,211,323	£13,883,634
10%	60%	£14,937,956	£15,423,876	£14,989,542	£15,475,463	£15,006,857	£15,088,443
15%	60%	£11,324,557	£12,053,431	£11,401,931	£12,130,811	£11,427,397	£11,505,292
20%	60%	£7,711,146	£8,653,983	£7,814,519	£8,786,169	£7,848,947	£7,952,150
25%	60%	£4,097,741	£5,312,542	£4,226,708	£5,441,507	£4,269,959	£4,398,959
30%	60%	£484,338	£1,942,096	£638,096	£2,096,655	£591,038	£845,797
35%	60%	£3,135,769	£1,428,340	£2,862,263	£1,247,795	£2,899,673	£2,707,364
40%	60%	£6,778,922	£4,803,452	£6,569,200	£4,593,731	£6,498,812	£6,289,200
45%	60%	£10,422,074	£8,199,671	£10,186,137	£7,963,735	£10,106,950	£9,871,014
50%	60%	£14,065,227	£11,595,890	£13,803,075	£11,333,738	£13,715,089	£13,452,938

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£38,023,166	£38,023,166	£38,023,166	£38,023,166	£38,023,166	£38,023,166
10%	71%	£30,741,642	£31,088,727	£30,803,054	£31,150,141	£30,799,856	£30,882,270
15%	71%	£27,100,880	£27,627,568	£27,192,899	£27,713,627	£27,174,702	£27,266,821
20%	71%	£23,460,118	£24,154,286	£23,592,943	£24,277,115	£23,556,548	£23,681,312
25%	71%	£19,819,356	£20,687,070	£19,972,887	£20,840,802	£19,942,392	£20,095,924
30%	71%	£16,178,594	£17,219,851	£16,362,831	£17,404,088	£16,326,238	£16,510,476
35%	71%	£12,527,999	£13,752,632	£12,749,459	£13,967,578	£12,703,088	£12,911,529
40%	71%	£8,857,043	£10,288,092	£9,106,710	£10,517,760	£9,057,122	£9,306,789
45%	71%	£5,186,087	£6,773,516	£5,466,962	£7,054,393	£5,411,175	£5,692,043
50%	71%	£1,515,190	£3,273,941	£1,827,214	£3,301,026	£1,765,227	£2,077,512
100%	71%	£68,016,008	£68,016,008	£68,016,008	£68,016,008	£68,016,008	£68,016,008
10%	75%	£30,724,544	£31,028,244	£30,789,027	£31,092,727	£30,767,607	£30,832,090
15%	75%	£27,075,232	£27,530,783	£27,171,957	£27,627,508	£27,159,827	£27,236,551
20%	75%	£23,423,921	£24,033,321	£23,559,898	£24,162,288	£23,512,047	£23,611,014
25%	75%	£19,776,611	£20,535,861	£19,937,819	£20,897,069	£19,884,208	£20,045,476
30%	75%	£16,127,300	£17,038,399	£16,320,749	£17,231,849	£16,256,488	£16,449,937
35%	75%	£12,467,178	£13,540,938	£12,686,580	£13,766,629	£12,620,383	£12,849,745
40%	75%	£8,797,532	£10,022,200	£9,049,653	£10,294,352	£8,962,601	£9,224,762
45%	75%	£5,107,888	£6,496,889	£5,402,806	£6,791,808	£5,304,838	£5,598,758
50%	75%	£1,428,240	£2,971,576	£1,755,930	£3,299,265	£1,647,077	£1,974,785
10%	60%	£30,798,358	£31,262,276	£30,847,942	£31,333,863	£30,865,256	£30,916,840
15%	60%	£27,182,951	£27,911,531	£27,260,330	£27,989,210	£27,266,301	£27,353,682
20%	60%	£23,569,546	£24,541,386	£23,672,718	£24,644,559	£23,707,347	£23,810,520
25%	60%	£19,956,141	£21,170,941	£20,085,107	£21,299,907	£20,128,392	£20,257,359
30%	60%	£16,343,735	£17,800,466	£16,497,496	£17,955,255	£16,540,439	£16,704,197
35%	60%	£12,722,631	£14,430,051	£12,906,136	£14,610,804	£12,967,726	£13,151,036
40%	60%	£9,079,478	£11,054,947	£9,289,199	£11,264,669	£9,359,588	£9,569,309
45%	60%	£5,436,326	£7,659,729	£5,672,262	£7,894,665	£5,751,449	£5,987,386
50%	60%	£1,785,173	£4,263,510	£2,056,524	£4,426,961	£2,145,311	£2,405,462

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£6,111,813	£6,111,813	£6,111,813	£6,111,813	£6,111,813	£6,111,813
10%	71%	-£1,169,711	-£222,626	-£1,108,299	-£761,213	-£1,120,497	-£1,059,984
15%	71%	-£4,810,473	-£4,259,845	-£4,718,355	-£4,197,729	-£4,736,651	-£4,644,536
20%	71%	-£8,451,235	-£7,757,064	-£8,328,410	-£7,834,239	-£8,352,806	-£8,229,981
25%	71%	-£12,091,998	-£11,224,283	-£11,938,466	-£11,070,751	-£11,966,961	-£11,815,430
30%	71%	-£15,732,760	-£14,691,502	-£15,548,522	-£14,507,265	-£15,585,115	-£15,400,977
35%	71%	-£19,383,354	-£18,158,721	-£19,164,884	-£17,943,777	-£19,208,285	-£18,989,825
40%	71%	-£23,034,310	-£21,643,261	-£22,804,643	-£21,393,593	-£22,854,231	-£22,604,564
45%	71%	-£26,685,267	-£25,137,897	-£26,444,391	-£24,856,960	-£26,500,178	-£26,219,302
50%	71%	-£30,336,224	-£28,632,432	-£29,084,140	-£28,320,329	-£29,146,126	-£28,834,041
100%	71%	-£87,929,359	-£84,285,402	-£87,284,605	-£83,640,648	-£87,412,688	-£86,767,914
10%	75%	-£1,186,809	-£883,110	-£1,122,326	-£818,627	-£1,143,746	-£1,079,283
15%	75%	-£4,838,121	-£4,380,570	-£4,739,396	-£4,283,845	-£4,771,527	-£4,674,892
20%	75%	-£8,489,432	-£7,878,032	-£8,366,485	-£7,749,065	-£8,399,306	-£8,270,339
25%	75%	-£12,134,743	-£11,375,492	-£11,973,535	-£11,214,285	-£12,027,086	-£11,865,878
30%	75%	-£15,784,053	-£14,872,954	-£15,580,604	-£14,679,504	-£15,634,355	-£15,461,415
35%	75%	-£19,444,176	-£18,370,415	-£19,214,703	-£18,144,724	-£19,269,090	-£19,061,608
40%	75%	-£23,123,821	-£21,889,153	-£22,861,670	-£21,627,002	-£22,948,752	-£22,686,601
45%	75%	-£26,803,467	-£25,414,465	-£26,508,547	-£25,119,545	-£26,606,515	-£26,311,595
50%	75%	-£30,483,113	-£28,949,777	-£29,153,425	-£28,817,098	-£29,284,276	-£28,966,585
10%	60%	-£1,114,997	-£929,077	-£1,063,411	-£577,491	-£1,046,097	-£994,510
15%	60%	-£4,728,403	-£3,999,522	-£4,651,023	-£3,922,143	-£4,625,052	-£4,547,671
20%	60%	-£8,341,808	-£7,389,968	-£8,238,935	-£7,266,794	-£8,204,006	-£8,100,833
25%	60%	-£11,955,912	-£10,740,246	-£11,809,326	-£10,611,446	-£11,782,961	-£11,653,995
30%	60%	-£15,568,618	-£14,110,857	-£15,413,858	-£13,956,098	-£15,361,916	-£15,207,157
35%	60%	-£19,188,722	-£17,481,303	-£19,005,217	-£17,800,749	-£18,943,627	-£18,760,318
40%	60%	-£22,831,878	-£20,856,406	-£22,622,154	-£20,846,684	-£22,551,765	-£22,342,044
45%	60%	-£26,475,027	-£24,242,927	-£26,239,091	-£24,016,656	-£26,159,347	-£25,893,827
50%	60%	-£30,118,180	-£27,648,843	-£29,856,020	-£27,386,692	-£29,768,042	-£29,505,951

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,905,511	£2,905,511	£2,905,511	£2,905,511	£2,905,511	£2,905,511
10%	71%	£20,851,989	£20,999,075	£20,713,402	£21,080,488	£20,701,204	£20,762,617
15%	71%	£17,011,227	£17,531,856	£17,103,346	£17,823,976	£17,085,050	£17,177,169
20%	71%	£13,370,465	£14,064,637	£13,483,291	£14,187,462	£13,466,895	£13,591,720
25%	71%	£9,729,703	£10,597,417	£9,863,236	£10,750,950	£9,852,740	£10,006,271
30%	71%	£6,088,941	£7,130,199	£6,273,179	£7,314,436	£6,236,586	£6,420,834
35%	71%	£2,438,347	£3,662,990	£2,656,807	£3,877,923	£2,613,416	£2,831,876
40%	71%	-£1,223,630	£1,787,442	£1,987,842	£2,381,198	-£1,032,530	-£1,282,863
45%	71%	-£4,903,566	-£3,316,136	-£4,622,690	-£3,035,259	-£4,678,478	-£4,397,601
50%	71%	-£8,574,523	-£6,810,712	-£8,262,439	-£6,498,627	-£8,324,425	-£8,012,340
100%	71%	-£46,107,858	-£42,469,701	-£46,462,959	-£41,615,947	-£46,899,067	-£44,949,213
10%	75%	-£20,634,892	-£20,938,867	-£20,699,373	-£21,067,465	-£20,674,438	-£20,744,438
15%	75%	-£16,985,580	-£17,441,131	-£17,082,305	-£17,537,856	-£17,050,174	-£17,146,899
20%	75%	-£13,336,269	-£13,943,669	-£13,455,236	-£14,072,636	-£13,427,395	-£13,511,362
25%	75%	-£9,686,958	-£10,486,829	-£9,807,416	-£10,207,416	-£9,794,813	-£9,853,823
30%	75%	-£6,037,646	-£6,945,747	-£6,231,096	-£7,142,197	-£6,195,836	-£6,369,285
35%	75%	-£2,377,525	£3,451,286	£2,606,508	£3,676,977	£2,530,711	£2,760,002
40%	75%	-£1,302,120	-£67,452	-£1,039,989	£194,689	-£1,127,651	-£884,900
45%	75%	-£4,993,784	-£3,592,894	-£4,586,945	£3,207,844	-£4,794,514	-£4,482,049
50%	75%	-£8,661,412	-£7,118,077	-£8,333,722	-£6,790,387	-£8,442,576	-£8,114,887
10%	60%	£20,706,703	£21,192,624	£20,758,290	£21,244,210	£20,775,604	£20,827,190
15%	60%	£17,063,298	£17,522,179	£17,170,878	£17,899,558	£17,086,049	£17,274,029
20%	60%	£13,418,899	£13,933,066	£13,383,066	£13,717,554	£13,361,656	£13,520,867
25%	60%	£9,866,488	£11,081,289	£9,965,455	£11,210,256	£10,038,739	£10,167,706
30%	60%	£6,253,083	£7,710,844	£6,407,843	£7,865,603	£6,459,785	£6,614,544
35%	60%	£2,633,976	£4,340,398	£2,164,494	£4,520,952	£2,878,074	£3,061,383
40%	60%	-£1,010,174	£985,295	-£800,453	£1,175,016	-£730,064	-£520,343
45%	60%	-£4,653,326	-£2,430,924	-£4,417,390	-£2,194,987	-£4,338,203	-£4,102,267
50%	60%	-£8,296,478	-£5,827,142	-£8,034,228	-£5,564,991	-£7,946,341	-£7,684,180

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£38,023,166	£38,023,166	£38,023,166	£38,023,166	£38,023,166	£38,023,166
10%	71%	£30,741,642	£31,088,727	£30,803,054	£31,150,141	£30,790,856	£30,892,270
15%	71%	£27,100,880	£27,651,539	£27,192,989	£27,713,627	£27,174,702	£27,286,621
20%	71%	£23,460,118	£24,154,289	£23,582,943	£24,277,115	£23,558,548	£23,681,372
25%	71%	£19,819,356	£20,687,070	£19,972,887	£20,840,602	£19,942,392	£20,095,924
30%	71%	£16,178,594	£17,219,851	£16,362,931	£17,404,088	£16,326,238	£16,510,476
35%	71%	£12,537,990	£13,752,632	£12,748,459	£13,957,376	£12,703,089	£12,901,629
40%	71%	£8,857,043	£10,288,092	£9,106,710	£10,517,760	£9,057,122	£9,306,789
45%	71%	£5,198,087	£6,773,516	£5,486,962	£7,054,393	£5,411,175	£5,692,051
50%	71%	£1,515,130	£3,272,941	£1,827,214	£3,591,026	£1,785,227	£2,077,312
100%	71%	-£38,018,006	-£32,374,048	-£38,373,252	-£31,729,292	-£38,501,315	-£34,836,561
10%	75%	£30,724,544	£31,028,244	£30,789,027	£31,092,727	£30,767,607	£30,832,090
15%	75%	£27,075,232	£27,530,783	£27,171,957	£27,627,508	£27,139,827	£27,236,551
20%	75%	£23,425,921	£23,853,321	£23,554,988	£24,162,295	£23,511,047	£23,641,014
25%	75%	£19,776,611	£20,535,861	£19,937,819	£20,807,069	£19,884,208	£20,045,476
30%	75%	£16,127,300	£17,038,399	£16,320,749	£17,231,849	£16,256,488	£16,449,937
35%	75%	£12,487,178	£13,589,839	£12,696,560	£13,768,629	£12,620,363	£12,869,745
40%	75%	£8,787,852	£10,022,230	£9,049,683	£10,284,324	£8,965,801	£9,224,752
45%	75%	£5,107,886	£6,466,889	£5,402,806	£6,791,808	£5,304,838	£5,599,758
50%	75%	£1,428,240	£2,971,576	£1,755,930	£3,289,265	£1,647,077	£1,974,765
10%	60%	£30,796,356	£31,262,276	£30,847,842	£31,333,863	£30,865,756	£30,916,643
15%	60%	£27,182,951	£27,911,831	£27,260,330	£27,989,210	£27,268,301	£27,363,682
20%	60%	£23,569,546	£24,541,386	£23,672,718	£24,844,559	£23,707,347	£23,810,520
25%	60%	£19,968,141	£21,170,841	£20,085,107	£21,299,907	£20,128,392	£20,257,369
30%	60%	£16,342,235	£17,859,486	£16,497,486	£17,955,255	£16,549,438	£16,704,197
35%	60%	£12,722,631	£14,430,051	£12,906,136	£14,610,604	£12,967,728	£13,151,036
40%	60%	£9,079,478	£11,054,947	£9,289,189	£11,264,669	£9,359,588	£9,568,309
45%	60%	£5,436,326	£7,653,733	£5,672,262	£7,894,655	£5,751,449	£5,961,386
50%	60%	£1,793,173	£4,262,510	£2,065,324	£4,524,661	£2,143,311	£2,405,462

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 5

CIL Zone  
Value Area 2

No Units 180  
Site Area 1.51 Ha

Sales value inflation 10%  
Build cost inflation 5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£52,133,701	£52,133,701	£52,133,701	£52,133,701	£52,133,701	£52,133,701
10%	71%	£44,489,040	£44,842,807	£44,548,072	£44,901,840	£44,438,816	£44,497,849
15%	71%	£40,854,260	£41,184,920	£40,742,216	£41,273,468	£40,378,932	£40,867,461
20%	71%	£36,819,496	£37,527,031	£36,937,561	£37,645,097	£36,719,049	£36,831,114
25%	71%	£32,884,724	£33,869,144	£33,132,306	£34,016,725	£32,859,164	£33,006,746
30%	71%	£29,149,951	£30,211,256	£29,327,049	£30,388,354	£28,999,281	£29,176,378
35%	71%	£25,185,180	£26,353,368	£25,581,704	£26,789,982	£25,139,359	£25,340,011
40%	71%	£21,471,228	£22,895,480	£21,711,221	£23,131,610	£21,267,048	£21,507,040
45%	71%	£17,603,723	£19,221,716	£17,873,714	£19,491,707	£17,374,021	£17,644,012
50%	71%	£13,736,210	£15,533,988	£14,036,209	£15,833,978	£13,480,993	£13,780,984
100%	71%	£25,817,899	£22,047,487	£25,141,832	£21,427,720	£26,288,883	£22,869,116
10%	75%	£44,472,060	£44,781,607	£44,534,045	£44,843,592	£44,428,115	£44,490,099
15%	75%	£40,628,799	£41,093,120	£40,721,775	£41,186,096	£40,662,881	£40,855,857
20%	75%	£36,785,538	£37,404,632	£36,900,506	£37,626,609	£36,887,867	£36,821,614
25%	75%	£32,942,276	£33,716,144	£33,097,236	£33,871,104	£32,832,412	£32,987,372
30%	75%	£29,099,015	£30,027,656	£29,284,968	£30,213,609	£28,967,178	£29,153,131
35%	75%	£25,235,754	£26,339,167	£25,472,698	£26,556,113	£25,101,943	£25,316,888
40%	75%	£21,402,201	£22,650,679	£21,654,192	£22,868,616	£21,223,543	£21,475,534
45%	75%	£17,626,067	£18,941,811	£17,809,558	£19,225,302	£17,325,078	£17,608,599
50%	75%	£13,849,934	£15,222,982	£13,964,924	£15,537,972	£13,426,612	£13,741,602
60%	60%	£14,543,747	£16,039,347	£14,592,960	£15,088,235	£14,473,059	£14,522,847
15%	60%	£40,735,767	£41,478,681	£40,810,149	£41,553,062	£40,630,298	£40,704,679
20%	60%	£36,928,162	£37,918,713	£37,027,337	£38,017,887	£36,787,536	£36,886,711
25%	60%	£33,120,557	£34,368,745	£33,244,525	£34,482,713	£33,044,774	£33,068,742
30%	60%	£29,402,951	£30,789,717	£29,461,713	£30,847,539	£29,102,072	£29,250,774
35%	60%	£25,505,346	£27,238,809	£25,678,902	£27,412,365	£25,259,250	£25,432,806
40%	60%	£21,692,115	£23,678,841	£21,893,709	£23,877,917	£21,406,263	£21,607,856
45%	60%	£17,852,221	£20,117,411	£18,070,913	£20,342,917	£17,530,638	£17,757,430
50%	60%	£14,012,327	£16,529,205	£14,284,319	£16,781,197	£13,855,012	£13,907,004

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£83,601,631	-£83,601,631	-£83,601,631	-£83,601,631	-£83,601,631	-£83,601,631
10%	71%	-£91,248,065	-£89,854,426	-£91,187,893	-£89,883,969	-£91,231,984	-£91,231,984
15%	71%	-£95,080,985	-£93,594,313	-£94,992,416	-£94,641,764	-£95,158,301	-£95,057,751
20%	71%	-£98,015,737	-£98,208,201	-£98,797,672	-£98,080,138	-£99,016,184	-£98,889,119
25%	71%	-£102,759,509	-£101,898,089	-£102,692,927	-£101,718,507	-£102,876,088	-£102,728,487
30%	71%	-£108,585,291	-£108,523,017	-£108,468,183	-£108,468,183	-£108,735,051	-£108,584,644
35%	71%	-£110,420,052	-£109,181,864	-£110,213,438	-£108,975,250	-£110,595,835	-£110,389,221
40%	71%	-£114,264,004	-£112,839,753	-£114,024,012	-£112,803,622	-£114,468,185	-£114,228,192
45%	71%	-£118,131,510	-£116,513,517	-£117,861,518	-£116,543,526	-£118,361,212	-£118,091,221
50%	71%	-£122,090,014	-£120,211,044	-£121,589,024	-£119,901,454	-£122,254,249	-£120,416,845
100%	71%	-£161,496,831	-£167,782,719	-£160,877,065	-£157,162,953	-£162,024,118	-£161,404,349
10%	75%	-£91,263,173	-£90,953,626	-£91,201,188	-£90,891,641	-£91,307,118	-£91,245,134
15%	75%	-£95,106,434	-£94,843,113	-£95,013,458	-£94,949,137	-£95,172,355	-£95,070,764
20%	75%	-£98,949,695	-£98,330,601	-£98,825,726	-£98,206,632	-£99,037,587	-£98,913,618
25%	75%	-£102,792,957	-£102,019,089	-£102,637,996	-£101,864,128	-£102,902,821	-£102,747,860
30%	75%	-£108,636,218	-£108,707,577	-£108,450,265	-£108,521,824	-£108,768,058	-£108,582,192
35%	75%	-£110,479,479	-£109,386,065	-£109,126,335	-£109,179,129	-£110,533,289	-£110,416,845
40%	75%	-£114,333,032	-£113,084,553	-£114,081,040	-£112,836,618	-£114,511,690	-£114,259,938
45%	75%	-£118,209,185	-£116,793,422	-£117,925,674	-£116,509,830	-£118,410,154	-£118,126,864
50%	75%	-£122,090,014	-£120,117,411	-£121,070,913	-£119,070,913	-£122,342,917	-£120,416,845
10%	60%	-£91,191,660	-£90,696,585	-£91,142,273	-£90,646,998	-£91,262,173	-£91,212,585
15%	60%	-£94,999,468	-£94,258,592	-£94,925,084	-£94,182,171	-£95,104,935	-£95,030,554
20%	60%	-£98,807,070	-£97,816,520	-£98,707,895	-£97,717,945	-£98,947,697	-£98,849,522
25%	60%	-£102,614,678	-£101,319,600	-£102,490,705	-£101,292,516	-£102,780,459	-£102,664,490
30%	60%	-£106,422,281	-£104,936,455	-£106,273,819	-£104,787,693	-£106,633,221	-£106,484,459
35%	60%	-£110,229,886	-£108,496,423	-£110,056,331	-£108,922,868	-£110,475,983	-£110,302,426
40%	60%	-£114,043,118	-£111,088,391	-£113,841,524	-£111,868,042	-£114,539,968	-£114,327,376
45%	60%	-£117,883,012	-£115,617,822	-£117,658,219	-£115,393,215	-£118,204,556	-£117,977,802
50%	60%	-£121,722,808	-£119,206,027	-£121,470,913	-£119,054,036	-£122,080,220	-£121,638,229

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£68,841,630	-£68,841,630	-£68,841,630	-£68,841,630	-£68,841,630	-£68,841,630
10%	71%	-£64,589,301	-£64,235,534	-£64,530,269	-£64,176,501	-£64,639,528	-£64,580,492
15%	71%	-£68,424,073	-£67,893,421	-£68,335,225	-£67,804,873	-£68,499,409	-£68,410,880
20%	71%	-£72,284,845	-£71,551,310	-£72,140,780	-£71,433,244	-£72,356,292	-£72,241,627
25%	71%	-£76,093,617	-£75,209,197	-£75,946,035	-£75,061,611	-£76,215,177	-£76,071,595
30%	71%	-£79,928,390	-£78,867,085	-£79,751,292	-£78,889,987	-£80,079,060	-£79,901,963
35%	71%	-£83,783,161	-£83,524,973	-£83,596,247	-£82,218,399	-£83,938,044	-£83,733,300
40%	71%	-£87,607,119	-£86,162,920	-£87,467,120	-£86,846,731	-£87,811,293	-£87,617,301
45%	71%	-£91,474,618	-£89,858,625	-£91,204,627	-£89,586,634	-£91,704,320	-£91,434,329
50%	71%	-£95,342,122	-£93,544,353	-£93,042,132	-£93,244,363	-£95,597,348	-£95,297,857
100%	71%	-£134,839,048	-£133,132,838	-£134,220,173	-£133,068,061	-£135,361,234	-£134,747,467
10%	75%	-£64,606,281	-£64,296,734	-£64,544,296	-£64,234,749	-£64,605,226	-£64,588,242
15%	75%	-£68,449,542	-£67,985,221	-£68,356,566	-£67,892,245	-£68,515,469	-£68,422,484
20%	75%	-£72,292,803	-£71,673,709	-£72,188,835	-£71,549,741	-£72,390,693	-£72,296,727
25%	75%	-£76,136,063	-£75,362,195	-£76,067,237	-£75,207,237	-£76,294,929	-£76,191,961
30%	75%	-£79,979,328	-£79,050,685	-£79,793,373	-£78,864,732	-£80,111,163	-£79,925,210
35%	75%	-£83,822,587	-£82,739,174	-£83,605,643	-£82,522,228	-£83,976,396	-£83,759,453
40%	75%	-£87,676,142	-£86,471,682	-£87,434,182	-£86,179,725	-£87,800,488	-£87,602,369
45%	75%	-£91,525,274	-£90,158,530	-£91,268,765	-£89,853,039	-£91,753,263	-£91,469,772
50%	75%	-£95,428,407	-£93,853,359	-£93,113,417	-£93,540,369	-£95,651,729	-£95,336,739
10%	60%	-£64,534,969	-£64,039,694	-£64,485,381	-£63,990,106	-£64,605,292	-£64,555,664
15%	60%	-£68,376,229	-£67,874,092	-£68,268,192	-£67,765,279	-£68,480,488	-£68,387,898
20%	60%	-£72,150,179	-£71,559,628	-£72,051,004	-£71,060,454	-£72,290,805	-£72,191,630
25%	60%	-£75,957,784	-£74,719,598	-£75,833,816	-£74,595,628	-£76,133,567	-£76,009,598
30%	60%	-£79,765,390	-£78,079,684	-£79,610,828	-£78,130,802	-£79,976,329	-£79,827,587
35%	60%	-£83,572,955	-£81,839,532	-£83,399,438	-£81,665,976	-£83,813,021	-£83,645,535
40%	60%	-£87,386,226	-£85,399,500	-£87,184,632	-£85,201,150	-£87,672,078	-£87,470,485
45%	60%	-£91,226,120	-£89,960,330	-£90,993,328	-£88,736,324	-£91,547,703	-£91,309,911
50%	60%	-£95,066,014	-£94,549,196	-£94,814,022	-£92,297,144	-£95,423,529	-£95,173,837

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£10,533,747	-£10,533,747	-£10,533,747	-£10,533,747	-£10,533,747	-£10,533,747
10%	71%	-£19,248,009	-£17,821,641	-£19,119,377	-£17,885,809	-£19,228,633	-£19,189,690
15%	71%	-£22,013,181	-£22,013,181	-£22,013,181	-£22,013,181	-£22,013,181	-£22,013,181
20%	71%	-£25,847,953	-£25,140,417	-£25,729,888	-£25,022,352	-£25,948,400	-£25,830,335
25%	71%	-£29,682,725	-£28,798,305	-£29,535,143	-£28,650,723	-£29,808,294	-£29,689,703
30%	71%	-£33,517,497	-£32,456,183	-£33,360,399	-£32,279,095	-£33,668,157	-£33,491,070
35%	71%	-£37,352,269	-£36,114,060	-£37,185,655	-£35,907,467	-£37,528,051	-£37,321,438
40%	71%	-£41,198,220	-£39,771,939	-£40,996,228	-£39,535,938	-£41,400,401	-£41,189,408
45%	71%	-£45,043,171	-£43,432,817	-£44,780,79			

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£10,472,034	£10,472,034	£10,472,034	£10,472,034	£10,472,034	£10,472,034
10%	71%	£2,827,373	£3,181,140	£3,386,454	£3,240,775	£2,777,149	£2,336,181
15%	71%	£1,007,400	£-476,747	£-918,851	£-338,199	£1,082,736	£-994,186
20%	71%	£-4,842,172	£-4,134,638	£-4,724,106	£-4,016,571	£-4,942,619	£-4,824,553
25%	71%	£8,876,944	£7,792,523	£9,529,392	£7,844,942	£8,302,503	£8,854,922
30%	71%	£-12,511,716	£-1,450,412	£-1,234,618	£-11,273,514	£-12,862,398	£-12,456,299
35%	71%	£-16,345,487	£-15,108,299	£-16,139,873	£-14,801,685	£-16,522,270	£-16,315,656
40%	71%	£-20,190,439	£-18,768,188	£-19,950,447	£-18,530,057	£-20,384,620	£-20,154,627
45%	71%	£-24,057,844	£-22,439,952	£-23,787,853	£-22,189,961	£-24,287,847	£-24,017,655
50%	71%	£-27,925,449	£-26,124,678	£-27,695,459	£-25,897,868	£-28,190,875	£-27,850,694
100%	71%	£-87,423,268	£-83,709,154	£-86,803,499	£-83,089,387	£-87,950,550	£-87,330,784
10%	75%	£2,810,393	£3,119,940	£2,872,377	£3,191,924	£2,768,448	£2,628,431
15%	75%	£1,032,868	£-588,547	£-939,892	£-475,572	£1,088,787	£-1,005,811
20%	75%	£-4,876,130	£-4,257,036	£-4,752,161	£-4,133,067	£-4,964,022	£-4,840,053
25%	75%	£8,719,392	£7,845,524	£9,564,431	£7,780,563	£8,829,256	£8,674,295
30%	75%	£-12,562,653	£-1,634,012	£-1,376,700	£-11,448,959	£-12,894,490	£-12,509,537
35%	75%	£-16,408,914	£-15,322,500	£-16,189,370	£-15,105,655	£-16,559,724	£-16,342,780
40%	75%	£-20,259,467	£-19,010,868	£-20,007,475	£-18,763,051	£-20,438,124	£-20,186,133
45%	75%	£-24,135,600	£-22,719,857	£-23,852,109	£-22,436,365	£-24,338,589	£-24,053,009
50%	75%	£-28,048,685	£-26,436,685	£-27,696,147	£-26,269,868	£-28,255,055	£-27,930,885
10%	60%	£2,881,795	£3,378,985	£2,931,292	£3,428,567	£2,811,392	£2,880,985
15%	60%	£-925,901	£-182,987	£-851,519	£-108,606	£-1,031,369	£-956,988
20%	60%	£4,733,905	£-3,742,955	£-4,634,330	£-3,643,780	£4,874,131	£-4,774,957
25%	60%	£-8,641,110	£-8,042,922	£-8,417,854	£-7,816,954	£-8,716,893	£-8,592,525
30%	60%	£-12,348,718	£-10,862,890	£-12,199,954	£-10,714,128	£-12,559,658	£-12,410,894
35%	60%	£-16,158,321	£-14,422,858	£-15,982,756	£-14,249,303	£-16,402,418	£-16,229,881
40%	60%	£-19,969,553	£-17,982,838	£-19,787,959	£-17,684,477	£-20,255,404	£-20,053,311
45%	60%	£-23,808,447	£-21,544,257	£-23,582,654	£-21,319,650	£-24,131,059	£-23,904,237
50%	60%	£-27,649,341	£-25,132,462	£-27,597,345	£-24,880,471	£-28,005,655	£-27,754,654

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£18,381,831	£18,381,831	£18,381,831	£18,381,831	£18,381,831	£18,381,831
10%	71%	£18,399,220	£18,752,987	£18,458,252	£18,812,020	£18,348,996	£18,408,029
15%	71%	£14,364,448	£15,095,100	£14,652,996	£15,183,649	£14,489,112	£14,577,861
20%	71%	£10,729,678	£11,437,212	£10,847,741	£11,555,277	£10,629,229	£10,747,294
25%	71%	£6,884,110	£7,179,324	£7,042,485	£7,868,605	£6,799,345	£6,916,326
30%	71%	£3,060,132	£4,121,436	£3,237,230	£4,298,534	£2,969,461	£3,088,559
35%	71%	£-774,640	£463,348	£-568,026	£670,162	£-950,423	£-743,809
40%	71%	£-2,618,592	£-1,943,340	£-2,378,599	£-2,689,909	£-2,822,772	£-2,589,780
45%	71%	£-5,486,097	£-3,668,104	£-3,215,106	£-5,598,113	£-5,715,795	£-5,445,808
50%	71%	£-12,353,601	£-10,555,832	£-12,053,611	£-10,255,842	£-12,608,827	£-12,308,396
100%	71%	£-81,881,419	£-84,137,397	£-82,281,652	£-84,517,540	£-82,978,023	£-81,758,898
10%	75%	£18,328,245	£18,691,728	£18,444,295	£18,853,772	£18,338,256	£18,408,029
15%	75%	£14,338,979	£15,003,300	£14,631,955	£15,098,276	£14,473,061	£14,566,037
20%	75%	£10,695,718	£11,314,812	£10,819,686	£11,438,780	£10,607,826	£10,731,794
25%	75%	£6,852,458	£7,628,324	£7,607,418	£7,781,284	£6,742,594	£6,897,502
30%	75%	£3,009,156	£3,937,835	£3,185,133	£4,177,438	£2,917,358	£3,035,311
35%	75%	£-834,066	£249,348	£-617,122	£466,293	£-987,876	£-770,932
40%	75%	£-2,687,619	£-3,439,140	£-4,435,628	£-3,191,204	£-4,986,277	£-4,614,285
45%	75%	£-5,483,765	£-4,148,009	£-3,280,262	£-6,864,517	£-6,784,742	£-6,481,251
50%	75%	£-12,439,886	£-10,868,837	£-12,124,896	£-10,551,848	£-12,663,208	£-12,348,218
10%	60%	£18,453,552	£18,948,828	£18,503,140	£18,998,415	£18,383,239	£18,432,828
15%	60%	£14,343,947	£15,385,881	£14,720,329	£15,463,242	£14,540,478	£14,614,859
20%	60%	£10,836,344	£11,829,893	£10,931,517	£11,928,688	£10,897,716	£10,796,891
25%	60%	£7,030,737	£8,268,925	£7,154,705	£8,392,893	£6,854,954	£6,978,922
30%	60%	£3,223,132	£4,708,957	£3,371,894	£4,857,719	£3,012,192	£3,160,954
35%	60%	£-834,674	£1,148,995	£-610,918	£1,327,545	£-830,670	£-657,013
40%	60%	£-2,497,705	£-2,410,979	£-4,196,111	£-2,212,629	£-4,683,557	£-4,481,964
45%	60%	£-5,237,599	£-3,972,409	£-3,810,806	£-5,747,802	£-6,559,182	£-6,332,389
50%	60%	£-12,077,493	£-9,560,615	£-11,825,501	£-9,308,623	£-12,434,808	£-12,182,816

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£41,902,281	£41,902,281	£41,902,281	£41,902,281	£41,902,281	£41,902,281
10%	71%	£34,257,620	£34,811,387	£34,316,651	£34,670,420	£34,207,996	£34,268,428
15%	71%	£30,422,848	£30,953,500	£30,511,396	£31,042,248	£30,347,512	£30,436,061
20%	71%	£26,588,075	£27,295,611	£26,706,141	£27,413,077	£26,487,826	£26,605,694
25%	71%	£22,753,303	£23,637,724	£22,900,886	£23,785,305	£22,627,744	£22,775,325
30%	71%	£18,918,531	£19,979,835	£19,095,629	£20,156,933	£18,767,861	£18,944,958
35%	71%	£15,083,765	£16,321,948	£15,280,374	£16,528,562	£14,907,977	£15,114,591
40%	71%	£11,239,808	£12,664,050	£11,479,800	£12,960,190	£11,035,628	£11,275,620
45%	71%	£7,372,303	£8,990,295	£7,642,294	£9,280,287	£7,142,601	£7,412,592
50%	71%	£3,504,798	£5,302,583	£3,804,785	£5,672,528	£3,249,378	£3,540,584
100%	71%	£-88,935,019	£-90,249,667	£-86,399,252	£-87,699,140	£-88,500,263	£-88,903,597
10%	75%	£34,240,640	£34,550,187	£34,302,624	£34,612,171	£34,196,695	£34,258,678
15%	75%	£30,397,379	£30,861,700	£30,490,355	£30,954,676	£30,331,461	£30,424,437
20%	75%	£26,554,118	£27,173,212	£26,679,086	£27,287,180	£26,468,226	£26,590,184
25%	75%	£22,710,856	£23,484,723	£22,865,816	£23,639,684	£22,600,991	£22,755,952
30%	75%	£18,867,594	£19,796,235	£19,053,547	£19,982,188	£18,735,757	£18,921,710
35%	75%	£15,024,333	£16,107,747	£15,241,278	£16,324,693	£14,870,523	£15,087,468
40%	75%	£11,170,781	£12,318,256	£11,423,772	£12,667,196	£10,992,123	£11,244,114
45%	75%	£7,294,847	£8,710,391	£7,578,138	£8,093,882	£7,093,882	£7,377,149
50%	75%	£3,418,314	£4,991,562	£3,743,504	£5,396,552	£3,195,192	£3,510,182
10%	60%	£34,311,952	£34,807,227	£34,381,539	£34,856,815	£34,241,835	£34,291,227
15%	60%	£30,504,347	£31,247,250	£30,578,729	£31,321,641	£30,388,978	£30,473,259
20%	60%	£26,686,742	£27,687,293	£26,795,917	£27,786,467	£26,556,116	£26,655,290
25%	60%	£22,889,137	£24,127,325	£23,015,105	£24,251,293	£22,713,354	£22,837,322
30%	60%	£19,081,531	£20,563,357	£19,230,293	£20,716,119	£18,970,592	£19,019,354
35%	60%	£15,273,926	£17,007,389	£15,447,481	£17,180,945	£15,027,630	£15,201,336
40%	60%	£11,460,694	£13,447,421	£11,662,288	£13,645,770	£11,174,843	£11,376,436
45%	60%	£7,620,900	£9,889,991	£7,847,593	£10,110,267	£7,299,217	£7,526,010
50%	60%	£3,780,807	£5,297,785	£4,038,889	£5,649,776	£3,423,062	£3,675,954

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£9,990,928	£9,990,928	£9,990,928	£9,990,928	£9,990,928	£9,990,928
10%	71%	£2,429,267	£2,700,034	£2,429,267	£2,700,034	£2,429,267	£2,700,034
15%	71%	£1,488,505	£327,853	£1,399,957	£269,309	£1,583,942	£1,475,252
20%	71%	£5,323,278	£4,615,742	£5,205,212	£4,497,677	£5,425,725	£5,305,659
25%	71%	£9,158,050	£8,273,629	£9,010,468	£8,126,048	£9,283,609	£9,136,028
30%	71%	£13,911,518	£11,831,518	£13,815,724	£11,754,420	£14,143,492	£13,986,395
35%	71%	£16,827,593	£15,589,405	£16,620,979	£15,382,791	£17,003,376	£16,796,762
40%	71%	£20,671,645	£19,247,294	£20,431,553	£19,011,163	£20,875,728	£20,635,733
45%	71%	£24,539,050	£22,911,058	£24,289,059	£22,681,067	£24,788,753	£24,498,761
50%	71%	£28,408,456	£26,580,785	£28,106,565	£26,308,795	£28,641,791	£28,361,790
100%	71%	£67,904,372	£64,160,280	£67,284,605	£63,570,493	£68,431,656	£67,811,890
10%	75%	£2,329,267	£2,838,834	£2,391,271	£2,700,818	£2,285,342	£2,347,325
15%	75%	£1,513,974	£1,049,653	£1,420,998	£958,678	£1,579,892	£1,496,917
20%	75%	£5,357,236	£4,738,142	£5,233,267	£4,614,173	£5,445,128	£5,321,159
25%	75%	£9,200,498	£8,426,830	£9,045,537	£8,271,669	£9,310,362	£9,155,401
30%	75%	£13,043,759	£12,115,118	£12,857,806	£11,929,165	£13,175,598	£12,989,643
35%	75%	£16,887,020	£15,803,696	£16,670,076	£15,588,951	£17,040,830	£16,823,886
40%	75%	£20,740,573	£19,492,094	£20,488,581	£19,244,157	£20,919,230	£20,667,239
45%	75%	£24,616,708	£23,200,963	£24,333,215	£22,917,471	£24,817,695	£24,534,205
50%	75%	£28,500,828	£26,917,849	£28,177,849	£26,809,801	£28,716,161	£28,401,174
10%	60%	£2,490,890	£2,895,874	£2,450,156	£2,945,461	£2,330,286	£2,379,874
15%	60%	£1,407,007	£684,093	£1,332,625	£589,712	£1,512,475	£1,438,094
20%	60%	£5,214,611	£4,224,051	£5,115,436	£4,124,886	£5,355,237	£5,256,053
25%	60%	£9,022,828	£7,841,038	£8,588,248	£7,660,090	£9,197,899	£9,074,031
30%	60%	£12,829,622	£11,343,996	£12,681,060	£11,195,234	£13,040,762	£12,892,000
35%	60%	£16,637,427	£14,903,964	£16,463,872	£14,730,409	£16,883,524	£16,709,967
40%	60%	£20,450,659	£18,463,932	£20,249,065	£18,285,593	£20,736,510	£20,534,917
45%	60%	£24,266,893	£22,023,903	£24,063,766	£21,800,756	£24,814,136	£24,586,340
50%	60%	£28,130,447	£25,613,568	£27,878,454	£25,361,577	£28,487,761	£28,235,770

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£24,169,339	£24,169,339	£24,169,339	£24,169,339	£24,169,339	£24,169,339
10%	71%	£24,167,967	£24,521,735	£24,226,999	£24,580,788	£24,117,743	£24,176,776
15%	71%	£20,333,195	£20,863,847	£20,421,744	£20,952,396	£20,257,859	£20,346,409
20%	71%	£16,488,423	£17,205,959	£16,616,489	£17,324,024	£16,397,676	£16,516,041
25%	71%	£12,653,651	£13,546,072	£12,811,258	£13,665,653	£12,638,062	£12,885,673
30%	71%	£8,828,879	£9,890,183	£9,005,977	£10,067,281	£8,678,209	£8,855,306
35%	71%	£4,994,108	£6,232,296	£5,200,722	£6,438,910	£4,818,325	£5,024,939
40%	71%	£1,160,337	£2,574,409	£1,260,149	£2,761,536	£958,676	£1,185,969
45%	71%	£2,717,350	£1,099,357	£2,447,358	£829,366	£2,947,052	£2,677,060
50%	71%	£6,584,854	£4,787,084	£6,284,864	£4,487,094	£6,840,080	£6,540,089
100%	71%	£46,092,677	£42,369,659	£45,462,695	£41,748,793	£46,999,626	£45,999,159
10%	75%	£24,469,534	£24,212,812	£24,212,812	£24,212,812	£24,169,339	£24,169,339
15%	75%	£20,307,726	£20,772,047	£20,400,702	£20,865,023	£20,241,805	£20,334,784
20%	75%	£16,454,465	£17,083,559	£16,588,434	£17,207,628	£16,376,573	£16,500,542
25%	75%	£12,621,205	£13,266,071	£12,776,164	£12,932,032	£12,511,339	£12,666,260
30%	75%	£8,777,942	£9,365,895	£9,065,895	£9,392,526	£8,546,105	£8,632,355
35%	75%	£4,934,681	£6,018,095	£5,151,625	£6,235,040	£4,780,871	£4,997,816
40%	75%	£1,081,126	£2,320,607	£1,333,170	£2,572,544	£902,470	£1,154,462
45%	75%	£2,705,005	£1,378,262	£2,511,534	£1,095,770	£2,995,904	£2,712,504
50%	75%	£6,671,138	£5,098,090	£6,356,148	£4,783,100	£6,894,460	£6,579,470
10%	60%	£24,222,300	£24,717,575	£24,277,887	£24,767,162	£24,151,987	£24,201,575
15%	60%	£20,414,694	£21,157,808	£20,489,076	£21,231,969	£20,309,226	£20,363,807
20%	60%	£16,607,844	£17,349,846	£16,706,265	£17,586,916	£16,466,463	£16,565,638
25%	60%	£12,799,484	£14,037,672	£12,923,453	£14,161,641	£12,623,701	£12,747,670
30%	60%	£8,981,979	£10,477,705	£9,140,641	£10,626,467	£8,780,939	£8,929,701
35%	60%	£5,169,274	£6,817,737	£5,357,820	£7,061,292	£4,898,177	£5,111,734
40%	60%	£1,371,042	£3,367,769	£1,572,636	£3,558,118	£1,085,191	£1,286,784
45%	60%	£2,468,852	£2,003,662	£2,242,059	£2,945	£2,790,435	£2,563,642
50%	60%	£6,308,746	£3,791,867	£6,056,753	£3,539,676	£6,686,060	£6,414,069

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£41,902,281	£41,902,281	£41,902,281	£41,902,281	£41,902,281	£41,902,281
10%	71%	£34,257,620	£34,611,387	£34,316,651	£34,670,420	£34,207,396	£34,266,428
15%	71%	£30,422,848	£30,953,500	£30,511,296	£31,042,948	£30,247,512	£30,436,061
20%	71%	£26,586,075	£27,295,611	£26,706,141	£27,413,677	£26,487,628	£26,605,694
25%	71%	£22,753,303	£23,637,724	£22,900,886	£23,785,305	£22,627,744	£22,778,325
30%	71%	£18,918,531	£19,979,835	£19,095,629	£20,156,333	£18,787,861	£18,944,958
35%	71%	£15,093,763	£16,321,948	£15,290,974	£16,628,662	£14,907,977	£15,114,591
40%	71%	£11,230,808	£12,664,060	£11,479,800	£12,960,190	£11,035,628	£11,275,620
45%	71%	£7,372,303	£8,990,295	£7,642,294	£9,260,267	£7,142,801	£7,412,592
50%	71%	£3,504,798	£5,302,565	£3,804,789	£5,602,538	£3,249,373	£3,349,564
100%	71%	£38,993,010	£32,278,957	£35,373,252	£31,659,140	£38,920,363	£35,900,537
10%	75%	£34,240,640	£34,550,187	£34,302,624	£34,612,171	£34,196,695	£34,258,678
15%	75%	£30,397,379	£30,861,700	£30,490,355	£30,654,676	£30,331,461	£30,424,437
20%	75%	£26,554,118	£27,173,212	£26,679,086	£27,267,180	£26,468,225	£26,589,194
25%	75%	£22,710,856	£23,484,723	£22,865,816	£23,639,684	£22,600,901	£22,755,952
30%	75%	£18,867,594	£19,796,235	£19,053,547	£19,982,188	£18,735,757	£18,921,710
35%	75%	£15,024,335	£16,107,747	£15,242,278	£16,324,693	£14,870,523	£15,067,468
40%	75%	£11,170,781	£12,419,259	£11,422,772	£12,667,196	£10,962,123	£11,244,114
45%	75%	£7,294,647	£8,710,391	£7,578,138	£8,093,882	£7,093,658	£7,377,149
50%	75%	£3,418,514	£4,991,562	£3,733,504	£5,306,552	£3,195,192	£3,510,182
10%	60%	£34,111,052	£34,893,227	£34,361,630	£34,866,615	£34,041,635	£34,291,227
15%	60%	£30,266,742	£27,687,293	£28,795,917	£27,786,467	£28,556,116	£28,655,290
20%	60%	£26,389,137	£24,121,325	£23,013,105	£24,251,293	£22,719,354	£22,837,322
25%	60%	£19,081,531	£20,561,357	£19,230,293	£20,716,119	£19,570,592	£19,919,354
35%	60%	£15,273,926	£17,007,389	£15,447,481	£17,180,945	£15,027,830	£15,201,386
40%	60%	£11,460,694	£13,447,421	£11,662,288	£13,645,770	£11,174,843	£11,376,436
45%	60%	£7,620,800	£9,885,991	£7,847,593	£10,110,597	£7,299,217	£7,526,010
50%	60%	£3,780,907	£6,297,785	£4,032,899	£6,549,776	£3,423,592	£3,675,584

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 5

CLL Zone 2  
Value Area Med

No Units 180  
Site Area 1.51 Ha

Sales value inflation 10%  
Build cost inflation 5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£26,675,052	£26,675,052	£26,675,052	£26,675,052	£26,675,052	£26,675,052
10%	71%	£21,343,252	£21,714,516	£21,574,546	£21,845,810	£21,362,315	£21,493,610
15%	71%	£18,626,868	£19,233,756	£19,023,802	£19,430,696	£18,705,455	£18,902,397
20%	71%	£16,210,469	£16,752,596	£16,473,556	£17,015,586	£16,048,595	£16,311,185
25%	71%	£13,694,077	£14,272,237	£13,922,314	£14,600,473	£13,391,737	£13,719,972
30%	71%	£10,977,686	£11,791,478	£11,371,569	£11,985,360	£10,734,877	£11,128,759
35%	71%	£8,356,847	£9,310,719	£8,820,824	£9,770,246	£8,088,547	£8,326,592
40%	71%	£5,708,140	£6,810,942	£6,241,907	£7,344,709	£5,379,099	£5,612,865
45%	71%	£3,059,823	£4,300,475	£3,660,311	£4,900,962	£2,689,651	£3,290,139
50%	71%	£411,506	£1,790,008	£1,078,714	£2,457,216	£204	£667,413
100%	71%	£-29,498,073	£-23,895,979	£-25,141,832	£-22,338,737	£-27,334,130	£-25,977,899
10%	75%	£21,422,430	£21,659,786	£21,560,289	£21,797,645	£21,351,610	£21,480,470
15%	75%	£18,795,628	£19,151,661	£19,002,417	£19,358,450	£18,699,399	£18,896,187
20%	75%	£16,169,288	£16,453,539	£16,444,543	£16,819,256	£16,227,188	£16,323,905
25%	75%	£13,542,023	£14,135,414	£13,886,671	£14,480,061	£13,964,975	£13,709,622
30%	75%	£10,915,221	£11,627,289	£11,328,798	£12,040,866	£10,702,763	£11,116,340
35%	75%	£8,282,390	£9,119,165	£8,770,926	£9,601,672	£8,030,468	£8,520,866
40%	75%	£5,623,491	£6,388,443	£6,153,947	£7,143,809	£5,355,581	£5,696,034
45%	75%	£2,964,593	£4,050,163	£3,595,105	£4,680,675	£2,640,693	£3,271,205
50%	75%	£305,695	£1,511,884	£1,006,264	£2,212,453	£-65,080	£646,375
60%	60%	£19,909,881	£20,893,530	£21,620,168	£21,999,337	£21,396,570	£21,508,857
15%	60%	£18,926,804	£19,496,459	£19,092,235	£19,661,890	£18,756,837	£18,922,288
20%	60%	£16,343,727	£17,103,266	£16,564,302	£17,323,841	£16,117,105	£16,337,679
25%	60%	£13,760,651	£14,710,074	£14,036,368	£14,965,792	£13,477,372	£13,753,091
30%	60%	£11,177,574	£12,316,862	£11,505,436	£12,647,743	£10,837,840	£11,168,502
35%	60%	£8,593,474	£9,923,690	£8,980,502	£10,309,695	£8,190,398	£8,582,716
40%	60%	£5,979,016	£7,522,938	£6,427,380	£7,971,303	£5,518,358	£5,966,722
45%	60%	£3,364,568	£5,101,471	£3,860,968	£5,685,880	£2,849,318	£3,300,727
50%	60%	£750,101	£2,680,003	£1,310,555	£3,240,458	£174,277	£734,733

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£-109,060,180	£-109,060,180	£-109,060,180	£-109,060,180	£-109,060,180	£-109,060,180
10%	71%	£-114,020,717	£-114,020,717	£-114,180,887	£-114,180,887	£-114,379,817	£-114,241,663
15%	71%	£-116,695,373	£-116,501,476	£-116,711,431	£-116,304,534	£-117,029,714	£-116,632,586
20%	71%	£-119,524,763	£-118,982,236	£-119,262,175	£-118,719,647	£-119,686,637	£-119,424,048
25%	71%	£-122,141,155	£-121,452,995	£-121,912,919	£-121,334,760	£-122,943,496	£-122,015,291
30%	71%	£-124,674,546	£-123,043,754	£-124,363,663	£-123,049,872	£-124,903,254	£-124,064,474
35%	71%	£-127,378,775	£-126,424,514	£-126,914,408	£-125,964,084	£-127,666,684	£-127,199,641
40%	71%	£-130,027,092	£-128,324,291	£-129,493,325	£-128,390,524	£-130,356,133	£-129,822,387
45%	71%	£-132,675,410	£-131,434,758	£-132,074,902	£-130,834,270	£-133,045,588	£-132,445,694
50%	71%	£-135,329,727	£-134,656,824	£-134,656,824	£-133,276,017	£-135,735,024	£-133,059,474
100%	71%	£-162,233,306	£-159,431,211	£-160,877,065	£-158,074,969	£-163,069,663	£-161,713,122
10%	75%	£-114,312,802	£-114,075,447	£-114,174,943	£-113,937,587	£-114,383,622	£-114,245,763
15%	75%	£-116,939,605	£-116,043,754	£-116,732,816	£-116,316,762	£-117,045,914	£-116,698,868
20%	75%	£-119,566,407	£-119,091,696	£-119,290,680	£-118,915,977	£-119,708,466	£-119,432,327
25%	75%	£-122,193,209	£-121,599,819	£-121,848,562	£-121,255,171	£-122,370,238	£-122,025,610
30%	75%	£-124,820,012	£-124,107,943	£-124,456,434	£-123,594,395	£-124,032,469	£-124,618,892
35%	75%	£-127,452,843	£-126,616,968	£-129,164,307	£-126,133,661	£-127,704,745	£-127,214,366
40%	75%	£-130,111,741	£-129,146,789	£-129,551,286	£-128,586,334	£-130,399,652	£-129,839,197
45%	75%	£-132,770,639	£-131,685,069	£-132,140,128	£-131,054,557	£-133,094,540	£-132,464,028
50%	75%	£-135,429,538	£-134,233,348	£-134,729,969	£-133,540,872	£-135,795,313	£-133,088,868
10%	60%	£-114,225,351	£-113,845,582	£-114,115,064	£-113,735,295	£-114,338,663	£-114,228,376
15%	60%	£-116,808,429	£-116,238,774	£-116,642,998	£-116,073,343	£-116,978,396	£-116,812,965
20%	60%	£-119,391,505	£-118,631,966	£-119,170,930	£-118,411,392	£-119,618,128	£-119,397,554
25%	60%	£-121,974,582	£-121,025,159	£-121,698,664	£-120,749,440	£-121,262,860	£-121,062,442
30%	60%	£-124,557,659	£-123,418,351	£-124,226,797	£-123,087,489	£-124,897,592	£-124,566,731
35%	60%	£-127,141,739	£-125,811,542	£-126,754,730	£-125,425,539	£-127,544,835	£-127,192,516
40%	60%	£-129,726,216	£-128,212,994	£-129,307,863	£-127,763,890	£-130,218,914	£-129,768,610
45%	60%	£-132,370,675	£-130,633,761	£-131,866,265	£-130,129,353	£-132,888,414	£-132,384,505
50%	60%	£-134,985,132	£-133,055,230	£-134,424,677	£-132,484,774	£-135,560,955	£-133,000,500

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£-82,403,281	£-82,403,281	£-82,403,281	£-82,403,281	£-82,403,281	£-82,403,281
10%	71%	£-87,635,089	£-87,363,825	£-87,503,293	£-87,232,531	£-87,716,028	£-87,544,731
15%	71%	£-90,251,481	£-89,844,595	£-90,054,539	£-89,547,643	£-90,372,886	£-90,175,944
20%	71%	£-92,867,873	£-92,335,345	£-92,642,785	£-92,062,745	£-93,028,748	£-92,761,368
25%	71%	£-95,484,264	£-94,806,104	£-95,156,027	£-94,477,968	£-95,686,604	£-95,358,369
30%	71%	£-98,100,655	£-97,286,863	£-97,706,772	£-96,892,981	£-98,343,464	£-97,949,582
35%	71%	£-100,721,884	£-99,767,623	£-100,257,517	£-99,308,093	£-101,005,244	£-100,542,749
40%	71%	£-103,370,201	£-102,252,389	£-102,836,434	£-101,724,632	£-103,669,242	£-103,165,169
45%	71%	£-106,018,518	£-104,777,666	£-105,418,030	£-104,177,379	£-106,388,690	£-105,788,202
50%	71%	£-108,666,835	£-107,288,333	£-107,999,627	£-106,621,125	£-109,078,137	£-108,410,928
100%	71%	£-135,578,414	£-133,713,113	£-134,720,173	£-133,118,078	£-136,412,471	£-135,068,290
10%	75%	£-87,655,911	£-87,418,555	£-87,518,052	£-87,280,696	£-87,726,731	£-87,588,871
15%	75%	£-90,282,713	£-89,926,680	£-90,075,924	£-89,719,891	£-90,388,942	£-90,182,154
20%	75%	£-92,909,515	£-92,434,803	£-92,633,798	£-92,159,985	£-93,051,155	£-92,715,436
25%	75%	£-95,536,316	£-94,942,919	£-95,146,870	£-94,568,200	£-95,713,969	£-95,364,711
30%	75%	£-98,163,120	£-97,451,052	£-97,749,543	£-97,037,475	£-98,375,578	£-97,962,001
35%	75%	£-100,795,951	£-99,959,176	£-100,307,415	£-99,476,669	£-101,047,873	£-100,597,475
40%	75%	£-103,429,752	£-102,469,398	£-102,984,945	£-102,084,442	£-103,712,866	£-103,183,369
45%	75%	£-106,013,748	£-105,028,178	£-105,463,236	£-104,397,666	£-106,437,644	£-105,807,136
50%	75%	£-108,772,646	£-107,568,457	£-108,072,077	£-106,863,889	£-109,133,421	£-108,433,966
10%	60%	£-87,568,480	£-87,189,691	£-87,458,173	£-87,078,404	£-87,881,771	£-87,571,484
15%	60%	£-90,151,537	£-89,781,582	£-89,941,615	£-89,416,451	£-90,240,701	£-89,745,619
20%	60%	£-92,744,614	£-91,975,075	£-92,514,038	£-91,764,500	£-92,961,238	£-92,740,662
25%	60%	£-95,317,690	£-94,368,287	£-94,041,973	£-94,092,549	£-95,800,989	£-95,325,250
30%	60%	£-97,900,767	£-96,761,458	£-97,589,995	£-96,830,998	£-98,240,701	£-97,690,639
35%	60%	£-100,484,887	£-99,154,651	£-100,097,839	£-98,768,646	£-100,687,943	£-100,456,525
40%	60%	£-103,099,325	£-101,555,403	£-102,650,961	£-101,107,038	£-103,559,983	£-103,111,619
45%	60%	£-105,713,793	£-103,976,970	£-105,209,373	£-103,472,481	£-106,232,023	£-105,727,614
50%	60%	£-108,328,240	£-106,398,338	£-107,667,786	£-105,857,863	£-108,904,064	£-108,343,695

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£-35,992,397	£-35,992,397	£-35,992,397	£-35,992,397	£-35,992,397	£-35,992,397
10%	71%	£-41,224,107	£-40,952,633	£-41,092,893	£-40,821,638	£-41,308,135	£-41,173,839
15%	71%	£-43,840,689	£-43,433,662	£-43,643,647	£-43,236,751	£-43,961,993	£-43,765,052
20%	71%	£-46,456,980	£-45,914,452	£-46,194,391	£-45,651,863	£-46,618,653	£-46,356,264
25%	71%	£-49,073,371	£-48,395,211	£-48,745,135	£-48,066,976	£-49,275,172	£-

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£14,986,615	-£14,986,615	-£14,986,615	-£14,986,615	-£14,986,615	-£14,986,615
10%	71%	-£20,218,415	-£19,047,152	-£20,087,122	-£19,815,957	-£20,299,352	-£20,169,058
15%	71%	-£22,834,807	-£22,427,911	-£22,637,366	-£22,230,949	-£22,949,212	-£22,759,271
20%	71%	-£25,451,198	-£24,908,671	-£25,188,610	-£24,646,081	-£25,613,072	-£25,350,483
25%	71%	-£28,067,590	-£27,389,430	-£27,739,354	-£27,261,195	-£28,269,921	-£27,941,695
30%	71%	-£30,683,981	-£29,870,189	-£30,289,098	-£29,783,307	-£30,926,770	-£30,532,908
35%	71%	-£33,299,372	-£32,350,949	-£32,838,843	-£31,301,419	-£33,583,121	-£33,126,076
40%	71%	-£35,915,763	-£34,831,708	-£35,388,587	-£33,819,530	-£36,238,472	-£35,748,802
45%	71%	-£38,532,154	-£37,312,467	-£37,938,331	-£36,337,641	-£38,893,823	-£38,311,528
50%	71%	-£41,148,545	-£39,793,226	-£40,488,075	-£38,855,752	-£41,549,174	-£40,894,255
100%	71%	-£68,159,741	-£65,357,645	-£66,803,499	-£64,001,404	-£68,995,798	-£67,639,557
10%	75%	-£20,239,237	-£20,001,882	-£20,101,378	-£19,864,022	-£20,310,057	-£20,172,197
15%	75%	-£22,865,628	-£22,510,036	-£22,989,350	-£22,303,217	-£23,272,288	-£23,076,480
20%	75%	-£25,492,019	-£25,018,129	-£25,217,124	-£24,742,412	-£25,634,481	-£25,358,762
25%	75%	-£28,118,410	-£27,526,254	-£27,774,397	-£27,181,606	-£28,296,693	-£27,952,045
30%	75%	-£30,744,801	-£30,034,378	-£30,332,669	-£29,620,801	-£30,958,904	-£30,545,327
35%	75%	-£33,371,192	-£32,542,503	-£32,880,942	-£32,059,996	-£33,621,200	-£33,140,601
40%	75%	-£35,997,583	-£35,050,628	-£35,429,213	-£34,512,769	-£36,278,488	-£35,765,632
45%	75%	-£38,623,974	-£37,558,753	-£37,977,484	-£36,965,540	-£38,934,776	-£38,390,463
50%	75%	-£41,250,365	-£40,066,878	-£40,525,755	-£39,412,711	-£41,591,064	-£41,015,292
10%	80%	-£20,151,786	-£19,772,017	-£20,041,499	-£19,661,730	-£20,265,058	-£20,154,811
15%	80%	-£22,778,177	-£22,165,209	-£22,569,433	-£21,999,778	-£22,904,830	-£22,739,400
20%	80%	-£25,403,568	-£24,653,401	-£25,057,365	-£24,337,826	-£25,544,602	-£25,323,989
25%	80%	-£28,028,959	-£27,141,593	-£27,545,297	-£26,675,875	-£28,184,374	-£27,908,577
30%	80%	-£30,654,350	-£29,629,785	-£30,033,229	-£29,013,924	-£30,824,027	-£30,493,165
35%	80%	-£33,279,741	-£32,117,977	-£32,521,161	-£31,351,973	-£33,471,269	-£33,078,951
40%	80%	-£35,905,132	-£34,606,169	-£35,009,093	-£33,690,022	-£36,118,511	-£35,694,945
45%	80%	-£38,530,523	-£37,094,361	-£37,497,025	-£36,028,071	-£38,765,753	-£38,310,940
50%	80%	-£41,155,914	-£39,582,553	-£40,011,112	-£38,366,120	-£41,413,000	-£40,926,935

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
10%	71%	-£4,646,588	-£4,375,304	-£4,515,274	-£4,244,010	-£4,727,505	-£4,596,210
15%	71%	-£7,272,979	-£6,856,063	-£7,066,018	-£6,698,122	-£7,384,385	-£7,187,423
20%	71%	-£9,899,370	-£9,336,823	-£9,616,762	-£9,074,234	-£10,041,224	-£9,778,635
25%	71%	-£12,525,761	-£11,817,582	-£12,167,506	-£11,489,347	-£12,398,064	-£12,069,847
30%	71%	-£15,152,152	-£14,298,342	-£14,718,250	-£13,904,459	-£15,354,943	-£14,961,061
35%	71%	-£17,778,543	-£16,779,102	-£17,268,995	-£16,319,572	-£18,021,273	-£17,554,228
40%	71%	-£20,404,934	-£19,259,862	-£19,819,738	-£18,745,111	-£20,710,720	-£20,176,984
45%	71%	-£23,031,325	-£21,740,622	-£22,369,482	-£21,188,857	-£23,400,167	-£22,706,740
50%	71%	-£25,657,716	-£24,221,382	-£24,919,226	-£23,632,604	-£26,088,614	-£25,422,407
100%	71%	-£52,287,893	-£49,768,798	-£50,231,852	-£48,499,567	-£53,423,960	-£52,067,709
10%	75%	-£4,667,970	-£4,430,034	-£4,529,639	-£4,292,175	-£4,738,209	-£4,600,350
15%	75%	-£7,294,361	-£6,938,158	-£7,087,403	-£6,731,369	-£7,400,421	-£7,193,633
20%	75%	-£9,919,752	-£9,446,282	-£9,645,277	-£9,170,564	-£10,062,634	-£9,786,915
25%	75%	-£12,545,143	-£11,954,406	-£12,203,149	-£11,609,759	-£12,724,845	-£12,389,198
30%	75%	-£15,170,534	-£14,462,530	-£14,761,032	-£14,048,954	-£15,387,057	-£14,973,411
35%	75%	-£17,795,925	-£16,970,654	-£17,318,884	-£16,488,148	-£18,050,269	-£17,568,954
40%	75%	-£20,421,316	-£19,478,778	-£19,867,636	-£18,940,921	-£20,714,332	-£20,193,785
45%	75%	-£23,046,707	-£21,986,902	-£22,416,388	-£21,409,145	-£23,378,495	-£22,818,615
50%	75%	-£25,672,098	-£24,495,026	-£24,965,140	-£23,877,367	-£26,042,658	-£25,443,445
10%	80%	-£4,579,938	-£4,200,170	-£4,469,652	-£4,089,883	-£4,693,250	-£4,582,963
15%	80%	-£7,195,329	-£6,818,561	-£6,997,585	-£6,427,930	-£7,332,983	-£7,167,552
20%	80%	-£9,810,720	-£9,336,952	-£9,515,976	-£8,765,979	-£9,972,715	-£9,756,141
25%	80%	-£12,426,111	-£11,855,343	-£12,035,367	-£11,104,028	-£12,612,448	-£12,336,279
30%	80%	-£15,041,502	-£14,373,734	-£14,554,758	-£13,442,076	-£15,252,180	-£14,921,318
35%	80%	-£17,656,893	-£16,892,125	-£17,134,149	-£15,780,125	-£17,891,422	-£17,501,103
40%	80%	-£20,272,284	-£19,410,516	-£19,673,540	-£18,118,517	-£20,530,664	-£20,123,098
45%	80%	-£22,887,675	-£21,928,907	-£22,216,931	-£20,456,909	-£23,170,906	-£22,739,093
50%	80%	-£25,503,066	-£24,447,298	-£24,761,322	-£22,805,301	-£25,811,148	-£25,355,087

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£16,443,632	£16,443,632	£16,443,632	£16,443,632	£16,443,632	£16,443,632
10%	71%	£11,211,832	£11,483,096	£11,343,125	£11,614,380	£11,130,895	£11,262,190
15%	71%	£8,595,440	£9,002,336	£8,792,381	£9,199,278	£8,474,935	£8,610,977
20%	71%	£5,979,049	£6,521,576	£6,241,637	£6,784,166	£6,171,175	£6,307,795
25%	71%	£3,362,657	£4,040,817	£3,690,893	£4,369,052	£3,180,316	£3,488,552
30%	71%	£746,266	£1,560,058	£1,140,149	£1,953,940	£503,457	£897,439
35%	71%	-£1,874,963	-£920,702	-£1,410,586	-£241,172	-£2,182,873	-£1,895,826
40%	71%	-£4,523,280	-£3,420,478	-£3,989,513	-£2,886,711	-£4,852,321	-£4,318,555
45%	71%	-£7,171,597	-£5,930,948	-£6,571,109	-£5,330,458	-£7,541,789	-£6,941,281
50%	71%	-£9,819,914	-£8,441,412	-£9,152,706	-£7,774,204	-£10,231,216	-£9,564,008
100%	71%	-£38,224,066	-£33,923,968	-£34,917,662	-£32,611,157	-£39,669,850	-£38,266,309
10%	75%	£11,191,010	£11,428,366	£11,328,869	£11,566,225	£11,120,190	£11,258,050
15%	75%	£8,564,208	£8,920,241	£8,770,997	£9,127,030	£8,457,979	£8,684,767
20%	75%	£5,937,405	£6,412,118	£6,213,123	£6,687,636	£5,796,766	£6,011,485
25%	75%	£3,310,603	£3,903,993	£3,855,251	£4,248,641	£3,133,554	£3,478,202
30%	75%	£683,801	£1,395,869	£1,097,378	£1,809,446	£471,343	£884,920
35%	75%	-£1,949,030	-£1,112,256	-£1,460,495	-£623,749	-£2,200,952	-£1,710,554
40%	75%	-£4,607,929	-£3,642,977	-£4,041,413	-£3,082,522	-£4,895,939	-£4,335,395
45%	75%	-£7,266,827	-£6,181,257	-£6,636,315	-£5,550,745	-£7,500,727	-£6,960,216
50%	75%	-£9,925,725	-£8,719,536	-£9,225,156	-£8,018,968	-£10,286,500	-£9,585,045
10%	80%	£11,276,461	£11,658,230	£11,388,748	£11,788,517	£11,168,150	£11,275,437
15%	80%	£8,659,394	£9,265,038	£9,060,814	£9,451,489	£8,252,417	£8,569,945
20%	80%	£6,112,307	£6,871,846	£6,332,882	£7,092,421	£5,885,685	£6,106,259
25%	80%	£3,529,230	£4,478,654	£3,804,948	£4,754,372	£3,245,052	£3,521,677
30%	80%	£946,164	£2,086,465	£1,277,049	£2,416,323	£86,226	£937,882
35%	80%	-£1,937,947	-£907,730	-£1,250,918	-£78,275	-£2,041,022	-£1,648,704
40%	80%	-£4,252,404	-£2,708,482	-£3,804,040	-£2,280,118	-£4,713,062	-£4,264,698
45%	80%	-£6,866,862	-£5,129,949	-£6,362,452	-£4,635,540	-£7,385,102	-£6,880,694
50%	80%	-£9,481,320	-£7,551,417	-£8,920,865	-£6,980,662	-£10,057,145	-£9,498,657

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£15,467,721	-£15,467,721	-£15,467,721	-£15,467,721	-£15,467,721	-£15,467,721
10%	71%	-£20,696,521	-£20,428,258	-£20,568,228	-£20,296,963	-£20,780,458	-£20,649,164
15%	71%	-£25,925,321	-£25,389,777	-£25,119,274	-£25,119,274	-£25,437,316	-£25,246,374
20%	71%	-£25,932,304	-£25,389,777	-£25,669,716	-£25,127,187	-£26,094,178	-£25,811,589
25%	71%	-£28,548,696	-£27,870,536	-£28,220,460	-£27,542,301	-£28,751,037	-£28,422,801
30%	71%	-£31,165,087	-£30,351,296	-£30,771,204	-£29,987,413	-£31,407,897	-£31,074,914
35%	71%	-£33,781,478	-£32,832,056	-£33,321,948	-£32,372,525	-£34,074,227	-£33,607,182
40%	71%	-£36,397,869	-£35,312,816	-£35,900,866	-£34,788,065	-£36,730,674	-£36,229,908
45%	71%	-£39,014,260	-£37,793,576	-£38,480,784	-£37,241,811	-£39,387,122	-£38,852,634
50%	71%	-£41,630,651	-£40,274,336	-£41,060,702	-£39,685,557	-£42,042,570	-£41,475,481
100%	71%	-£68,640,642	-£65,838,751	-£67,284,605	-£64,482,510	-£69,476,904	-£68,120,863
15%	75%	-£23,347,148	-£22,991,112	-£23,190,396	-£22,994,323	-£23,453,374	-£23,246,586
10%	75%	-£20,720,343	-£20,482,988	-£20,582,484	-£20,345,128	-£20,791,163	-£20,653,303
20%	75%	-£25,973,048	-£25,499,235	-£25,698,230	-£25,223,518	-£26,113,487	-£25,839,868
25%	75%	-£28,600,750	-£28,007,360	-£28,298,103	-£27,682,712	-£28,777,799	-£28,433,151
30%	75%	-£31,227,452	-£30,515,484	-£30,819,975	-£30,101,907	-£31,440,010	-£31,026,433
35%	75%	-£33,854,154	-£33,025,608	-£33,321,046	-£32,541,102	-£34,102,223	-£33,621,907
40%	75%	-£36,480,856	-£35,535,732	-£35,958,826	-£34,993,875	-£36,807,192	-£36,246,738
45%	75%	-£39,107,558	-£38,045,856	-£38,547,668	-£37,462,998	-£39,502,080	-£39,071,569
50%	75%	-£41,734,260	-£40,555,980	-£41,136,510	-£39,932,121	-£42,196,968	-£41,496,388
10%	60%	-£20,632,852	-£20,253,123	-£20,522,605	-£20,142,836	-£20,746,204	-£20,635,917
15%	60%	-£23,219,070	-£22,846,315	-£23,050,539	-£22,480,884	-£23,385,936	-£23,220,506
20%	60%	-£25,795,288	-£25,039,507	-£25,578,471	-£24,818,932	-£26,025,668	-£25,805,095
25%	60%	-£28,371,506	-£27,433,699	-£28,107,403	-£27,156,981	-£28,665,401	-£28,389,582
30%	60%	-£30,947,724	-£29,827,891	-£30,636,335	-£29,495,030	-£31,305,133	-£30,974,271
35%	60%	-£33,523,942	-£32,222,083	-£33,165,267	-£31,833,079	-£33,944,865	-£33,560,057
40%	60%	-£36,100,160	-£34,616,275	-£35,694,200	-£34,171,471	-£36,584,597	-£36,175,650
45%	60%	-£38,676,378	-£37,010,467	-£38,223,132	-£36,509,863	-£39,224,329	-£38,792,042
50%	60%	-£41,252,596	-£39,404,659	-£40,752,064	-£38,848,255	-£41,864,061	-£41,408,040

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,122,179	-£1,393,443	-£1,253,473	-£1,524,738	-£1,041,243	-£1,172,537
10%	71%	-£1,494,212	-£1,087,316	-£1,297,271	-£890,374	-£1,615,617	-£1,418,676
15%	71%	-£4,110,603	-£3,988,076	-£3,848,015	-£3,395,487	-£4,272,477	-£4,009,888
20%	71%	-£7,726,994	-£6,048,835	-£6,389,769	-£5,201,609	-£6,929,336	-£6,601,101
25%	71%	-£9,343,386	-£8,529,594	-£8,949,503	-£8,135,712	-£9,586,196	-£9,192,314
30%	71%	-£11,959,777	-£11,010,354	-£11,500,248	-£10,560,824	-£12,242,526	-£11,785,481
35%	71%	-£14,576,168	-£13,501,113	-£14,051,988	-£12,976,364	-£14,901,973	-£14,408,207
40%	71%	-£17,192,559	-£16,002,872	-£16,602,727	-£15,420,110	-£17,561,421	-£17,030,933
45%	71%	-£19,808,950	-£18,503,631	-£19,153,466	-£17,868,856	-£20,221,869	-£19,653,660
50%	71%	-£22,425,341	-£21,004,390	-£21,704,205	-£20,317,300	-£22,882,317	-£22,276,887
100%	71%	-£46,818,162	-£44,007,051	-£45,296,217	-£42,485,252	-£47,666,262	-£46,299,862
15%	75%	-£1,525,445	-£1,169,411	-£1,318,656	-£962,622	-£1,631,674	-£1,424,885
20%	75%	-£4,152,247	-£3,677,535	-£3,876,529	-£3,401,817	-£4,293,888	-£4,018,167
25%	75%	-£6,778,049	-£5,169,692	-£5,434,611	-£4,841,011	-£6,955,088	-£6,671,458
30%	75%	-£9,403,851	-£6,661,849	-£6,992,274	-£6,280,206	-£9,616,293	-£9,204,732
35%	75%	-£12,029,653	-£8,154,006	-£8,550,447	-£7,719,401	-£12,277,498	-£11,800,206
40%	75%	-£14,655,455	-£9,646,163	-£10,107,600	-£9,158,596	-£14,938,703	-£14,425,037
45%	75%	-£17,281,257	-£11,138,320	-£11,659,753	-£10,607,791	-£17,600,908	-£17,040,868
50%	75%	-£19,907,059	-£12,630,477	-£13,210,906	-£12,056,986	-£20,263,113	-£19,626,698
10%	60%	-£1,188,909	-£1,968,578	-£1,298,096	-£1,678,865	-£1,075,497	-£1,185,784
15%	60%	-£1,594,299	-£2,824,614	-£1,228,838	-£659,163	-£1,564,236	-£1,398,805
20%	60%	-£3,977,045	-£3,217,806	-£3,757,770	-£2,997,232	-£4,203,968	-£3,963,394
25%	60%	-£6,360,422	-£5,101,998	-£6,284,704	-£5,335,280	-£6,843,700	-£6,567,982
30%	60%	-£8,743,799	-£6,987,191	-£8,812,637	-£7,673,529	-£9,483,432	-£9,152,571
35%	60%	-£11,127,176	-£8,868,384	-£11,340,570	-£10,011,378	-£12,133,875	-£11,748,356
40%	60%	-£13,510,553	-£10,749,577	-£13,528,503	-£12,351,221	-£14,785,318	-£14,343,537
45%	60%	-£15,893,930	-£12,630,770	-£15,716,436	-£14,660,064	-£17,436,760	-£16,943,316
50%	60%	-£18,277,307	-£14,511,963	-£17,904,369	-£16,948,907	-£20,088,202	-£19,626,698
10%	60%	-£1,188,909	-£1,968,578	-£1,298,096	-£1,678,865	-£1,075,497	-£1,185,784
15%	60%	-£1,594,299	-£2,824,614	-£1,228,838	-£659,163	-£1,564,236	-£1,398,805
20%	60%	-£3,977,045	-£3,217,806	-£3,757,770	-£2,997,232	-£4,203,968	-£3,963,394
25%	60%	-£6,360,422	-£5,101,998	-£6,284,704	-£5,335,280	-£6,843,700	-£6,567,982
30%	60%	-£8,743,799	-£6,987,191	-£8,812,637	-£7,673,529	-£9,483,432	-£9,152,571
35%	60%	-£11,127,176	-£8,868,384	-£11,340,570	-£10,011,378	-£12,133,875	-£11,748,356
40%	60%	-£13,510,553	-£10,749,577	-£13,528,503	-£12,351,221	-£14,785,318	-£14,343,537
45%	60%	-£15,893,930	-£12,630,770	-£15,716,436	-£14,660,064	-£17,436,760	-£16,943,316
50%	60%	-£18,277,307	-£14,511,963	-£17,904,369	-£16,948,907	-£20,088,202	-£19,626,698

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£16,443,632	£16,443,632	£16,443,632	£16,443,632	£16,443,632	£16,443,632
10%	71%	£11,211,832	£11,483,095	£11,343,125	£11,614,390	£11,130,895	£11,262,190
15%	71%	£3,595,440	£9,022,336	£8,792,381	£9,199,276	£8,474,035	£9,170,977
20%	71%	£5,979,040	£6,521,576	£6,241,637	£6,784,166	£5,817,175	£6,079,765
25%	71%	£3,362,857	£4,040,817	£3,890,893	£4,369,052	£3,160,316	£3,488,552
30%	71%	£745,268	£1,560,058	£1,165,080	£1,653,040	£503,457	£967,339
35%	71%	-£1,674,963	-£920,702	-£1,410,586	-£246,172	-£2,162,893	-£1,959,828
40%	71%	-£4,523,280	-£3,420,478	-£3,989,513	-£2,886,711	-£4,852,321	-£4,318,555
45%	71%	-£7,171,597	-£5,930,946	-£6,571,109	-£5,330,458	-£7,541,769	-£6,941,281
50%	71%	-£9,819,914	-£8,441,412	-£9,152,706	-£7,774,204	-£10,231,216	-£9,564,008
100%	71%	-£38,728,484	-£33,927,358	-£35,373,252	-£32,571,157	-£37,985,551	-£36,209,309
10%	75%	£11,181,010	£11,428,366	£11,328,889	£11,566,225	£11,120,190	£11,258,050
15%	75%	£8,564,208	£9,920,241	£9,770,997	£9,127,030	£8,457,979	£8,684,767
20%	75%	£5,937,405	£7,412,115	£7,213,123	£6,667,636	£5,795,796	£5,971,485
25%	75%	£3,310,603	£3,903,993	£3,655,251	£4,248,641	£3,133,554	£3,478,202
30%	75%	£683,801	£1,395,859	£1,097,378	£1,808,446	£471,343	£984,920
35%	75%	-£1,949,030	-£1,112,256	-£1,460,495	-£629,749	-£2,200,352	-£1,710,554
40%	75%	-£4,607,029	-£3,642,977	-£4,047,473	-£3,082,522	-£4,895,838	-£4,335,350
45%	75%	-£7,266,827	-£6,181,257	-£6,636,315	-£5,550,745	-£7,590,727	-£6,960,216
50%	75%	-£9,926,725	-£8,719,536	-£9,225,156	-£8,018,968	-£10,286,500	-£9,585,045
10%	60%	£11,278,671	£11,898,230	£11,398,768	£11,788,617	£11,156,155	£11,275,431
15%	60%	£8,658,384	£9,865,038	£9,800,814	£9,430,469	£8,525,417	£8,690,848
20%	60%	£6,112,307	£6,871,846	£6,332,882	£7,092,421	£5,885,685	£6,108,259
25%	60%	£3,529,230	£4,478,854	£3,804,949	£4,754,372	£3,245,352	£3,521,671
30%	60%	£946,154	£2,085,462	£1,277,016	£2,416,323	£866,200	£937,982
35%	60%	-£1,637,947	-£307,730	-£1,250,918	-£78,275	-£2,041,022	-£1,648,704
40%	60%	-£4,252,404	-£2,708,482	-£3,804,040	-£2,260,118	-£4,713,062	-£4,284,698
45%	60%	-£6,866,962	-£5,129,949	-£5,362,452	-£4,635,540	-£7,386,102	-£6,880,693
50%	60%	-£9,481,320	-£7,551,417	-£8,920,865	-£6,990,962	-£10,057,143	-£9,496,687

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 5

CIL Zone 2  
Value Area Low

No Units 180  
Site Area 1.51 Ha

Sales value inflation 10%  
Build cost inflation 5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£15,590,088	£15,590,088	£15,590,088	£15,590,088	£15,590,088	£15,590,088
10%	71%	£11,202,207	£11,607,779	£11,597,195	£11,812,767	£11,263,677	£11,468,665
15%	71%	£9,290,628	£9,616,628	£9,606,147	£9,924,107	£9,094,454	£9,406,999
20%	71%	£7,186,250	£7,604,449	£7,552,932	£8,021,129	£6,904,997	£7,321,667
25%	71%	£5,042,070	£5,589,816	£5,562,921	£6,110,667	£4,715,488	£5,236,339
30%	71%	£2,217,888	£3,575,185	£3,542,808	£4,200,206	£2,525,990	£3,151,012
35%	71%	£733,708	£1,560,552	£1,522,897	£2,299,744	£338,495	£1,065,884
40%	71%	-£1,252,236	-£661,507	-£605,245	-£379,282	-£1,883,311	-£1,036,320
45%	71%	-£3,411,159	-£2,509,088	-£2,558,293	-£1,556,223	-£4,108,619	-£3,155,753
50%	71%	-£5,070,082	-£4,556,670	-£4,611,342	-£3,497,830	-£6,333,926	-£5,275,186
100%	71%	-£7,229,311	-£2,025,488	-£25,141,832	-£22,915,009	-£28,986,999	-£29,469,500
10%	75%	£11,967,700	£11,556,327	£11,582,938	£11,771,865	£11,255,236	£11,470,473
15%	75%	£9,253,072	£9,539,446	£9,579,363	£9,862,302	£9,081,617	£9,409,753
20%	75%	£7,117,437	£7,499,869	£7,553,915	£7,937,375	£6,807,342	£7,226,346
25%	75%	£4,979,802	£5,459,080	£5,526,695	£6,005,974	£4,694,043	£5,240,937
30%	75%	£2,843,167	£3,418,301	£3,499,439	£4,074,574	£2,500,257	£3,156,529
35%	75%	£706,532	£1,377,521	£1,472,183	£2,143,713	£306,470	£1,072,121
40%	75%	-£1,453,484	-£74,105	-£84,153	-£211,772	-£1,918,185	-£1,029,840
45%	75%	-£3,625,074	-£2,748,262	-£2,624,565	-£1,747,754	-£4,147,851	-£3,147,343
50%	75%	-£5,796,654	-£4,822,419	-£4,684,978	-£3,710,742	-£6,377,518	-£5,265,841
60%	60%	£11,710,828	£11,752,429	£11,542,816	£11,944,819	£11,290,884	£11,462,374
15%	60%	£9,409,986	£9,863,600	£9,869,180	£10,121,884	£9,135,659	£9,398,168
20%	60%	£7,325,656	£7,939,133	£7,875,669	£8,289,146	£6,959,886	£7,309,898
25%	60%	£5,241,326	£5,008,172	£5,678,841	£6,445,688	£4,784,113	£5,221,628
30%	60%	£3,156,996	£4,077,211	£3,862,013	£4,602,229	£2,608,340	£3,133,358
35%	60%	£1,072,666	£2,146,251	£1,685,186	£2,758,771	£432,567	£1,045,088
40%	60%	-£1,028,211	£715,289	-£316,738	£915,313	-£1,771,716	-£1,060,243
45%	60%	-£3,146,831	£4,077,211	-£2,348,223	£343,325	-£3,983,074	-£3,192,667
50%	60%	-£5,265,051	-£3,708,274	-£4,375,709	-£2,816,933	-£6,194,433	-£5,305,091

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£120,145,144	-£120,145,144	-£120,145,144	-£120,145,144	-£120,145,144	-£120,145,144
10%	71%	-£124,349,628	-£124,127,628	-£124,388,268	-£124,922,468	-£124,471,558	-£124,286,968
15%	71%	-£126,444,800	-£126,116,800	-£126,136,485	-£126,811,128	-£126,650,748	-£126,328,237
20%	71%	-£128,588,982	-£128,130,784	-£128,152,301	-£127,714,103	-£128,830,248	-£128,413,565
25%	71%	-£130,893,183	-£130,145,416	-£130,172,312	-£129,824,595	-£131,019,745	-£130,498,993
30%	71%	-£132,414,345	-£132,100,224	-£132,152,324	-£131,939,027	-£132,939,242	-£132,524,242
35%	71%	-£134,941,527	-£134,174,680	-£134,212,335	-£133,445,489	-£135,398,740	-£134,659,548
40%	71%	-£137,087,488	-£136,196,739	-£136,240,477	-£135,355,951	-£137,818,544	-£136,771,552
45%	71%	-£139,246,391	-£138,244,320	-£138,293,525	-£137,261,455	-£139,843,852	-£138,890,886
50%	71%	-£141,409,314	-£140,291,112	-£140,346,579	-£136,163,959	-£142,869,154	-£141,014,419
100%	71%	-£162,994,544	-£160,787,720	-£160,877,065	-£158,650,221	-£164,322,242	-£162,204,753
10%	75%	-£124,287,532	-£124,178,905	-£124,152,295	-£123,963,668	-£124,479,997	-£124,294,759
15%	75%	-£126,452,161	-£126,195,786	-£126,155,970	-£126,872,030	-£128,653,615	-£128,325,440
20%	75%	-£128,618,796	-£128,235,373	-£128,181,281	-£127,787,658	-£128,847,403	-£128,409,887
25%	75%	-£130,758,431	-£130,276,152	-£130,208,537	-£129,729,258	-£131,041,189	-£130,494,296
30%	75%	-£132,892,066	-£132,116,942	-£132,255,794	-£131,669,659	-£133,226,978	-£132,578,704
35%	75%	-£135,028,701	-£134,263,060	-£134,263,060	-£133,602,060	-£135,428,762	-£134,663,111
40%	75%	-£137,188,726	-£136,409,338	-£136,299,385	-£135,523,460	-£137,653,417	-£136,784,076
45%	75%	-£139,360,307	-£138,483,495	-£138,359,798	-£137,482,986	-£139,883,084	-£138,892,575
50%	75%	-£141,531,888	-£140,557,652	-£140,430,213	-£139,445,978	-£142,112,781	-£141,001,074
10%	60%	-£124,264,606	-£123,962,804	-£124,092,416	-£123,790,614	-£124,444,548	-£124,272,358
15%	60%	-£126,325,246	-£125,871,633	-£126,068,052	-£125,613,349	-£126,599,574	-£126,337,065
20%	60%	-£128,409,576	-£127,796,099	-£128,059,564	-£127,446,087	-£128,775,347	-£128,426,335
25%	60%	-£130,490,901	-£129,727,911	-£130,096,392	-£129,299,549	-£130,951,119	-£130,513,605
30%	60%	-£132,578,227	-£131,658,021	-£132,053,219	-£131,133,003	-£133,126,892	-£132,601,875
35%	60%	-£134,662,557	-£133,598,982	-£134,050,047	-£132,976,462	-£135,302,666	-£134,690,145
40%	60%	-£136,753,443	-£135,539,943	-£136,051,970	-£134,819,930	-£137,506,949	-£136,785,476
45%	60%	-£138,841,864	-£137,478,964	-£138,061,456	-£136,678,558	-£139,718,306	-£138,917,900
50%	60%	-£141,000,283	-£139,441,508	-£140,110,942	-£138,552,165	-£141,929,855	-£141,040,323

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£93,458,257	-£93,458,257	-£93,458,257	-£93,458,257	-£93,458,257	-£93,458,257
10%	71%	-£97,686,134	-£97,470,562	-£97,481,146	-£97,265,574	-£97,814,664	-£97,609,676
15%	71%	-£99,787,909	-£99,461,715	-£99,477,594	-£99,254,234	-£99,893,857	-£99,671,346
20%	71%	-£101,914,092	-£101,473,809	-£101,485,609	-£101,267,212	-£101,933,264	-£101,714,874
25%	71%	-£104,036,271	-£103,488,525	-£103,516,420	-£102,967,674	-£104,362,853	-£103,842,502
30%	71%	-£106,160,453	-£105,503,156	-£105,535,433	-£104,878,135	-£106,552,351	-£105,927,329
35%	71%	-£108,284,635	-£107,517,789	-£107,555,444	-£106,788,597	-£108,741,848	-£108,012,887
40%	71%	-£110,430,577	-£109,530,849	-£109,563,396	-£108,699,059	-£110,935,351	-£110,114,861
45%	71%	-£112,589,500	-£111,547,429	-£111,536,634	-£110,634,584	-£113,188,960	-£112,234,094
50%	71%	-£114,749,423	-£113,535,011	-£113,689,683	-£112,576,271	-£115,412,267	-£114,393,527
100%	71%	-£136,337,652	-£134,113,093	-£134,220,173	-£133,003,355	-£137,955,349	-£135,547,861
10%	75%	-£97,170,641	-£97,522,014	-£97,496,403	-£97,308,770	-£97,823,105	-£97,607,868
15%	75%	-£99,825,269	-£99,538,895	-£99,498,978	-£99,216,039	-£99,996,724	-£99,685,538
20%	75%	-£101,961,904	-£101,578,481	-£101,529,390	-£101,140,965	-£102,199,511	-£101,752,996
25%	75%	-£104,098,531	-£103,602,040	-£103,619,646	-£103,072,362	-£104,384,267	-£103,937,661
30%	75%	-£106,235,174	-£105,610,600	-£105,578,962	-£105,003,767	-£106,578,084	-£106,052,812
35%	75%	-£108,371,809	-£107,700,820	-£107,606,158	-£106,935,168	-£108,771,871	-£108,006,220
40%	75%	-£110,503,452	-£109,832,446	-£109,842,988	-£108,866,568	-£110,988,323	-£110,130,732
45%	75%	-£112,703,415	-£111,826,603	-£111,702,906	-£110,826,058	-£113,226,192	-£112,226,684
50%	75%	-£114,874,959	-£113,900,760	-£113,763,319	-£112,789,083	-£115,455,859	-£114,344,182
10%	60%	-£97,607,715	-£97,305,912	-£97,455,225	-£97,133,722	-£97,787,657	-£97,615,467
15%	60%	-£99,626,352	-£99,214,767	-£99,408,161	-£99,066,457	-£99,848,957	-£99,676,767
20%	60%	-£101,752,686	-£101,136,208	-£101,402,672	-£100,789,195	-£102,118,455	-£101,768,443
25%	60%	-£103,837,015	-£103,070,189	-£103,399,500	-£102,832,654	-£104,294,228	-£103,896,713
30%	60%	-£105,921,346	-£105,001,790	-£105,386,326	-£104,476,112	-£106,470,001	-£106,044,983
35%	60%	-£108,005,675	-£106,932,080	-£107,383,155	-£106,316,570	-£108,645,774	-£108,033,253
40%	60%	-£110,106,552	-£108,863,052	-£109,395,079	-£108,163,028	-£110,850,057	-£110,138,584
45%	60%	-£112,224,972	-£110,822,073	-£111,424,564	-£110,021,626	-£113,061,415	-£112,291,008
50%	60%	-£114,343,592	-£112,784,615	-£113,644,050	-£111,866,224	-£115,272,774	-£114,383,432

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£47,077,360	-£47,077,360	-£47,077,360	-£47,077,360	-£47,077,360	-£47,077,360
10%	71%	-£51,225,242	-£51,050,689	-£51,070,294	-£50,854,981	-£51,403,772	-£51,181,784
15%	71%	-£53,377,016	-£53,050,823	-£53,066,701	-£52,743,342	-£53,572,965	-£53,260,454
20%	71%	-£55,501,198	-£55,063,000	-£55,084,517	-£54,646,319	-£55,762,462	-£55,345,782
25%	71%	-£57,625,079	-£57,077,632	-£57,104,528	-£56,556,781	-£57,951,961	-£57,431,110
30%	71%	-£59,749,951	-£59,092,264	-£59,124,540	-£58,467,243	-£60,141,458	-£59,516,437
35%	71%	-£61,873,743	-£61,106,896	-£61,144,552	-£60,377,705	-£62,330,956	-£61,601,765
40%	71%	-£64,019,685	-£63,128,955	-£63,172,693	-£62,288,167	-£64,550,760	-£63,703,769
45%	71%	-£66,178,601	-£65,170,536	-			

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£26,071,579	-£26,071,579	-£26,071,579	-£26,071,579	-£26,071,579	-£26,071,579
10%	71%	-£30,269,461	-£30,053,988	-£30,064,477	-£29,849,808	-£30,397,991	-£30,184,033
15%	71%	-£32,371,235	-£32,043,042	-£32,050,520	-£31,737,961	-£32,597,183	-£32,254,672
20%	71%	-£34,456,417	-£34,057,219	-£34,078,735	-£33,640,538	-£34,756,681	-£34,340,000
25%	71%	-£36,619,598	-£36,071,851	-£36,098,747	-£35,551,000	-£36,946,179	-£36,425,328
30%	71%	-£38,062,663	-£38,096,693	-£38,118,759	-£37,462,462	-£39,152,677	-£38,510,665
35%	71%	-£40,967,062	-£40,101,115	-£40,138,770	-£39,371,924	-£41,325,175	-£40,593,983
40%	71%	-£43,013,903	-£42,123,174	-£42,168,912	-£41,282,386	-£43,544,979	-£42,697,987
45%	71%	-£45,112,626	-£44,170,755	-£44,210,660	-£43,217,896	-£45,770,285	-£44,817,421
50%	71%	-£47,331,749	-£46,218,337	-£46,273,010	-£45,139,398	-£47,995,333	-£46,938,894
100%	71%	-£68,920,979	-£66,694,155	-£66,803,499	-£64,576,676	-£70,248,667	-£68,131,188
10%	75%	-£30,293,967	-£30,105,340	-£30,078,730	-£29,890,103	-£30,406,431	-£30,191,194
15%	75%	-£32,408,998	-£32,122,221	-£32,092,305	-£31,709,365	-£32,900,059	-£32,251,915
20%	75%	-£34,545,231	-£34,161,807	-£34,107,716	-£33,724,293	-£34,773,838	-£34,338,322
25%	75%	-£36,881,866	-£36,202,587	-£36,134,972	-£35,655,693	-£36,967,624	-£36,420,730
30%	75%	-£38,618,501	-£38,243,368	-£38,162,229	-£37,587,093	-£39,161,411	-£38,595,139
35%	75%	-£40,955,136	-£40,284,146	-£40,189,485	-£39,519,495	-£41,355,197	-£40,569,546
40%	75%	-£43,115,161	-£42,335,773	-£42,225,820	-£41,449,895	-£43,579,852	-£42,690,511
45%	75%	-£45,298,742	-£44,409,929	-£44,298,232	-£43,409,421	-£45,809,518	-£44,809,010
50%	75%	-£47,438,321	-£46,494,085	-£46,349,645	-£45,372,410	-£48,039,188	-£46,927,539
10%	60%	-£30,101,041	-£29,889,239	-£29,810,851	-£29,717,049	-£30,370,983	-£30,198,793
15%	60%	-£32,251,687	-£31,798,068	-£31,992,487	-£31,539,783	-£32,526,008	-£32,263,499
20%	60%	-£34,336,011	-£33,722,534	-£33,985,599	-£33,372,522	-£34,701,782	-£34,351,769
25%	60%	-£36,441,341	-£35,653,493	-£35,962,898	-£35,215,969	-£36,877,254	-£36,440,039
30%	60%	-£38,544,672	-£37,584,456	-£37,979,654	-£37,059,438	-£39,053,327	-£38,528,309
35%	60%	-£40,589,002	-£39,514,417	-£39,078,482	-£38,902,999	-£41,229,101	-£40,616,579
40%	60%	-£42,669,878	-£41,446,378	-£41,073,305	-£40,746,355	-£43,433,353	-£42,721,911
45%	60%	-£44,808,259	-£43,405,359	-£44,007,891	-£42,604,993	-£45,644,741	-£44,844,334
50%	60%	-£46,926,718	-£45,387,641	-£46,037,376	-£44,478,601	-£47,856,100	-£46,958,753

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£14,697,613	-£14,482,041	-£14,482,041	-£14,277,052	-£14,826,143	-£14,621,155
10%	71%	-£16,799,388	-£16,473,194	-£16,488,073	-£16,165,713	-£16,995,336	-£16,682,825
15%	71%	-£18,923,569	-£18,485,371	-£18,506,888	-£18,068,890	-£19,184,833	-£18,768,153
20%	71%	-£20,508,699	-£20,500,694	-£20,508,699	-£19,979,152	-£21,374,332	-£20,853,481
25%	71%	-£22,171,932	-£22,514,635	-£22,546,911	-£21,889,614	-£23,625,829	-£22,938,958
30%	71%	-£23,298,114	-£24,529,288	-£24,596,923	-£23,800,078	-£25,753,327	-£25,024,138
35%	71%	-£24,492,058	-£26,551,358	-£26,595,995	-£25,710,538	-£27,973,131	-£27,109,140
40%	71%	-£25,800,970	-£28,598,908	-£28,648,113	-£27,646,983	-£30,198,439	-£29,255,773
45%	71%	-£27,159,902	-£30,646,490	-£30,701,162	-£29,587,750	-£32,423,748	-£31,365,006
100%	71%	-£53,349,131	-£51,122,207	-£51,291,852	-£49,000,828	-£54,876,819	-£52,559,340
10%	75%	-£14,622,941	-£14,533,493	-£14,536,892	-£14,318,255	-£14,834,584	-£14,619,947
15%	75%	-£16,836,748	-£16,550,374	-£16,510,457	-£16,227,518	-£17,008,203	-£16,890,067
20%	75%	-£18,973,383	-£18,589,960	-£18,535,869	-£18,152,445	-£19,201,990	-£18,764,475
25%	75%	-£21,110,018	-£20,630,739	-£20,563,124	-£20,083,846	-£21,395,777	-£20,848,883
30%	75%	-£23,246,653	-£22,671,511	-£22,593,361	-£22,015,246	-£23,589,564	-£22,933,293
35%	75%	-£25,383,288	-£24,712,298	-£24,617,637	-£23,946,647	-£25,783,350	-£25,017,699
40%	75%	-£27,543,313	-£26,763,925	-£26,653,973	-£25,878,048	-£28,009,005	-£27,118,683
45%	75%	-£29,714,894	-£28,838,081	-£28,714,385	-£27,807,674	-£30,237,671	-£29,237,163
50%	75%	-£31,886,474	-£30,912,239	-£30,774,786	-£29,800,562	-£32,467,339	-£31,355,681
10%	60%	-£14,619,193	-£14,317,391	-£14,447,003	-£14,145,201	-£14,799,136	-£14,628,946
15%	60%	-£16,679,834	-£16,226,220	-£16,420,640	-£15,967,936	-£16,954,161	-£16,691,652
20%	60%	-£18,764,164	-£18,144,151	-£18,414,574	-£17,800,874	-£19,129,934	-£18,779,922
25%	60%	-£20,848,493	-£20,081,648	-£20,410,979	-£19,644,132	-£21,305,707	-£20,866,192
30%	60%	-£22,932,824	-£22,012,609	-£22,407,806	-£21,487,591	-£23,481,480	-£22,952,462
35%	60%	-£25,017,154	-£23,943,588	-£24,483,684	-£23,331,009	-£25,657,253	-£25,044,732
40%	60%	-£27,118,030	-£25,874,531	-£26,406,567	-£25,174,507	-£27,861,536	-£27,150,063
45%	60%	-£29,236,457	-£27,823,552	-£28,436,043	-£27,033,145	-£30,072,894	-£29,272,487
50%	60%	-£31,354,877	-£29,796,064	-£30,465,529	-£28,906,763	-£32,284,252	-£31,394,911

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£5,358,968	£5,358,968	£5,358,968	£5,358,968	£5,358,968	£5,358,968
10%	71%	£1,160,798	£1,376,359	£1,366,774	£1,581,347	£1,032,256	£1,237,245
15%	71%	£3,068	£614,794	£630,673	£3,073,313	£1,136,936	£624,425
20%	71%	£3,065,170	£2,026,971	£2,648,468	£2,210,291	£3,326,434	£2,899,753
25%	71%	£5,189,351	£4,641,604	£4,668,500	£4,120,753	£5,515,932	£4,995,081
30%	71%	£7,313,533	£6,656,235	£6,688,512	£6,031,215	£7,705,430	£7,080,408
35%	71%	£9,437,714	£8,670,868	£8,703,523	£7,841,677	£9,894,927	£9,165,736
40%	71%	£11,583,656	£10,692,927	£10,736,665	£9,852,138	£12,114,731	£11,267,740
45%	71%	£13,742,679	£12,740,508	£12,789,713	£11,787,643	£14,340,039	£13,387,173
50%	71%	£15,901,502	£14,788,000	£14,842,762	£13,729,351	£16,565,348	£15,506,607
100%	71%	£37,400,737	£36,263,969	£36,373,692	£35,146,428	£38,816,429	£36,700,940
10%	75%	£1,136,280	£1,524,907	£1,351,817	£1,540,144	£1,023,816	£1,239,053
15%	75%	£978,348	£691,974	£652,058	£369,118	£1,149,803	£821,667
20%	75%	£3,114,983	£2,731,560	£2,677,469	£2,294,046	£3,343,590	£2,808,075
25%	75%	£5,251,619	£4,772,340	£4,704,725	£4,225,446	£5,537,377	£4,990,483
30%	75%	£7,388,254	£6,813,119	£6,731,982	£6,156,846	£7,731,164	£7,074,892
35%	75%	£9,524,889	£8,853,899	£8,759,238	£8,068,248	£9,924,950	£9,159,299
40%	75%	£11,664,524	£10,905,525	£10,795,513	£10,019,645	£12,149,655	£11,260,264
45%	75%	£13,856,404	£12,979,682	£12,855,985	£11,979,174	£14,379,271	£13,378,763
50%	75%	£16,028,074	£15,053,839	£14,916,398	£13,942,162	£16,608,938	£15,497,261
10%	60%	£1,239,208	£1,541,909	£1,411,386	£1,513,598	£1,099,264	£1,231,454
15%	60%	£3,641,434	£3,971,821	£3,662,240	£4,109,539	£3,095,761	£3,533,252
20%	60%	£2,905,764	£2,292,287	£2,555,752	£1,942,274	£3,271,535	£2,921,522
25%	60%	£4,990,094	£4,223,248	£4,552,579	£3,785,733	£5,447,307	£5,009,792
30%	60%	£7,074,425	£5,154,209	£5,549,407	£5,603,991	£7,623,080	£7,089,052
35%	60%	£9,158,755	£6,085,170	£6,546,234	£7,472,640	£9,798,853	£9,186,332
40%	60%	£11,259,637	£7,016,131	£7,548,158	£9,316,108	£12,003,136	£11,291,663
45%	60%	£13,378,051	£7,975,152	£8,577,644	£11,174,745	£14,214,494	£13,414,087
50%	60%	£15,496,471	£8,937,694	£9,607,129	£13,046,353	£16,425,851	£15,538,511

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£26,552,685	-£26,552,685	-£26,552,685	-£26,552,685	-£26,552,685	-£26,552,685
10%	71%	-£30,750,567	-£30,534,994	-£30,545,579	-£30,530,006	-£30,879,097	-£30,674,109
15%	71%	-£32,835,341	-£32,625,146	-£32,642,208	-£32,619,829	-£33,048,259	-£32,757,178
20%	71%	-£34,976,523	-£34,538,325	-£34,559,841	-£34,121,644	-£35,237,767	-£34,821,106
25%	71%	-£37,100,704	-£36,552,957	-£36,579,853	-£36,032,106	-£37,427,285	-£36,906,434
30%	71%	-£39,224,886	-£38,567,589	-£38,589,865	-£37,942,668	-£39,616,753	-£39,091,761
35%	71%	-£41,349,068	-£40,582,221	-£40,610,876	-£39,853,030	-£41,806,281	-£41,077,089
40%	71%	-£43,473,250	-£42,604,280	-£42,648,018	-£41,763,492	-£44,026,085	-£43,179,093
45%	71%	-£45,597,432	-£44,625,861	-£44,671,166	-£43,673,906	-£46,251,392	-£45,295,527
50%	71%	-£47,721,614	-£46,647,942	-£46,704,317	-£45,584,319	-£48,476,699	-£47,417,960
100%	71%	-£69,402,084	-£67,175,261	-£67,284,605	-£65,057,782	-£70,729,773	-£68,612,294
10%	75%	-£30,775,073	-£30,598,446	-£30,599,836	-£30,371,309	-£30,887,537	-£30,672,300
15%	75%	-£32,899,700	-£32,693,327	-£32,693,811	-£32,280,871	-£33,261,158	-£33,033,021
20%	75%	-£35,024,327	-£34,642,913	-£34,588,822	-£34,205,969	-£35,254,944	-£34,817,458
25%	75%	-£37,148,954	-£36,683,693	-£36,616,078	-£36,136,799	-£37,448,730	-£36,901,836
30%	75%	-£39,273,581	-£38,724,472	-£38,643,235	-£38,068,199	-£39,642,517	-£38,986,245
35%	75%	-£41,398,208	-£40,765,252	-£40,670,591	-£39,999,901	-£41,836,303	-£41,070,652
40%	75%	-£43,522,835	-£42,806,031	-£42,706,926	-£41,931,001	-£44,030,089	-£43,171,617
45%	75%	-£45,647,462	-£44,846,810	-£44,787,338	-£43,860,527	-£46,223,875	-£45,292,116
50%	75%	-£47,772,089	-£46,887,589	-£46,827,751	-£45,789,516	-£48,417,661	-£47,408,815
10%	60%	-£30,672,147	-£30,370,345	-£30,499,567	-£30,198,152	-£30,826,959	-£30,678,999
15%	60%	-£32,796,774	-£32,473,593	-£32,473,593	-£32,020,889	-£33,007,114	-£32,744,605
20%	60%	-£34,921,401	-£34,203,840	-£34,487,105	-£33,853,628	-£35,182,888	-£34,832,875
25%	60%	-£37,046,028	-£36,154,124	-£36,154,124	-£35,680,368	-£37,358,661	-£36,921,145
30%	60%	-£39,170,655	-£38,104,408	-£38,460,760	-£37,540,544	-£39,534,433	-£39,009,415
35%	60%	-£41,295,282	-£39,999,523	-£40,457,388	-£39,384,002	-£41,710,207	-£41,077,685
40%	60%	-£43,419,909	-£41,847,484	-£42,450,811	-£41,227,461	-£43,884,989	-£43,203,017
45%	60%	-£45,544,536	-£43,695,502	-£44,488,507	-£43,068,108	-£46,059,847	-£45,325,440
50%	60%	-£47,669,163	-£45,540,047	-£46,518,452	-£44,959,707	-£48,234,705	-£47,447,884

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£8,926,866	-£8,926,866	-£8,926,866	-£8,926,866	-£8,926,866	-£8,926,866
10%	71%	-£10,030,640	-£10,704,447	-£10,720,325	-£10,396,966	-£11,226,586	-£10,914,077
15%	71%	-£11,134,414	-£11,716,624	-£11,738,141	-£11,299,943	-£13,416,096	-£12,999,405
20%	71%	-£12,238,188	-£12,728,802	-£12,750,159	-£11,710,408	-£15,605,605	-£15,084,733
25%	71%	-£13,341,962	-£13,740,980	-£13,761,614	-£12,086,867	-£17,795,882	-£17,170,660
30%	71%	-£14,445,736	-£14,753,158	-£14,773,175	-£12,463,329	-£19,984,580	-£19,255,388
35%	71%	-£15,549,510	-£15,765,332	-£15,783,917	-£12,839,791	-£22,173,941	-£21,357,392
40%	71%	-£16,653,284	-£16,777,506	-£16,795,662	-£13,216,253	-£24,363,302	-£23,459,396
45%	71%	-£17,757,058	-£17,789,680	-£17,806,407	-£13,592,715	-£26,552,663	-£25,561,400
50%	71%	-£18,860,832	-£18,801,854	-£18,806,652	-£13,969,177	-£28,742,024	-£26,663,404
100%	71%	-£30,775,073	-£29,824,990	-£29,824,990	-£28,810,003	-£30,887,537	-£29,824,990
10%	75%	-£9,053,372	-£9,164,745	-£9,164,745	-£9,053,372	-£9,053,372	-£9,053,372
15%	75%	-£10,157,146	-£10,171,626	-£10,171,626	-£10,458,770	-£11,239,455	-£10,911,320
20%	75%	-£11,260,920	-£11,182,123	-£11,182,123	-£11,333,243	-£13,424,243	-£12,995,727
25%	75%	-£12,364,694	-£12,093,621	-£12,093,621	-£11,714,317	-£15,609,024	-£15,084,733
30%	75%	-£13,468,468	-£13,004,098	-£13,004,098	-£12,095,499	-£17,794,816	-£17,164,544
35%	75%	-£14,572,242	-£13,914,573	-£13,914,573	-£12,476,674	-£19,984,580	-£19,248,951
40%	75%	-£15,676,016	-£14,825,048	-£14,825,048	-£12,857,849	-£22,173,941	-£21,349,916
45%	75%	-£16,779,790	-£15,735,523	-£15,735,523	-£13,239,024	-£24,363,302	-£23,450,931
50%	75%	-£17,883,564	-£16,645,998	-£16,645,998	-£13,620,200	-£26,552,663	-£25,552,914
10%	60%	-£8,950,446	-£8,548,644	-£8,548,644	-£8,376,454	-£9,030,388	-£8,858,198
15%	60%	-£10,054,220	-£10,457,473	-£10,457,473	-£10,189,158	-£11,185,413	-£10,922,985
20%	60%	-£11,157,994	-£11,366,302	-£11,366,302	-£10,610,927	-£13,371,157	-£13,011,174
25%	60%	-£12,261,768	-£12,275,131	-£12,275,131	-£10,835,385	-£15,556,959	-£15,099,444
30%	60%	-£13,365,542	-£13,184,960	-£13,184,960	-£11,060,843	-£17,742,732	-£17,187,714
35%	60%	-£14,469,316	-£14,094,789	-£14,094,789	-£11,286,301	-£19,928,513	-£19,275,984
40%	60%	-£15,573,090	-£15,004,618	-£15,004,618	-£11,511,759	-£22,114,294	-£21,381,316
45%	60%	-£16,676,864	-£15,914,447	-£15,914,447	-£11,737,217	-£24,300,075	-£23,503,740
50%	60%	-£17,780,638	-£16,824,276	-£16,824,276	-£11,962,675	-£26,485,856	-£25,626,163

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£5,358,666	£5,358,666	£5,358,666	£5,358,666	£5,358,666	£5,358,666
10%	71%	£1,160,796	£1,378,356	£1,365,774	£1,581,347	£1,032,256	£1,237,245
15%	71%	£340,988	£314,794	£330,672	£307,313	£1,136,936	£324,425
20%	71%	£3,065,170	£2,628,971	£2,648,488	£2,210,291	£3,326,434	£2,908,753
25%	71%	£5,189,351	£4,841,804	£4,868,500	£4,120,753	£5,515,932	£4,995,081
30%	71%	£7,313,532	£6,695,235	£6,695,235	£5,631,215	£7,705,430	£7,080,408
35%	71%	£9,437,714	£8,709,666	£8,709,666	£7,441,677	£9,894,927	£9,165,736
40%	71%	£11,561,895	£10,924,097	£10,924,097	£9,652,138	£12,114,731	£11,267,740
45%	71%	£13,686,076	£13,338,528	£13,338,528	£11,862,600	£14,340,039	£13,387,173
50%	71%	£15,810,257	£15,952,959	£15,952,959	£14,272,061	£16,565,346	£15,509,607
100%	71%	£37,490,731	£35,263,908	£35,263,908	£33,146,429	£38,818,429	£36,700,941
10%	75%	£1,136,280	£1,324,907	£1,311,517	£1,540,144	£1,023,816	£1,239,053
15%	75%	£378,348	£391,974	£391,974	£389,118	£1,149,803	£321,667
20%	75%	£3,114,983	£2,711,569	£2,711,569	£2,294,046	£3,343,590	£2,908,075
25%	75%	£5,239,164	£4,772,340	£4,772,340	£4,225,446	£5,537,377	£4,990,483
30%	75%	£7,363,345	£6,813,119	£6,813,119	£6,156,846	£7,731,164	£7,074,892
35%	75%	£9,487,526	£8,953,898	£8,953,898	£8,088,246	£9,924,950	£9,159,299
40%	75%	£11,611,707	£11,204,677	£11,204,677	£10,019,648	£12,114,731	£11,260,264
45%	75%	£13,735,888	£13,419,456	£13,419,456	£11,829,109	£14,300,039	£13,378,763
50%	75%	£15,860,069	£15,234,235	£15,234,235	£13,942,162	£16,485,346	£15,497,251
10%	60%	£1,286,096	£1,541,096	£1,541,096	£1,713,109	£1,059,384	£1,231,454
15%	60%	£321,434	£367,821	£367,821	£409,536	£1,095,761	£333,252
20%	60%	£2,905,784	£2,292,287	£2,292,287	£1,942,274	£3,271,535	£2,621,522
25%	60%	£4,990,094	£4,223,248	£4,223,248	£3,765,733	£5,447,307	£4,609,792
30%	60%	£7,074,405	£5,154,209	£5,154,209	£4,569,191	£7,622,080	£6,695,055
35%	60%	£9,158,716	£6,085,170	£6,085,170	£4,772,649	£9,796,853	£8,680,332
40%	60%	£11,243,027	£7,016,131	£7,016,131	£4,976,108	£11,971,626	£10,761,603
45%	60%	£13,327,338	£7,947,092	£7,947,092	£5,170,566	£14,146,400	£12,546,876
50%	60%	£15,411,649	£8,878,053	£8,878,053	£5,365,024	£16,321,174	£14,327,149

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 5		CIL Zone	3
		Value Area	High
No Units	180	Sales value inflation	10%
Site Area	1.51 Ha	Build cost inflation	5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£22,230,151	£22,230,151	£22,230,151	£22,230,151	£22,230,151	£22,230,151
10%	71%	£17,408,049	£17,658,938	£17,573,250	£17,824,140	£17,340,492	£17,505,694
15%	71%	£14,986,967	£15,373,332	£15,244,890	£15,621,135	£14,895,663	£15,143,466
20%	71%	£12,585,946	£12,877,725	£12,916,350	£13,418,129	£12,450,833	£12,781,238
25%	71%	£10,174,895	£10,802,119	£10,587,901	£11,215,124	£10,006,004	£10,419,010
30%	71%	£7,751,794	£8,516,512	£8,255,416	£9,012,118	£7,845,720	£8,049,432
35%	71%	£5,311,122	£6,203,806	£5,898,707	£6,731,272	£5,070,818	£5,558,482
40%	71%	£2,870,561	£3,890,531	£3,542,178	£4,562,148	£2,595,916	£3,267,533
45%	71%	£429,990	£1,577,457	£1,185,559	£2,333,025	£1,210,015	£1,876,583
50%	71%	£2,043,464	£-747,649	£-1,190,213	£1,103,903	£2,392,385	£-1,536,135
100%	71%	£-29,948,335	£-24,256,794	£-25,141,833	£-22,590,020	£-27,946,177	£-25,839,615
10%	75%	£17,385,532	£17,605,060	£17,558,994	£17,778,522	£17,326,420	£17,499,883
15%	75%	£14,963,222	£15,292,514	£15,223,416	£15,552,708	£14,874,554	£15,134,748
20%	75%	£12,540,912	£12,979,969	£12,881,637	£13,236,894	£12,422,885	£12,769,613
25%	75%	£10,118,603	£10,667,423	£10,552,259	£11,101,079	£9,970,823	£10,404,479
30%	75%	£7,683,048	£8,352,403	£8,211,946	£8,875,265	£7,502,813	£8,031,710
35%	75%	£5,231,036	£5,811,949	£5,848,062	£6,628,996	£5,020,759	£5,637,807
40%	75%	£2,779,020	£3,871,405	£3,484,216	£4,276,692	£2,538,706	£3,243,900
45%	75%	£27,006	£1,331,040	£1,203,353	£2,124,387	£56,653	£850,000
50%	75%	£2,159,762	£-1,025,924	£-1,263,848	£130,010	£2,465,068	£-1,569,154
60%	75%	£1,860,103	£1,831,348	£1,817,871	£1,870,318	£1,865,528	£1,852,294
15%	60%	£15,105,079	£15,631,947	£15,313,234	£15,840,301	£14,963,211	£15,171,385
20%	60%	£12,730,055	£13,432,545	£13,007,595	£13,710,084	£12,540,897	£12,818,437
25%	60%	£10,355,032	£11,233,143	£10,701,956	£11,580,088	£10,118,584	£10,465,509
30%	60%	£7,971,020	£9,033,742	£8,394,521	£9,451,052	£7,683,025	£8,026,900
35%	60%	£5,567,447	£6,816,912	£6,061,086	£7,310,549	£5,231,008	£5,724,646
40%	60%	£3,163,493	£4,591,451	£3,727,651	£5,155,610	£2,778,990	£3,343,148
45%	60%	£739,538	£2,365,991	£1,394,216	£2,000,669	£238,973	£361,850
50%	60%	£-1,671,311	£1,040,532	£-954,581	£845,729	£-2,159,801	£-1,443,070

Residual Land values compared to benchmark land values  
Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£-113,695,081	£-113,695,081	£-113,695,081	£-113,695,081	£-113,695,081	£-113,695,081
10%	71%	£-118,327,184	£-118,076,294	£-118,117,093	£-118,394,740	£-118,394,740	£-118,229,588
15%	71%	£-120,758,236	£-120,501,901	£-120,480,432	£-120,114,097	£-120,839,570	£-120,691,766
20%	71%	£-123,149,286	£-122,647,507	£-122,818,882	£-122,317,103	£-123,284,399	£-122,953,995
25%	71%	£-125,560,337	£-124,933,114	£-125,147,332	£-124,500,109	£-125,729,228	£-125,316,222
30%	71%	£-127,991,387	£-127,178,020	£-127,470,917	£-126,723,115	£-127,189,512	£-127,065,900
35%	71%	£-130,424,100	£-129,531,626	£-129,336,435	£-128,943,061	£-130,664,416	£-130,076,750
40%	71%	£-132,864,671	£-131,844,701	£-132,193,054	£-131,173,085	£-133,139,317	£-132,467,700
45%	71%	£-135,305,243	£-134,157,775	£-134,549,674	£-133,402,207	£-135,614,218	£-134,958,660
50%	71%	£-137,746,815	£-136,466,849	£-136,852,455	£-135,631,439	£-138,127,618	£-137,097,468
100%	71%	£-162,583,568	£-159,991,937	£-160,877,065	£-158,285,435	£-163,281,410	£-161,574,908
10%	75%	£-118,249,701	£-118,130,172	£-118,176,238	£-117,955,710	£-118,408,812	£-118,235,350
15%	75%	£-120,772,010	£-120,442,719	£-120,511,817	£-120,152,325	£-120,869,918	£-120,736,600
20%	75%	£-123,194,320	£-122,755,264	£-122,847,395	£-122,408,339	£-123,312,543	£-122,965,620
25%	75%	£-125,616,630	£-125,067,810	£-125,182,974	£-124,834,154	£-125,764,410	£-125,330,754
30%	75%	£-128,038,940	£-127,382,859	£-127,523,287	£-126,859,965	£-128,232,420	£-127,703,563
35%	75%	£-130,454,186	£-129,724,907	£-129,867,151	£-129,106,246	£-130,714,417	£-129,097,468
40%	75%	£-132,868,212	£-132,063,738	£-132,251,014	£-131,358,540	£-133,196,526	£-132,491,330
45%	75%	£-135,280,226	£-134,404,192	£-134,614,879	£-133,610,845	£-135,678,579	£-134,885,233
50%	75%	£-137,694,005	£-136,741,566	£-136,959,081	£-135,865,249	£-138,209,201	£-137,394,387
10%	60%	£-118,255,129	£-117,903,885	£-118,116,359	£-117,765,114	£-118,349,709	£-118,210,939
15%	60%	£-120,630,153	£-120,103,286	£-120,421,999	£-119,895,132	£-120,772,021	£-120,563,867
20%	60%	£-123,005,177	£-122,302,688	£-122,727,538	£-122,025,148	£-123,194,335	£-122,916,796
25%	60%	£-125,380,201	£-124,503,776	£-124,933,076	£-124,155,156	£-125,616,649	£-125,269,724
30%	60%	£-127,763,830	£-126,701,490	£-127,304,712	£-126,285,181	£-128,052,207	£-127,629,089
35%	60%	£-130,167,785	£-128,918,321	£-129,874,146	£-128,424,683	£-130,504,225	£-130,010,587
40%	60%	£-132,571,740	£-131,143,781	£-131,907,693	£-130,579,893	£-132,956,243	£-132,300,985
45%	60%	£-134,975,694	£-133,369,241	£-134,341,017	£-132,734,563	£-135,408,260	£-134,773,582
50%	60%	£-137,406,544	£-135,594,701	£-136,693,813	£-134,889,504	£-137,869,833	£-137,178,303

Residual Land values compared to benchmark land values  
Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£-88,845,197	£-88,845,197	£-88,845,197	£-88,845,197	£-88,845,197	£-88,845,197
10%	71%	£-91,670,292	£-91,419,403	£-91,505,091	£-91,254,201	£-91,737,801	£-91,572,647
15%	71%	£-94,495,387	£-94,244,494	£-94,330,541	£-94,079,205	£-94,182,678	£-94,034,875
20%	71%	£-97,320,482	£-97,069,581	£-97,155,628	£-96,904,212	£-97,080,212	£-96,929,293
25%	71%	£-100,145,577	£-99,894,446	£-99,980,222	£-99,693,217	£-100,072,337	£-99,859,331
30%	71%	£-102,970,672	£-102,723,301	£-102,809,309	£-102,502,223	£-103,064,461	£-102,830,309
35%	71%	£-105,795,767	£-105,552,160	£-105,638,396	£-105,331,109	£-105,427,331	£-105,200,293
40%	71%	£-108,620,862	£-108,401,010	£-108,487,487	£-108,174,316	£-108,269,456	£-108,041,258
45%	71%	£-111,445,957	£-111,181,863	£-111,268,580	£-110,961,438	£-111,056,582	£-110,838,476
50%	71%	£-114,271,052	£-113,912,715	£-114,004,673	£-113,748,561	£-113,843,706	£-113,625,570
100%	71%	£-139,096,077	£-133,335,045	£-134,220,173	£-133,108,543	£-138,930,618	£-134,019,616
10%	75%	£-91,692,600	£-91,473,281	£-91,519,347	£-91,299,819	£-91,751,921	£-91,578,458
15%	75%	£-94,115,119	£-93,785,827	£-93,854,925	£-93,625,633	£-94,203,787	£-94,034,593
20%	75%	£-96,537,429	£-96,098,372	£-96,190,504	£-95,951,447	£-96,655,652	£-96,486,728
25%	75%	£-98,959,738	£-98,419,182	£-98,529,692	£-97,977,292	£-98,672,966	£-98,503,848
30%	75%	£-101,382,047	£-100,725,938	£-100,866,395	£-100,203,078	£-101,578,258	£-101,046,631
35%	75%	£-103,804,356	£-103,068,392	£-103,230,259	£-102,449,345	£-104,057,582	£-103,440,534
40%	75%	£-106,226,665	£-105,406,845	£-105,694,743	£-104,701,849	£-106,539,906	£-105,334,048
45%	75%	£-108,648,974	£-107,747,301	£-107,957,988	£-106,963,954	£-108,021,888	£-107,228,341
50%	75%	£-111,071,283	£-110,104,265	£-110,342,189	£-109,208,351	£-111,543,409	£-110,647,495
10%	60%	£-91,598,238	£-91,249,693	£-91,459,468	£-91,108,223	£-91,892,817	£-91,554,047
15%	60%	£-94,020,547	£-93,671,002	£-93,881,707	£-93,528,240	£-94,115,132	£-93,767,303
20%	60%	£-96,442,856	£-96,093,596	£-96,304,241	£-95,948,257	£-96,537,444	£-96,259,904
25%	60%	£-98,865,165	£-98,745,188	£-98,976,385	£-97,488,973	£-98,959,757	£-98,619,632
30%	60%	£-101,287,474	£-100,044,989	£-100,383,620	£-99,629,289	£-101,395,016	£-100,972,107
35%	60%	£-103,709,783	£-102,281,428	£-103,017,255	£-101,707,752	£-103,847,333	£-103,353,695
40%	60%	£-106,132,092	£-104,486,890	£-105,350,690	£-103,922,731	£-106,299,351	£-105,735,194
45%	60%	£-108,554,401	£-106,712,350	£-107,684,725	£-106,077,672	£-108,751,388	£-108,116,991
50%	60%	£-110,976,710	£-108,937,809	£-110,032,922	£-108,252,812	£-111,238,142	£-110,561,411

Residual Land values compared to benchmark land values  
Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£-40,437,297	£-40,437,297	£-40,437,297	£-40,437,297	£-40,437,297	£-40,437,297
10%	71%	£-45,298,070	£-45,039,510	£-45,044,386	£-44,843,308	£-45,328,956	£-45,161,785
15%	71%	£-47,670,452	£-47,294,117	£-47,422,648	£-47,048,314	£-47,771,786	£-47,523,982
20%	71%	£-50,042,834	£-49,579,724	£-49,751,098	£-49,249,319	£-50,216,615	£-49,886,211
25%	71%	£-52,415,216	£-51,865,330	£-52,079,248	£-51,452,325	£-52,661,445	£-52,248,439
30%	71%	£-54,787,598	£-54,150,937	£-54,412,033	£-53,655,		

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£19,431,516	-£19,431,516	-£19,431,516	-£19,431,516	-£19,431,516	-£19,431,516
10%	71%	-£24,263,610	-£24,086,729	-£24,086,817	-£23,887,507	-£24,261,175	-£24,161,993
15%	71%	-£26,664,970	-£26,285,396	-£26,416,967	-£26,040,552	-£26,765,004	-£26,516,201
20%	71%	-£29,075,721	-£28,573,942	-£28,745,317	-£28,243,638	-£29,210,834	-£28,880,430
25%	71%	-£31,486,772	-£30,859,549	-£31,073,767	-£30,446,544	-£31,655,653	-£31,242,657
30%	71%	-£33,899,864	-£33,144,485	-£33,428,252	-£32,649,649	-£34,115,947	-£33,672,235
35%	71%	-£36,305,535	-£35,458,061	-£35,762,870	-£34,870,968	-£36,590,849	-£36,053,165
40%	71%	-£38,711,108	-£37,771,136	-£38,119,488	-£37,099,519	-£39,085,719	-£38,394,135
45%	71%	-£41,121,678	-£40,084,210	-£40,476,108	-£39,329,642	-£41,580,653	-£40,765,064
50%	71%	-£43,530,264	-£42,400,316	-£42,831,590	-£41,557,765	-£44,084,053	-£43,200,960
100%	71%	-£68,510,003	-£65,818,372	-£66,803,499	-£64,211,869	-£69,207,845	-£67,501,342
10%	75%	-£24,276,135	-£24,056,607	-£24,102,673	-£23,883,145	-£24,335,247	-£24,161,785
15%	75%	-£26,668,445	-£26,369,193	-£26,438,252	-£26,109,860	-£26,781,113	-£26,526,990
20%	75%	-£29,120,755	-£28,681,689	-£28,773,830	-£28,334,774	-£29,238,978	-£28,892,055
25%	75%	-£31,543,065	-£30,994,245	-£31,109,409	-£30,560,589	-£31,690,844	-£31,257,188
30%	75%	-£33,978,620	-£33,309,264	-£33,449,721	-£32,786,403	-£34,158,855	-£33,629,958
35%	75%	-£36,430,630	-£35,649,718	-£35,813,585	-£35,012,971	-£36,640,808	-£36,020,961
40%	75%	-£38,882,647	-£37,980,173	-£38,177,449	-£37,284,975	-£39,122,961	-£38,417,764
45%	75%	-£41,334,661	-£40,330,627	-£40,541,314	-£39,537,280	-£41,605,014	-£40,811,667
50%	75%	-£43,821,433	-£42,681,591	-£42,935,516	-£41,781,877	-£44,126,735	-£43,230,931
10%	60%	-£24,181,564	-£23,830,320	-£24,042,704	-£23,691,549	-£24,276,143	-£24,137,374
15%	60%	-£26,556,588	-£26,028,721	-£26,348,434	-£25,821,566	-£26,698,458	-£26,490,302
20%	60%	-£28,931,612	-£28,229,122	-£28,654,072	-£27,051,583	-£29,120,770	-£28,843,230
25%	60%	-£31,306,636	-£30,429,511	-£30,981,509	-£29,281,599	-£31,543,084	-£31,196,159
30%	60%	-£33,680,264	-£32,627,925	-£33,287,147	-£32,211,616	-£33,978,442	-£33,555,523
35%	60%	-£36,094,220	-£34,844,798	-£35,600,581	-£34,351,118	-£36,430,659	-£35,937,022
40%	60%	-£38,498,175	-£37,070,216	-£37,934,917	-£36,500,658	-£38,893,078	-£38,319,330
45%	60%	-£40,902,129	-£39,295,676	-£40,257,451	-£38,660,988	-£41,334,655	-£40,700,017
50%	60%	-£43,332,979	-£41,521,135	-£42,616,245	-£40,815,930	-£43,821,468	-£43,104,737

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£8,859,889	-£8,859,889	-£8,859,889	-£8,859,889	-£8,859,889	-£8,859,889
10%	71%	-£8,681,771	-£8,430,882	-£8,516,569	-£8,265,680	-£8,749,327	-£8,584,126
15%	71%	-£11,092,823	-£10,716,488	-£10,845,019	-£10,468,685	-£11,194,157	-£10,946,353
20%	71%	-£13,503,874	-£13,002,095	-£13,173,469	-£12,871,890	-£13,638,986	-£13,398,582
25%	71%	-£15,921,926	-£15,291,701	-£15,501,619	-£14,674,696	-£16,079,816	-£15,870,830
30%	71%	-£18,338,116	-£17,573,306	-£17,834,404	-£17,077,702	-£18,544,100	-£18,040,388
35%	71%	-£20,778,688	-£19,886,214	-£20,191,022	-£19,298,548	-£21,019,002	-£20,431,338
40%	71%	-£23,198,258	-£22,189,289	-£22,547,642	-£21,527,672	-£23,468,994	-£22,866,287
45%	71%	-£25,630,830	-£24,512,363	-£24,904,261	-£23,756,795	-£25,969,805	-£25,213,237
50%	71%	-£28,133,284	-£26,837,469	-£27,280,032	-£25,985,917	-£28,482,205	-£27,628,954
100%	71%	-£52,938,155	-£50,346,524	-£51,231,652	-£48,640,022	-£53,835,997	-£51,029,495
10%	75%	-£8,704,268	-£8,484,760	-£8,530,819	-£8,311,297	-£8,763,590	-£8,599,537
15%	75%	-£11,126,698	-£10,797,306	-£10,866,404	-£10,537,112	-£11,215,266	-£10,955,072
20%	75%	-£13,548,907	-£13,109,851	-£13,201,983	-£12,762,926	-£13,667,131	-£13,320,207
25%	75%	-£15,971,217	-£15,422,387	-£15,537,561	-£14,988,741	-£16,118,997	-£15,685,341
30%	75%	-£18,406,772	-£17,817,874	-£17,917,874	-£17,114,655	-£18,588,007	-£18,056,110
35%	75%	-£20,858,785	-£20,077,871	-£20,241,738	-£19,460,824	-£21,069,660	-£20,452,013
40%	75%	-£23,310,799	-£22,418,325	-£22,605,602	-£21,713,128	-£23,561,114	-£22,845,917
45%	75%	-£25,762,814	-£24,759,780	-£24,969,467	-£23,965,438	-£26,031,157	-£25,229,860
50%	75%	-£28,249,582	-£27,115,744	-£27,353,668	-£26,210,830	-£28,544,889	-£27,658,074
10%	60%	-£8,609,716	-£8,258,472	-£8,470,947	-£8,119,701	-£8,704,296	-£8,565,526
15%	60%	-£10,984,740	-£10,457,873	-£10,776,586	-£10,249,719	-£11,126,609	-£10,916,455
20%	60%	-£13,369,764	-£12,852,725	-£13,082,726	-£12,379,736	-£13,548,922	-£13,271,363
25%	60%	-£15,734,788	-£14,856,677	-£15,387,863	-£14,509,752	-£15,971,236	-£15,624,311
30%	60%	-£18,118,417	-£17,056,078	-£17,695,299	-£16,639,768	-£18,406,795	-£17,983,676
35%	60%	-£20,522,372	-£19,272,988	-£19,028,734	-£18,779,271	-£20,858,812	-£20,365,174
40%	60%	-£22,926,327	-£21,498,369	-£22,362,169	-£20,934,210	-£23,310,830	-£22,748,672
45%	60%	-£25,330,282	-£23,723,828	-£24,695,604	-£23,089,151	-£25,762,847	-£25,128,170
50%	60%	-£27,761,137	-£25,949,288	-£27,044,400	-£25,244,091	-£28,249,827	-£27,532,860

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£11,998,731	£11,998,731	£11,998,731	£11,998,731	£11,998,731	£11,998,731
10%	71%	£7,176,629	£7,427,518	£7,341,830	£7,592,720	£7,109,072	£7,274,274
15%	71%	£4,785,577	£5,141,912	£5,013,380	£5,389,715	£4,664,243	£4,912,046
20%	71%	£2,394,526	£2,866,305	£2,864,920	£3,186,709	£2,210,413	£2,346,816
25%	71%	£-56,525	£570,698	£356,480	£983,704	£-225,416	£187,690
30%	71%	£-2,479,716	£-1,714,908	£-1,976,004	£-1,219,302	£-2,685,700	£-2,181,988
35%	71%	£-4,920,285	£-4,027,814	£-4,332,693	£-3,440,149	£-5,160,802	£-4,572,938
40%	71%	£-7,360,850	£-6,340,880	£-6,689,242	£-5,669,272	£-7,635,504	£-6,963,888
45%	71%	£-9,801,430	£-8,653,963	£-9,045,861	£-7,898,395	£-10,110,405	£-9,354,837
50%	71%	£-12,274,884	£-10,979,069	£-11,421,633	£-10,127,518	£-12,622,805	£-11,770,555
100%	71%	£-37,076,756	£-34,464,125	£-35,373,262	£-32,891,629	£-37,773,566	£-36,071,065
10%	75%	£7,154,112	£7,373,640	£7,327,574	£7,547,102	£7,095,000	£7,268,462
15%	75%	£4,731,602	£5,061,094	£4,991,996	£5,341,287	£4,643,134	£4,903,328
20%	75%	£2,309,150	£2,748,545	£2,666,417	£3,095,473	£2,191,269	£2,336,193
25%	75%	£-112,817	£436,002	£320,839	£780,658	£-280,597	£173,059
30%	75%	£-2,548,373	£-1,879,017	£-2,019,474	£-1,356,155	£-2,728,608	£-2,199,710
35%	75%	£-5,000,386	£-4,219,471	£-4,393,338	£-3,602,424	£-5,210,661	£-4,593,613
40%	75%	£-7,452,400	£-6,558,026	£-6,741,202	£-5,854,726	£-7,602,714	£-6,987,517
45%	75%	£-9,904,414	£-8,900,380	£-9,111,067	£-8,107,033	£-10,174,767	£-9,381,420
50%	75%	£-12,391,183	£-11,257,344	£-11,495,269	£-10,361,430	£-12,696,488	£-11,800,574
10%	60%	£7,346,583	£7,599,927	£7,397,458	£7,738,898	£7,154,104	£7,292,873
15%	60%	£4,873,636	£5,400,927	£5,061,813	£5,638,691	£4,751,791	£4,939,945
20%	60%	£2,488,635	£3,201,125	£2,776,175	£3,478,664	£2,309,477	£2,587,017
25%	60%	£123,611	£1,401,723	£470,535	£1,348,848	£-112,837	£244,088
30%	60%	£-2,960,071	£-1,197,676	£-1,836,899	£-781,369	£-3,548,395	£-2,125,276
35%	60%	£-5,463,973	£-3,414,509	£-4,170,334	£-2,920,871	£-6,000,412	£-4,506,774
40%	60%	£-7,967,927	£-5,639,969	£-6,503,770	£-5,075,810	£-8,452,430	£-6,888,273
45%	60%	£-10,471,882	£-7,865,429	£-8,837,204	£-7,230,751	£-10,904,468	£-9,269,770
50%	60%	£-13,002,721	£-10,050,888	£-11,166,001	£-9,365,692	£-13,391,221	£-11,674,480

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£19,912,622	-£19,912,622	-£19,912,622	-£19,912,622	-£19,912,622	-£19,912,622
10%	71%	-£24,734,725	-£24,483,835	-£24,569,523	-£24,318,633	-£24,802,281	-£24,637,079
15%	71%	-£27,145,776	-£26,753,442	-£26,897,313	-£26,541,638	-£27,241,110	-£26,959,300
20%	71%	-£29,556,827	-£29,055,048	-£29,236,423	-£28,724,644	-£29,691,940	-£29,361,536
25%	71%	-£31,967,878	-£31,340,655	-£31,554,873	-£30,927,650	-£32,136,769	-£31,723,763
30%	71%	-£34,378,929	-£33,626,261	-£33,897,358	-£33,130,655	-£34,597,053	-£34,005,341
35%	71%	-£36,789,980	-£35,939,167	-£36,243,976	-£35,351,502	-£37,071,955	-£36,484,291
40%	71%	-£39,201,031	-£38,252,242	-£38,600,595	-£37,580,625	-£39,546,857	-£38,875,241
45%	71%	-£41,612,082	-£40,565,316	-£40,958,316	-£39,809,748	-£42,021,759	-£41,266,190
50%	71%	-£44,023,133	-£42,878,390	-£43,322,898	-£42,039,871	-£44,506,661	-£43,681,968
100%	71%	-£68,991,109	-£68,369,478	-£67,284,605	-£64,692,975	-£69,888,951	-£67,952,448
10%	75%	-£24,757,247	-£24,537,713	-£24,583,779	-£24,384,251	-£24,818,353	-£24,642,891
15%	75%	-£27,178,551	-£26,859,238	-£26,919,385	-£26,599,968	-£27,268,219	-£27,098,026
20%	75%	-£29,599,855	-£29,162,805	-£29,254,936	-£28,815,980	-£29,720,054	-£29,537,160
25%	75%	-£32,021,159	-£31,475,351	-£31,590,515	-£31,041,695	-£32,171,959	-£31,738,294
30%	75%	-£34,442,463	-£33,787,907	-£33,930,827	-£33,267,509	-£34,639,861	-£34,111,054
35%	75%	-£36,863,767	-£36,100,463	-£36,284,691	-£35,613,777	-£37,122,014	-£36,594,967
40%	75%	-£39,285,071	-£38,413,019	-£38,658,555	-£37,968,081	-£39,604,067	-£38,998,870
45%	75%	-£41,706,375	-£40,725,575	-£41,022,420	-£40,318,388	-£42,086,120	-£41,292,773
50%	75%	-£44,127,679	-£43,038,131	-£43,386,692	-£42,672,692	-£44,568,173	-£43,711,927
10%	60%	-£24,663,670	-£24,311,426	-£24,523,500	-£24,172,655	-£24,712,249	-£24,618,450
15%	60%	-£27,074,661	-£26,510,827	-£26,829,540	-£26,302,672	-£27,179,562	-£26,971,408
20%	60%	-£29,485,652	-£28,710,228	-£29,135,178	-£28,432,689	-£29,651,876	-£29,324,336
25%	60%	-£31,896,643	-£30,909,629	-£31,440,817	-£30,562,705	-£32,124,190	-£31,677,285
30%	60%	-£34,307,634	-£33,109,031	-£33,748,253	-£32,692,722	-£34,594,748	-£34,036,629
35%	60%	-£36,718,625	-£35,308,432	-£36,052,690	-£34,822,739	-£37,067,301	-£36,418,128
40%	60%	-£39,129,616	-£37,517,833	-£38,357,127	-£36,950,756	-£39,540,854	-£38,799,628
45%	60%	-£41,540,607	-£39,727,234	-£40,661,564	-£39,142,104	-£42,014,407	-£41,181,127
50%	60%	-£43,951,598	-£42,002,241	-£43,007,354	-£41,297,045	-£44,502,574	-£43,585,843

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2,913,024	-£2,662,134	-£2,747,822	-£2,496,933	-£2,980,580	-£2,815,378
10%	71%	-£5,324,075	-£4,847,741	-£5,076,272	-£4,699,937	-£5,425,410	-£5,177,608
15%	71%	-£7,735,126	-£7,233,347	-£7,404,722	-£6,902,943	-£7,870,239	-£7,539,835
20%	71%	-£10,146,177	-£9,518,952	-£9,733,172	-£9,105,949	-£10,315,069	-£9,902,062
25%	71%	-£12,557,228	-£11,804,556	-£12,061,622	-£11,308,954	-£12,755,352	-£12,271,640
30%	71%	-£14,968,279	-£14,117,468	-£14,422,275	-£13,529,801	-£15,200,255	-£14,692,590
35%	71%	-£17,379,330	-£16,430,380	-£16,781,894	-£15,750,648	-£17,645,158	-£17,053,540
40%	71%	-£19,790,381	-£18,743,292	-£19,135,514	-£17,968,047	-£20,200,058	-£19,444,400
45%	71%	-£22,201,432	-£21,056,204	-£21,511,285	-£20,217,170	-£22,754,958	-£21,860,207
50%	71%	-£24,612,483	-£23,369,116	-£23,896,998	-£22,472,292	-£25,309,858	-£24,276,008
100%	71%	-£49,224,967	-£48,747,072	-£48,747,072	-£48,747,072	-£49,224,967	-£48,747,072
10%	75%	-£2,935,541	-£2,716,012	-£2,762,078	-£2,542,550	-£2,994,657	-£2,821,190
15%	75%	-£5,357,050	-£5,028,559	-£5,097,657	-£4,768,365	-£5,446,518	-£5,186,325
20%	75%	-£7,778,559	-£7,341,104	-£7,433,235	-£6,994,179	-£7,898,383	-£7,551,480
25%	75%	-£10,199,068	-£9,652,470	-£9,763,894	-£9,219,998	-£10,350,250	-£9,916,588
30%	75%	-£12,619,577	-£11,968,669	-£12,109,127	-£11,445,808	-£12,815,260	-£12,289,363
35%	75%	-£15,040,086	-£14,309,124	-£14,472,991	-£13,692,076	-£15,300,313	-£14,683,266
40%	75%	-£17,460,595	-£16,649,578	-£16,836,854	-£15,944,380	-£17,782,368	-£17,077,170
45%	75%	-£19,881,104	-£19,000,032	-£19,200,719	-£18,196,685	-£20,264,419	-£19,471,072
50%	75%	-£22,291,613	-£21,348,986	-£21,584,921	-£20,451,082	-£22,746,440	-£21,890,227
10%	60%	-£2,840,969	-£2,489,725	-£2,702,199	-£2,350,954	-£2,935,459	-£2,796,779
15%	60%	-£5,251,993	-£4,888,126	-£5,007,898	-£4,480,972	-£5,357,961	-£5,148,707
20%	60%	-£7,663,017	-£7,266,527	-£7,313,478	-£6,810,988	-£7,780,175	-£7,562,636
25%	60%	-£10,074,041	-£9,667,041	-£9,819,116	-£8,741,004	-£10,202,489	-£9,855,564
30%	60%	-£12,485,065	-£12,072,330	-£12,126,252	-£10,871,021	-£12,633,047	-£12,214,928
35%	60%	-£14,896,089	-£14,477,620	-£14,529,986	-£13,010,523	-£15,060,064	-£14,596,427
40%	60%	-£17,307,113	-£16,882,104	-£17,032,509	-£15,150,025	-£17,487,081	-£16,972,925
45%	60%	-£19,718,137	-£19,286,588	-£19,286,588	-£17,307,113	-£19,914,100	-£19,359,422
50%	60%	-£22,129,161	-£21,691,072	-£21,691,072	-£19,477,137	-£22,346,119	-£21,764,143

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£11,988,731	£11,988,731	£11,988,731	£11,988,731	£11,988,731	£11,988,731
10%	71%	£7,176,629	£7,427,518	£7,341,839	£7,592,720	£7,109,072	£7,274,274
15%	71%	£4,765,777	£5,141,912	£5,013,380	£5,393,715	£4,686,243	£4,912,946
20%	71%	£2,354,925	£2,858,305	£2,884,930	£3,196,790	£2,216,413	£2,549,818
25%	71%	£-56,525	£570,898	£358,480	£983,704	£-225,416	£187,890
30%	71%	£-22,479,715	-£1,714,908	-£1,976,034	-£1,219,302	-£2,685,700	-£2,181,888
35%	71%	£-4,001,286	£-3,021,814	£-3,333,653	£-3,440,149	£-3,160,810	£-3,472,938
40%	71%	£-7,360,850	£-6,340,889	£-6,689,242	£-5,669,272	£-7,835,504	£-6,963,888
45%	71%	£-9,901,430	£-8,653,963	£-9,045,861	£-7,898,395	£-10,110,405	£-9,354,837
50%	71%	£-12,442,010	£-10,967,037	£-11,421,833	£-10,127,518	£-12,523,805	£-11,770,555
100%	71%	£-37,079,758	£-34,468,125	£-35,373,252	£-32,781,922	£-37,777,998	£-36,071,095
10%	75%	£7,154,112	£7,373,640	£7,327,574	£7,547,102	£7,095,000	£7,288,462
15%	75%	£4,731,902	£5,091,094	£4,991,996	£5,321,287	£4,643,134	£4,903,328
20%	75%	£2,309,492	£2,748,545	£2,656,413	£2,995,473	£2,191,269	£2,538,193
25%	75%	£-112,817	£438,002	£320,839	£869,658	£-280,597	£173,050
30%	75%	£-2,548,373	£-1,879,017	£-2,019,474	£-1,356,155	£-2,728,608	£-2,199,710
35%	75%	£-5,000,366	£-4,215,471	£-4,383,338	£-3,692,424	£-5,210,661	£-4,593,613
40%	75%	£-7,452,400	£-6,569,926	£-6,747,202	£-5,894,128	£-7,692,714	£-6,987,517
45%	75%	£-9,904,414	£-8,900,389	£-9,111,067	£-8,107,033	£-10,174,767	£-9,381,420
50%	75%	£-12,391,183	£-11,257,344	£-11,495,269	£-10,361,430	£-12,696,488	£-11,800,574
10%	60%	£7,889,833	£7,699,937	£7,381,483	£7,733,698	£7,154,104	£7,297,875
15%	60%	£4,873,859	£5,400,527	£5,081,813	£5,608,681	£4,731,791	£4,939,945
20%	60%	£2,488,635	£3,201,128	£2,776,175	£3,478,664	£2,309,477	£2,587,017
25%	60%	£123,811	£1,801,723	£1,701,536	£1,748,648	£112,837	£234,589
30%	60%	£-2,080,017	£-1,197,678	£-1,836,899	£-1,731,399	£-2,548,385	£-2,125,276
35%	60%	£-4,663,973	£-3,414,509	£-4,170,334	£-3,292,871	£-5,000,412	£-4,506,774
40%	60%	£-7,087,927	£-5,639,969	£-6,503,770	£-5,075,810	£-7,452,430	£-6,888,273
45%	60%	£-9,511,962	£-7,865,429	£-8,631,204	£-7,230,751	£-9,904,448	£-9,269,770
50%	60%	£-11,902,731	£-10,090,888	£-11,186,001	£-9,385,692	£-12,391,221	£-11,674,490

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 5		CIL Zone	3
		Value Area	Med
No Units	180	Sales value inflation	10%
Site Area	1.51 Ha	Build cost inflation	5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£18,270,884	£18,270,884	£18,270,884	£18,270,884	£18,270,884	£18,270,884
10%	71%	£13,814,104	£14,037,828	£14,009,911	£14,233,635	£13,715,410	£13,911,217
15%	71%	£11,385,714	£11,921,289	£11,879,424	£12,215,009	£11,437,673	£11,731,363
20%	71%	£9,357,325	£9,804,770	£9,748,937	£10,196,394	£9,159,936	£9,551,549
25%	71%	£7,106,021	£7,674,477	£7,603,544	£8,171,999	£6,855,251	£7,352,773
30%	71%	£4,850,483	£5,532,610	£5,447,491	£6,129,637	£4,549,538	£5,146,565
35%	71%	£2,594,988	£3,390,744	£3,291,38	£4,087,275	£2,243,327	£2,940,358
40%	71%	£339,349	£1,248,877	£1,135,385	£2,044,913	£-62,897	£734,151
45%	71%	£-1,947,548	£-907,594	£-1,037,362	£2,551	£-2,406,319	£-1,496,131
50%	71%	£-4,239,896	£-3,084,491	£-3,226,677	£-2,073,173	£-4,749,740	£-3,738,422
100%	71%	£-27,184,471	£-24,854,461	£-25,141,832	£-22,530,923	£-28,183,961	£-26,161,922
10%	75%	£13,790,057	£13,985,815	£13,995,654	£14,191,412	£13,703,700	£13,909,297
15%	75%	£11,549,643	£11,843,280	£11,858,039	£12,151,675	£11,420,107	£11,728,502
20%	75%	£9,309,230	£9,700,745	£9,720,425	£10,111,939	£9,136,547	£9,547,709
25%	75%	£7,044,920	£7,542,318	£7,567,319	£8,064,717	£6,825,495	£7,347,895
30%	75%	£4,777,142	£5,374,020	£5,404,020	£6,000,888	£4,513,833	£5,140,711
35%	75%	£2,509,364	£3,205,722	£3,240,722	£3,937,080	£2,202,170	£2,833,528
40%	75%	£241,688	£1,037,424	£1,037,424	£1,873,282	£-111,294	£726,345
45%	75%	£-2,059,329	£-1,149,369	£-1,103,633	£-193,673	£-2,460,754	£-1,505,057
50%	75%	£-4,364,197	£-3,353,131	£-3,302,312	£-2,291,246	£-4,810,223	£-3,748,339
60%	75%	£-13,891,068	£-14,204,288	£-14,055,533	£-14,368,746	£-13,752,884	£-13,937,261
15%	60%	£11,701,141	£12,170,960	£11,947,858	£12,417,676	£11,493,883	£11,740,600
20%	60%	£9,511,227	£10,137,651	£9,840,182	£10,466,606	£9,234,833	£9,533,838
25%	60%	£7,301,545	£8,097,383	£7,719,464	£8,515,302	£6,950,468	£7,368,386
30%	60%	£5,089,053	£6,040,099	£5,586,595	£6,541,601	£4,683,798	£5,165,301
35%	60%	£2,888,640	£3,982,813	£3,453,726	£4,567,899	£2,377,129	£2,962,216
40%	60%	£652,187	£1,925,527	£1,329,857	£2,594,198	£90,461	£759,131
45%	60%	£-1,889,948	£-133,913	£-825,290	£620,486	£-2,232,127	£-1,467,571
50%	60%	£-3,842,552	£-2,224,845	£-2,993,044	£-1,375,338	£-4,556,195	£-3,706,687

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£-117,464,348	£-117,464,348	£-117,464,348	£-117,464,348	£-117,464,348	£-117,464,348
10%	71%	£-121,997,405	£-121,697,405	£-121,725,321	£-121,901,589	£-122,019,622	£-121,894,015
15%	71%	£-124,149,518	£-123,813,533	£-123,555,808	£-123,800,224	£-124,207,559	£-124,003,580
20%	71%	£-126,377,808	£-125,930,462	£-125,986,296	£-125,538,849	£-126,575,297	£-126,183,683
25%	71%	£-128,629,211	£-128,060,756	£-128,131,989	£-127,563,233	£-128,879,882	£-128,382,459
30%	71%	£-130,894,749	£-130,207,623	£-130,287,741	£-129,605,596	£-131,158,368	£-130,667,667
35%	71%	£-133,140,326	£-132,344,488	£-132,443,795	£-131,647,957	£-133,401,406	£-132,734,574
40%	71%	£-135,395,883	£-134,486,355	£-134,599,847	£-133,690,320	£-135,798,129	£-135,001,082
45%	71%	£-137,662,781	£-136,642,827	£-136,772,594	£-135,732,681	£-138,147,552	£-137,231,584
50%	71%	£-139,974,242	£-138,809,629	£-138,963,009	£-137,808,405	£-140,484,913	£-139,413,655
100%	71%	£-162,899,703	£-160,588,693	£-160,877,065	£-158,566,058	£-163,919,193	£-161,896,554
10%	75%	£-121,948,176	£-121,749,417	£-121,739,578	£-121,543,821	£-122,031,533	£-121,825,935
15%	75%	£-124,185,589	£-123,981,962	£-124,017,194	£-123,817,057	£-124,315,121	£-124,109,521
20%	75%	£-126,426,002	£-126,034,487	£-126,014,808	£-125,823,293	£-126,598,718	£-126,187,524
25%	75%	£-128,669,312	£-128,192,014	£-128,167,914	£-127,870,516	£-128,909,738	£-128,387,338
30%	75%	£-130,965,080	£-130,361,212	£-130,331,212	£-129,734,334	£-131,221,399	£-130,584,521
35%	75%	£-133,223,869	£-132,559,629	£-132,494,510	£-131,708,152	£-133,533,052	£-132,817,504
40%	75%	£-135,493,646	£-134,697,309	£-134,657,808	£-133,861,971	£-135,848,516	£-135,008,887
45%	75%	£-137,794,562	£-136,884,602	£-136,838,665	£-135,928,905	£-138,195,986	£-137,240,290
50%	75%	£-140,099,430	£-139,088,363	£-139,037,545	£-138,026,478	£-140,545,458	£-139,493,521
10%	60%	£-121,844,176	£-121,530,965	£-121,679,699	£-121,962,487	£-121,962,487	£-121,817,872
15%	60%	£-124,034,091	£-123,564,273	£-123,787,375	£-123,317,557	£-124,241,261	£-123,994,633
20%	60%	£-126,224,006	£-125,597,581	£-125,895,051	£-125,968,626	£-126,509,350	£-126,171,395
25%	60%	£-128,433,669	£-127,632,649	£-127,915,798	£-127,915,798	£-128,784,767	£-128,366,847
30%	60%	£-130,650,139	£-129,665,135	£-130,148,637	£-129,193,632	£-131,071,435	£-130,556,932
35%	60%	£-132,866,592	£-131,752,420	£-132,281,506	£-131,167,333	£-133,359,104	£-132,773,017
40%	60%	£-135,093,045	£-133,890,795	£-134,414,375	£-133,141,035	£-135,644,772	£-134,976,101
45%	60%	£-137,325,081	£-136,069,146	£-136,560,525	£-135,114,736	£-137,937,360	£-137,202,802
50%	60%	£-139,577,754	£-137,950,077	£-138,728,276	£-137,110,570	£-140,291,427	£-139,441,919

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£-95,207,157	£-95,207,157	£-95,207,157	£-95,207,157	£-95,207,157	£-95,207,157
10%	71%	£-95,264,237	£-95,040,513	£-95,068,430	£-94,844,706	£-95,362,931	£-95,167,124
15%	71%	£-97,492,627	£-97,197,042	£-97,198,517	£-96,983,332	£-97,640,668	£-97,346,958
20%	71%	£-99,721,018	£-99,273,574	£-99,293,404	£-98,981,957	£-99,881,408	£-99,587,601
25%	71%	£-101,972,320	£-101,463,864	£-101,474,797	£-101,996,342	£-102,223,050	£-101,725,588
30%	71%	£-104,227,878	£-103,545,731	£-103,630,850	£-102,948,704	£-104,528,803	£-103,931,776
35%	71%	£-106,483,435	£-105,887,597	£-105,786,903	£-104,961,066	£-106,834,514	£-106,137,883
40%	71%	£-108,748,992	£-107,824,464	£-107,842,296	£-107,033,428	£-109,141,233	£-108,364,760
45%	71%	£-111,025,889	£-109,985,936	£-110,115,703	£-109,075,790	£-111,484,660	£-110,574,472
50%	71%	£-113,318,337	£-112,162,832	£-112,307,018	£-111,151,514	£-113,828,081	£-112,816,783
100%	71%	£-136,242,812	£-133,931,892	£-134,220,173	£-133,009,165	£-137,262,293	£-135,239,863
10%	75%	£-95,288,284	£-95,022,526	£-95,062,687	£-94,888,929	£-95,374,641	£-95,169,044
15%	75%	£-97,528,698	£-97,235,061	£-97,220,302	£-96,926,666	£-97,585,234	£-97,349,339
20%	75%	£-99,769,111	£-99,377,596	£-99,357,517	£-98,968,402	£-99,941,826	£-99,530,632
25%	75%	£-102,013,429	£-101,531,022	£-101,511,022	£-101,013,246	£-102,252,846	£-101,721,967
30%	75%	£-104,301,199	£-103,704,321	£-103,674,321	£-103,077,443	£-104,564,508	£-103,937,630
35%	75%	£-106,589,977	£-105,872,619	£-105,837,619	£-105,141,261	£-106,876,171	£-106,144,813
40%	75%	£-108,878,755	£-107,900,917	£-107,865,917	£-107,060,078	£-109,189,835	£-108,351,986
45%	75%	£-111,137,670	£-110,227,710	£-110,181,974	£-110,272,014	£-111,539,956	£-110,583,398
50%	75%	£-113,442,538	£-112,431,472	£-112,380,653	£-111,389,587	£-113,888,564	£-112,866,680
10%	60%	£-95,187,285	£-94,874,073	£-94,922,808	£-94,709,595	£-95,325,457	£-95,169,990
15%	60%	£-97,377,201	£-96,907,361	£-96,907,361	£-96,680,665	£-97,344,680	£-97,131,774
20%	60%	£-99,567,114	£-98,940,690	£-98,938,159	£-98,811,735	£-99,843,458	£-99,514,503
25%	60%	£-101,776,796	£-100,980,958	£-100,938,877	£-100,963,039	£-102,127,875	£-101,709,955
30%	60%	£-103,993,248	£-103,038,243	£-103,081,746	£-102,938,740	£-104,414,543	£-103,903,940
35%	60%	£-106,209,701	£-105,095,528	£-105,624,615	£-104,510,442	£-106,703,212	£-106,118,156
40%	60%	£-108,426,154	£-107,152,814	£-107,757,484	£-106,484,143	£-108,987,880	£-108,319,210
45%	60%	£-110,668,188	£-109,212,254	£-109,993,633	£-108,457,845	£-111,310,458	£-110,545,911
50%	60%	£-112,920,663	£-111,263,166	£-112,011,365	£-110,454,809	£-113,634,536	£-112,765,028

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£-44,399,564	£-44,399,564	£-44,399,564	£-44,399,564	£-44,399,564	£-44,399,564
10%	71%	£-48,933,344	£-48,679,631	£-48,657,637	£-48,633,814	£-48,963,036	£-48,756,231
15%	71%	£-51,081,735	£-50,746,149	£-50,788,024	£-50,452,440	£-51,229,775	£-50,996,066
20%	71%	£-53,310,124	£-52,862,679	£-52,918,511	£-52,471,065	£-53,507,513	£-53,115,899
25%	71%	£-55,961,427	£-54,992,972	£-54,983,505	£-54,496,448		



Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£23,871,889	-£23,871,889	-£23,871,889	-£23,871,889	-£23,871,889	-£23,871,889
10%	71%	-£26,326,659	-£26,104,946	-£26,132,862	-£27,059,139	-£26,427,363	-£26,231,556
15%	71%	-£30,357,059	-£30,221,174	-£30,263,348	-£30,927,705	-£30,705,100	-£30,411,391
20%	71%	-£32,785,449	-£32,338,003	-£32,338,836	-£31,946,389	-£32,082,338	-£32,591,224
25%	71%	-£35,036,752	-£34,468,296	-£34,539,229	-£33,970,774	-£35,287,522	-£34,790,000
30%	71%	-£37,292,310	-£36,610,163	-£36,685,292	-£36,013,136	-£37,637,235	-£36,096,298
35%	71%	-£39,547,867	-£38,752,029	-£38,851,336	-£38,055,498	-£39,988,947	-£38,202,415
40%	71%	-£41,803,424	-£40,893,896	-£41,007,388	-£40,097,860	-£42,340,670	-£41,408,622
45%	71%	-£44,059,022	-£43,035,768	-£43,160,135	-£42,140,222	-£44,692,392	-£43,638,805
50%	71%	-£46,314,620	-£45,177,640	-£45,312,882	-£44,182,584	-£47,044,114	-£45,881,195
100%	71%	-£69,307,244	-£66,966,234	-£67,284,605	-£64,973,596	-£70,326,734	-£68,304,095
10%	75%	-£28,352,717	-£28,159,958	-£28,147,119	-£27,951,362	-£28,439,074	-£28,233,476
15%	75%	-£30,598,130	-£30,290,493	-£30,284,735	-£29,991,998	-£30,722,896	-£30,414,231
20%	75%	-£32,833,543	-£32,442,028	-£32,432,349	-£32,030,834	-£33,006,259	-£32,585,665
25%	75%	-£35,069,053	-£34,600,455	-£34,575,455	-£34,078,058	-£35,317,278	-£34,794,879
30%	75%	-£37,304,563	-£36,758,753	-£36,738,753	-£36,141,875	-£37,628,940	-£37,002,062
35%	75%	-£39,540,073	-£38,917,051	-£38,902,051	-£38,205,697	-£39,940,603	-£39,209,245
40%	75%	-£41,775,583	-£41,075,349	-£41,055,349	-£40,269,512	-£42,254,057	-£41,416,238
45%	75%	-£44,011,093	-£43,233,647	-£43,213,647	-£42,333,446	-£44,567,521	-£43,623,830
50%	75%	-£46,246,603	-£45,391,945	-£45,371,945	-£44,402,375	-£46,879,985	-£45,831,422
10%	60%	-£28,451,717	-£27,838,506	-£27,838,506	-£27,774,028	-£28,388,859	-£28,225,412
15%	60%	-£30,687,227	-£29,997,016	-£29,997,016	-£29,725,088	-£30,648,891	-£30,402,174
20%	60%	-£32,922,737	-£32,156,526	-£32,156,526	-£31,876,167	-£32,907,891	-£32,578,936
25%	60%	-£35,158,247	-£34,316,036	-£34,316,036	-£33,025,246	-£35,167,891	-£34,774,388
30%	60%	-£37,393,757	-£36,475,546	-£36,475,546	-£35,174,325	-£37,427,891	-£36,977,473
35%	60%	-£39,629,267	-£38,635,056	-£38,635,056	-£37,323,404	-£39,687,891	-£39,180,557
40%	60%	-£41,864,777	-£40,794,566	-£40,794,566	-£39,472,483	-£41,947,891	-£41,383,642
45%	60%	-£44,100,287	-£42,954,076	-£42,954,076	-£41,621,562	-£44,207,891	-£43,586,727
50%	60%	-£46,335,797	-£45,113,586	-£45,113,586	-£43,770,641	-£46,467,891	-£45,789,812

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£13,474,000	-£13,474,000	-£13,474,000	-£13,474,000	-£13,474,000	-£13,474,000
10%	71%	-£16,506,968	-£16,283,245	-£16,311,161	-£16,077,438	-£16,005,662	-£16,409,855
15%	71%	-£18,735,358	-£18,399,773	-£18,441,648	-£18,106,064	-£18,883,399	-£18,589,690
20%	71%	-£20,963,748	-£20,516,302	-£20,572,135	-£20,124,689	-£20,181,137	-£20,769,523
25%	71%	-£23,192,138	-£22,632,831	-£22,688,768	-£22,143,314	-£22,200,185	-£22,949,358
30%	71%	-£25,420,528	-£24,749,360	-£24,805,705	-£24,161,939	-£24,257,233	-£24,529,193
35%	71%	-£27,648,918	-£26,865,889	-£26,921,642	-£26,180,564	-£26,314,278	-£26,109,028
40%	71%	-£29,877,308	-£28,982,418	-£29,038,095	-£28,199,189	-£28,371,323	-£27,898,863
45%	71%	-£32,105,698	-£31,098,947	-£31,154,542	-£30,217,814	-£30,428,368	-£29,688,698
50%	71%	-£34,334,088	-£33,215,476	-£33,271,987	-£32,236,439	-£32,485,413	-£31,478,533
100%	71%	-£67,668,176	-£64,430,952	-£64,430,952	-£61,000,878	-£64,970,817	-£63,958,066
10%	75%	-£11,211,842	-£11,020,327	-£11,020,327	-£10,209,133	-£11,184,558	-£11,073,364
15%	75%	-£12,440,232	-£12,178,754	-£12,178,754	-£11,288,563	-£12,446,577	-£12,073,178
20%	75%	-£13,668,622	-£13,437,186	-£13,437,186	-£12,372,588	-£13,668,596	-£13,463,991
25%	75%	-£14,897,012	-£14,695,617	-£14,695,617	-£13,456,613	-£14,890,615	-£14,681,405
30%	75%	-£16,125,402	-£15,954,048	-£15,954,048	-£14,540,638	-£16,112,634	-£15,909,819
35%	75%	-£17,353,792	-£17,212,479	-£17,212,479	-£15,624,663	-£17,334,653	-£17,128,233
40%	75%	-£18,582,182	-£18,470,910	-£18,470,910	-£16,708,688	-£18,556,672	-£17,946,847
45%	75%	-£19,810,572	-£19,729,341	-£19,729,341	-£17,792,713	-£19,778,691	-£18,765,461
50%	75%	-£21,038,962	-£20,987,772	-£20,987,772	-£18,876,738	-£21,000,710	-£19,584,075
10%	60%	-£16,430,016	-£16,118,805	-£16,265,539	-£15,952,327	-£16,568,189	-£16,403,712
15%	60%	-£18,658,406	-£18,307,236	-£18,454,970	-£17,036,352	-£18,174,214	-£18,049,743
20%	60%	-£20,886,796	-£20,495,667	-£20,643,401	-£18,120,377	-£19,780,239	-£19,257,235
25%	60%	-£23,115,186	-£22,685,098	-£22,832,832	-£19,204,402	-£21,386,264	-£20,834,849
30%	60%	-£25,343,576	-£24,874,529	-£25,021,566	-£20,288,427	-£23,000,289	-£22,422,874
35%	60%	-£27,571,966	-£27,063,960	-£27,250,294	-£21,372,452	-£24,614,314	-£24,010,899
40%	60%	-£29,800,356	-£29,253,391	-£29,440,025	-£22,456,477	-£26,228,339	-£25,600,924
45%	60%	-£32,028,746	-£31,442,822	-£31,629,756	-£23,540,502	-£27,842,364	-£27,190,949
50%	60%	-£34,257,136	-£33,632,253	-£33,817,486	-£24,624,527	-£29,456,389	-£28,780,974

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£6,784,000	£6,784,000	£6,784,000	£6,784,000	£6,784,000	£6,784,000
10%	71%	£3,582,684	£3,806,406	£3,778,491	£4,002,214	£3,483,990	£3,679,797
15%	71%	£1,294,294	£1,899,876	£1,943,094	£1,983,580	£1,239,253	£1,498,969
20%	71%	£-974,095	£-426,650	£-482,483	£-335,036	£-1,071,485	£-679,871
25%	71%	£-3,125,399	£-2,556,943	£-2,627,876	£-2,069,421	£-3,761,189	£-2,878,647
30%	71%	£-5,380,997	£-4,698,810	£-4,783,929	£-4,101,783	£-5,881,882	£-5,084,855
35%	71%	£-7,636,595	£-3,840,676	£-3,935,983	£-3,441,145	£-7,987,584	£-7,291,052
40%	71%	£-9,892,193	£-3,082,543	£-3,186,507	£-2,785,507	£-10,294,317	£-9,497,269
45%	71%	£-12,147,791	£-2,324,410	£-2,429,031	£-2,129,869	£-12,637,739	£-11,727,552
50%	71%	£-14,403,389	£-1,566,277	£-1,673,551	£-1,474,231	£-14,981,161	£-13,969,842
100%	71%	£-37,965,987	£-33,064,881	£-33,373,252	£-33,062,243	£-38,415,381	£-36,862,742
10%	75%	£3,568,637	£3,754,395	£3,764,234	£3,999,992	£3,472,279	£3,677,877
15%	75%	£1,318,223	£1,811,860	£1,826,618	£1,870,255	£1,188,697	£1,497,082
20%	75%	£-922,190	£-520,675	£-510,995	£-319,481	£-1,094,905	£-693,711
25%	75%	£-3,186,500	£-2,689,102	£-2,664,102	£-2,166,703	£-3,405,925	£-2,883,526
30%	75%	£-5,454,278	£-4,857,400	£-4,827,400	£-4,230,522	£-5,717,587	£-5,090,709
35%	75%	£-7,722,056	£-4,025,698	£-3,990,698	£-3,294,340	£-8,029,250	£-7,297,892
40%	75%	£-9,989,834	£-3,193,996	£-3,153,996	£-2,598,159	£-10,342,704	£-9,565,075
45%	75%	£-12,257,612	£-2,362,294	£-2,322,294	£-1,902,093	£-12,692,174	£-11,736,477
50%	75%	£-14,525,390	£-1,530,592	£-1,490,592	£-1,206,027	£-15,041,644	£-13,979,759
10%	60%	£3,669,836	£3,072,846	£3,094,113	£3,137,026	£3,521,664	£3,886,941
15%	60%	£1,469,721	£1,939,539	£1,976,437	£2,186,255	£1,282,463	£1,509,180
20%	60%	£-720,193	£-393,769	£-391,238	£-233,186	£-996,538	£-667,583
25%	60%	£-2,029,875	£-2,134,031	£-2,511,956	£-1,716,118	£-3,280,854	£-2,883,036
30%	60%	£-3,546,327	£-4,191,323	£-4,644,825	£-3,689,820	£-5,867,822	£-5,056,119
35%	60%	£-5,062,780	£-5,248,607	£-5,777,694	£-5,663,521	£-7,854,291	£-7,269,204
40%	60%	£-6,579,233	£-6,305,893	£-6,910,563	£-6,737,222	£-10,140,960	£-9,472,289
45%	60%	£-8,095,686	£-5,036,333	£-5,108,712	£-4,610,924	£-12,463,548	£-11,686,990
50%	60%	£-10,612,139	£-3,766,772	£-3,841,261	£-3,322,476	£-14,785,116	£-13,938,107

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 5		CIL Zone	3
		Value Area	Low
No Units	180	Sales value inflation	10%
Site Area	1.51 Ha	Build cost inflation	5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£12,331,984	£12,331,984	£12,331,984	£12,331,984	£12,331,984	£12,331,984
10%	71%	£8,410,752	£8,596,719	£8,656,418	£8,842,384	£8,256,887	£8,502,553
15%	71%	£6,430,476	£6,711,665	£6,801,214	£7,086,164	£6,570,416	£6,826,916
20%	71%	£4,454,678	£4,626,811	£4,696,010	£5,317,944	£4,146,948	£4,386,291
25%	71%	£2,476,641	£2,941,557	£3,090,807	£3,556,723	£2,091,978	£2,706,144
30%	71%	£498,604	£1,056,503	£1,235,603	£1,793,502	£37,009	£774,007
35%	71%	£-303,620	£-924,102	£-629,759	£31,282	£-2,050,565	£-1,171,070
40%	71%	£-3,514,017	£-2,757,988	£-2,515,281	£-1,789,249	£-4,139,543	£-3,140,806
45%	71%	£-5,424,406	£-4,673,870	£-4,400,827	£-3,550,291	£-6,228,123	£-5,104,543
50%	71%	£-7,334,793	£-6,589,754	£-6,286,373	£-5,341,333	£-8,316,710	£-7,068,281
100%	71%	£-27,638,874	£-25,749,695	£-25,141,532	£-23,251,784	£-29,022,459	£-26,705,648
10%	75%	£8,383,978	£8,546,099	£8,641,908	£8,804,649	£8,249,346	£8,507,296
15%	75%	£6,392,555	£6,636,636	£6,779,479	£7,023,560	£6,190,607	£6,577,531
20%	75%	£4,401,131	£4,728,573	£4,817,031	£5,242,471	£4,131,867	£4,547,767
25%	75%	£2,409,707	£2,816,509	£3,054,582	£3,461,383	£2,073,128	£2,718,002
30%	75%	£418,283	£906,445	£1,192,132	£1,680,294	£14,388	£788,237
35%	75%	£-1,298,868	£-1,020,032	£-681,280	£-1,02,443	£-2,077,787	£-1,160,198
40%	75%	£-3,022,862	£-2,061,339	£-1,574,189	£-1,912,682	£-4,170,198	£-3,121,525
45%	75%	£-4,846,856	£-4,902,638	£-4,467,098	£-3,722,880	£-6,262,608	£-5,082,851
50%	75%	£-6,757,850	£-6,843,941	£-6,368,007	£-5,533,099	£-8,355,019	£-7,044,177
60%	75%	£-8,668,427	£-8,766,773	£-8,202,757	£-6,963,139	£-10,437,375	£-9,087,375
15%	60%	£6,561,227	£6,951,756	£6,870,766	£7,261,296	£6,238,111	£6,547,850
20%	60%	£4,626,028	£5,146,733	£5,038,747	£5,559,453	£4,195,205	£4,607,924
25%	60%	£2,690,828	£3,341,710	£3,206,727	£3,857,610	£2,152,300	£2,688,199
30%	60%	£763,628	£1,536,897	£1,374,759	£2,155,166	£103,395	£728,475
35%	60%	£-1,198,863	£-272,725	£-464,791	£453,923	£-1,965,132	£-1,231,061
40%	60%	£-3,165,713	£-2,107,269	£-1,326,774	£-1,268,330	£-4,041,449	£-3,202,511
45%	60%	£-5,132,563	£-3,941,814	£-2,183,757	£-2,998,007	£-6,117,767	£-5,173,961
50%	60%	£-7,099,413	£-5,776,358	£-3,850,740	£-4,727,685	£-8,194,084	£-7,145,410

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£123,403,248	£123,403,248	£123,403,248	£123,403,248	£123,403,248	£123,403,248
10%	71%	£127,204,491	£127,138,514	£127,078,514	£126,969,848	£127,476,316	£127,232,679
15%	71%	£123,302,518	£123,025,588	£122,934,018	£122,855,058	£123,333,155	£123,164,316
20%	71%	£131,280,554	£130,908,622	£130,789,222	£130,417,289	£131,588,285	£131,096,952
25%	71%	£133,259,591	£132,739,576	£132,644,425	£132,179,510	£133,643,255	£133,029,089
30%	71%	£135,238,628	£134,517,623	£134,460,429	£134,049,229	£135,698,223	£135,019,125
35%	71%	£137,217,665	£136,577,334	£136,564,968	£136,703,951	£137,756,197	£136,912,302
40%	71%	£139,196,702	£138,493,219	£138,250,514	£137,494,482	£139,874,776	£138,876,033
45%	71%	£141,175,739	£140,409,102	£140,136,960	£139,895,524	£141,963,355	£140,839,176
50%	71%	£143,154,776	£142,324,985	£142,061,918	£141,076,569	£144,051,934	£142,800,317
100%	71%	£163,373,906	£161,483,828	£160,877,066	£158,986,988	£164,937,722	£162,440,880
10%	75%	£127,351,254	£127,188,533	£127,093,304	£126,930,584	£127,485,858	£127,227,936
15%	75%	£129,340,671	£129,069,597	£128,955,753	£128,711,074	£129,544,623	£129,286,701
20%	75%	£131,330,102	£131,008,660	£130,816,202	£130,492,761	£131,603,388	£131,087,466
25%	75%	£133,325,525	£132,918,723	£132,680,651	£132,273,849	£133,662,105	£133,017,231
30%	75%	£135,316,949	£134,828,787	£134,543,100	£134,064,938	£135,720,845	£134,946,996
35%	75%	£137,313,373	£136,738,105	£136,416,512	£135,837,476	£137,779,584	£136,864,644
40%	75%	£139,318,095	£138,636,587	£138,309,422	£137,647,894	£139,805,431	£138,858,757
45%	75%	£141,322,089	£140,537,870	£140,202,331	£139,458,113	£141,897,840	£140,818,083
50%	75%	£143,326,083	£142,439,153	£142,292,243	£140,268,331	£144,099,261	£142,739,410
10%	60%	£127,238,006	£126,978,453	£127,032,446	£126,772,093	£127,454,216	£127,247,358
15%	60%	£129,174,005	£128,783,476	£128,864,466	£128,473,936	£129,497,122	£129,187,583
20%	60%	£131,109,204	£130,588,499	£130,696,488	£130,175,779	£131,549,027	£131,127,308
25%	60%	£133,044,403	£132,388,522	£132,598,479	£131,977,629	£133,592,932	£133,067,033
30%	60%	£134,979,604	£134,188,545	£134,360,525	£133,679,467	£135,628,838	£135,006,758
35%	60%	£136,934,095	£136,007,957	£136,200,024	£135,861,310	£137,700,365	£136,968,294
40%	60%	£138,900,945	£137,842,602	£138,062,066	£137,003,953	£139,776,662	£139,037,743
45%	60%	£140,867,795	£139,677,046	£139,923,990	£138,733,240	£141,852,999	£140,909,194
50%	60%	£142,834,645	£141,511,590	£141,785,972	£140,462,917	£143,929,319	£142,650,643

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£106,745,357	£106,745,357	£106,745,357	£106,745,357	£106,745,357	£106,745,357
10%	71%	£100,667,589	£100,481,622	£100,421,923	£100,235,957	£100,821,544	£100,575,788
15%	71%	£102,645,826	£102,368,676	£102,277,727	£101,998,177	£102,876,423	£102,597,925
20%	71%	£104,624,063	£104,251,733	£104,132,331	£103,761,397	£104,931,263	£104,440,666
25%	71%	£106,603,300	£106,136,784	£105,987,534	£105,522,618	£106,986,363	£106,372,197
30%	71%	£108,582,537	£108,021,838	£107,842,738	£107,284,839	£109,041,332	£108,304,334
35%	71%	£110,561,774	£109,900,443	£109,708,076	£109,047,059	£111,129,306	£110,255,411
40%	71%	£112,541,011	£111,833,527	£111,593,622	£110,837,590	£113,217,854	£112,119,147
45%	71%	£114,520,248	£113,752,211	£113,479,168	£112,628,632	£115,308,464	£114,182,884
50%	71%	£116,501,485	£115,668,095	£115,364,714	£114,419,674	£117,399,042	£116,146,622
100%	71%	£136,711,015	£134,839,096	£134,233,273	£132,390,095	£138,299,838	£135,783,969
10%	75%	£100,694,363	£100,531,642	£100,436,413	£100,273,692	£100,828,956	£100,571,045
15%	75%	£102,685,787	£102,441,705	£102,298,862	£102,054,781	£102,887,734	£102,500,810
20%	75%	£104,677,210	£104,351,768	£104,161,310	£103,895,870	£104,946,474	£104,430,374
25%	75%	£106,668,633	£106,262,822	£106,103,759	£105,616,958	£107,001,251	£106,369,866
30%	75%	£108,660,056	£108,171,896	£107,986,209	£107,598,047	£109,063,931	£108,290,104
35%	75%	£110,651,479	£110,098,373	£109,759,611	£109,180,784	£111,156,128	£110,238,539
40%	75%	£112,642,902	£112,020,246	£111,682,946	£110,991,053	£113,248,326	£112,119,192
45%	75%	£114,634,325	£113,980,979	£113,545,439	£112,801,221	£115,340,949	£114,161,192
50%	75%	£116,625,748	£115,922,282	£115,438,349	£114,611,440	£117,433,369	£116,122,318
10%	60%	£100,581,914	£100,321,562	£100,375,554	£100,115,202	£100,797,825	£100,590,968
15%	60%	£102,573,337	£102,106,695	£102,207,615	£101,817,045	£103,840,233	£103,377,743
20%	60%	£104,564,760	£103,931,608	£104,036,594	£103,518,888	£104,883,136	£104,470,417
25%	60%	£106,556,183	£105,736,631	£105,871,614	£105,220,731	£106,926,041	£106,410,142
30%	60%	£108,547,606	£107,546,654	£107,763,634	£106,922,575	£108,969,946	£108,349,866
35%	60%	£110,539,029	£109,351,686	£109,543,132	£108,624,418	£111,003,473	£110,309,406
40%	60%	£112,530,452	£111,185,610	£111,405,115	£110,346,671	£113,119,790	£112,280,852
45%	60%	£114,521,875	£113,020,155	£112,867,048	£112,076,348	£115,199,108	£114,252,302
50%	60%	£116,513,298	£114,854,699	£115,129,081	£113,806,026	£117,272,425	£116,223,751

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£50,335,464	£50,335,464	£50,335,464	£50,335,464	£50,335,464	£50,335,464
10%	71%	£54,266,097	£54,070,730	£54,011,030	£53,825,365	£54,410,562	£54,161,896
15%	71%	£58,196,730	£57,955,784	£57,866,234	£57,587,284	£58,465,531	£58,097,032
20%	71%	£62,127,363	£61,840,838	£61,721,438	£61,349,505	£62,520,501	£62,029,168
25%	71%	£66,057,996	£65,725,892	£65,576,842	£65,111,726	£63,574,471	£63,061,305
30%	71%	£69,988,629	£69,610,946	£69,431,846	£69,072,949	£65,623,440	£65,103,441
35%	71%	£73,919,262	£73,509,550	£73,297,184	£72,836,167	£67,671,414	£67,044,518
40%	71%	£77,849,895	£77,425,435	£77,182,730			

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

E27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£29 329 683	-£29 329 683	-£29 329 683	-£29 329 683	-£29 329 683	-£29 329 683
10%	71%	-£33 250 915	-£33 084 989	-£33 082 240	-£32 819 263	-£33 404 781	-£33 181 114
15%	71%	-£36 228 953	-£34 950 003	-£34 950 453	-£34 581 503	-£36 455 750	-£36 051 251
20%	71%	-£37 206 989	-£36 835 056	-£36 715 657	-£36 343 724	-£37 514 719	-£37 023 387
25%	71%	-£39 185 026	-£38 720 110	-£38 570 860	-£38 105 944	-£39 569 689	-£39 055 523
30%	71%	-£41 163 063	-£40 605 164	-£40 421 064	-£39 869 165	-£41 624 658	-£40 897 680
35%	71%	-£43 141 100	-£42 490 217	-£42 291 420	-£41 630 386	-£43 679 627	-£42 838 737
40%	71%	-£45 119 137	-£44 375 271	-£44 176 348	-£43 420 917	-£45 734 596	-£44 802 774
45%	71%	-£47 097 174	-£46 260 324	-£46 062 494	-£45 211 959	-£47 789 565	-£46 766 211
50%	71%	-£49 075 211	-£48 145 378	-£47 948 240	-£47 003 001	-£49 844 534	-£48 729 946
100%	71%	-£69 300 341	-£67 410 262	-£66 803 499	-£64 813 421	-£70 864 157	-£68 367 315
10%	75%	-£33 277 689	-£33 114 968	-£33 019 739	-£32 857 018	-£33 412 321	-£33 154 371
15%	75%	-£35 255 726	-£35 093 002	-£34 982 196	-£34 828 108	-£35 417 089	-£35 084 136
20%	75%	-£37 233 763	-£37 071 036	-£37 047 654	-£36 879 150	-£37 421 857	-£37 010 900
25%	75%	-£39 211 800	-£39 049 069	-£39 122 112	-£38 930 192	-£39 426 625	-£39 043 666
30%	75%	-£41 189 837	-£41 027 102	-£41 194 574	-£40 981 234	-£41 431 393	-£40 873 431
35%	75%	-£43 167 874	-£43 005 135	-£43 267 036	-£43 032 276	-£43 436 161	-£42 821 665
40%	75%	-£45 145 911	-£44 983 168	-£45 052 078	-£45 083 318	-£45 440 929	-£44 783 191
45%	75%	-£47 123 948	-£46 961 201	-£46 940 120	-£47 134 360	-£47 445 697	-£46 744 518
50%	75%	-£49 101 985	-£48 939 234	-£48 918 162	-£49 185 402	-£49 450 465	-£48 705 344
10%	80%	-£33 165 241	-£32 904 888	-£32 958 881	-£32 698 528	-£33 380 651	-£33 174 292
15%	80%	-£35 143 278	-£34 789 911	-£34 790 901	-£34 490 371	-£35 423 557	-£35 114 018
20%	80%	-£37 121 315	-£36 674 934	-£36 675 924	-£36 190 214	-£37 466 463	-£37 053 743
25%	80%	-£39 099 352	-£38 560 957	-£38 561 947	-£37 890 057	-£39 509 369	-£39 050 468
30%	80%	-£41 077 389	-£40 445 980	-£40 446 970	-£39 589 901	-£41 552 275	-£40 933 193
35%	80%	-£43 055 426	-£42 331 003	-£42 332 093	-£41 289 745	-£43 595 181	-£42 899 728
40%	80%	-£45 033 463	-£44 216 026	-£44 217 016	-£43 039 589	-£45 638 087	-£44 884 117
45%	80%	-£47 011 499	-£46 101 049	-£46 102 039	-£44 789 433	-£47 680 993	-£46 855 628
50%	80%	-£48 989 536	-£47 986 072	-£47 987 062	-£46 539 277	-£49 723 899	-£48 807 073

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

E17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£17 679 068	-£17 493 101	-£17 433 401	-£17 247 436	-£17 832 933	-£17 587 267
10%	71%	-£19 657 105	-£19 378 135	-£19 288 606	-£19 099 655	-£19 887 902	-£19 519 403
20%	71%	-£21 635 142	-£21 263 209	-£21 143 810	-£20 771 876	-£21 942 872	-£21 451 539
25%	71%	-£23 613 179	-£23 148 283	-£22 984 014	-£22 534 097	-£23 997 842	-£23 286 626
30%	71%	-£25 591 216	-£25 033 317	-£24 854 217	-£24 296 318	-£26 052 811	-£25 315 813
35%	71%	-£27 569 253	-£26 918 350	-£26 719 555	-£26 058 539	-£28 107 780	-£27 266 890
40%	71%	-£29 547 290	-£28 803 383	-£28 580 891	-£27 849 768	-£30 162 749	-£29 228 626
45%	71%	-£31 525 327	-£30 688 416	-£30 442 127	-£29 640 997	-£32 217 718	-£31 184 363
50%	71%	-£33 503 364	-£32 573 449	-£32 303 364	-£31 432 226	-£34 272 687	-£33 146 100
100%	71%	-£53 728 494	-£51 838 415	-£51 291 652	-£49 341 573	-£55 292 269	-£52 795 456
10%	75%	-£17 705 940	-£17 543 121	-£17 447 892	-£17 285 171	-£17 840 474	-£17 580 594
15%	75%	-£19 683 977	-£19 420 154	-£19 324 923	-£19 122 402	-£19 895 721	-£19 512 289
20%	75%	-£21 661 014	-£21 305 187	-£21 177 153	-£20 847 348	-£21 950 969	-£21 442 053
25%	75%	-£23 639 051	-£23 190 220	-£23 028 388	-£22 628 437	-£24 016 692	-£23 371 818
30%	75%	-£25 617 088	-£25 075 253	-£24 931 624	-£24 408 526	-£26 072 415	-£25 301 818
35%	75%	-£27 595 125	-£26 960 286	-£26 832 860	-£26 190 615	-£28 128 138	-£27 250 017
40%	75%	-£29 573 162	-£28 845 319	-£28 694 096	-£27 982 704	-£30 183 861	-£29 211 344
45%	75%	-£31 551 199	-£30 730 352	-£30 555 332	-£29 774 793	-£32 239 584	-£31 172 670
50%	75%	-£33 529 236	-£32 615 385	-£32 416 568	-£31 566 882	-£34 295 307	-£33 133 997
10%	80%	-£17 593 393	-£17 333 040	-£17 387 033	-£17 126 880	-£17 808 804	-£17 602 445
15%	80%	-£19 571 430	-£19 213 073	-£19 219 054	-£18 828 524	-£19 851 709	-£19 542 170
20%	80%	-£21 549 467	-£21 043 106	-£21 049 087	-£20 530 367	-£21 894 614	-£21 451 696
25%	80%	-£23 527 504	-£22 928 139	-£22 934 068	-£22 232 210	-£22 937 529	-£22 421 621
30%	80%	-£25 505 541	-£24 813 172	-£24 715 113	-£23 934 054	-£25 980 425	-£25 361 345
35%	80%	-£27 483 578	-£26 708 205	-£26 616 154	-£25 634 043	-£28 023 321	-£27 302 881
40%	80%	-£29 461 615	-£28 603 238	-£28 416 594	-£27 334 032	-£30 066 217	-£29 252 330
45%	80%	-£31 439 652	-£30 498 271	-£30 278 034	-£29 034 021	-£32 109 113	-£31 203 781
50%	80%	-£33 417 689	-£32 393 304	-£32 140 569	-£30 734 010	-£34 152 009	-£33 235 230

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

E6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2 100 564	£2 100 564	£2 100 564	£2 100 564	£2 100 564	£2 100 564
10%	71%	-£1 820 668	-£1 834 701	-£1 834 701	-£1 834 701	-£1 834 701	-£1 834 701
15%	71%	-£3 798 705	-£3 518 735	-£3 430 236	-£3 151 256	-£4 029 802	-£3 861 004
20%	71%	-£5 776 742	-£5 404 809	-£5 285 410	-£4 913 476	-£5 814 472	-£5 593 139
25%	71%	-£7 754 779	-£7 289 863	-£7 140 613	-£6 675 697	-£7 605 028	-£7 325 276
30%	71%	-£9 732 816	-£9 174 917	-£8 995 817	-£8 437 918	-£9 595 577	-£9 257 413
35%	71%	-£11 710 853	-£11 070 971	-£10 901 135	-£10 200 139	-£11 586 126	-£11 408 490
40%	71%	-£13 688 890	-£12 956 024	-£12 746 701	-£11 990 670	-£13 576 675	-£13 372 227
45%	71%	-£15 666 927	-£14 841 077	-£14 632 247	-£13 781 202	-£15 567 224	-£15 335 963
50%	71%	-£17 644 964	-£16 726 130	-£16 517 793	-£15 571 733	-£17 557 773	-£17 299 701
100%	71%	-£37 870 094	-£36 960 015	-£36 960 015	-£35 049 174	-£40 833 009	-£39 937 068
10%	75%	-£1 847 442	-£1 884 721	-£1 889 492	-£1 826 771	-£1 982 074	-£1 724 124
15%	75%	-£3 825 479	-£3 694 784	-£3 651 941	-£3 207 860	-£4 040 813	-£3 653 889
20%	75%	-£5 803 516	-£5 504 848	-£5 314 390	-£4 988 949	-£5 099 553	-£4 583 653
25%	75%	-£7 781 553	-£7 414 911	-£7 176 838	-£6 770 037	-£6 158 292	-£5 513 418
30%	75%	-£9 759 590	-£9 324 973	-£9 039 288	-£8 551 126	-£7 947 032	-£7 443 184
35%	75%	-£11 737 627	-£11 251 452	-£10 912 700	-£10 333 863	-£9 735 776	-£9 091 618
40%	75%	-£13 715 664	-£13 169 515	-£12 803 610	-£12 144 092	-£11 526 516	-£10 720 818
45%	75%	-£15 693 701	-£15 073 568	-£14 694 519	-£13 954 301	-£13 317 255	-£12 412 018
50%	75%	-£17 671 738	-£16 958 625	-£16 585 428	-£15 764 519	-£15 108 000	-£14 102 767
10%	80%	-£1 744 945	-£1 474 644	-£1 528 633	-£1 268 291	-£1 950 404	-£1 744 045
15%	80%	-£3 722 982	-£3 279 654	-£3 260 654	-£2 970 124	-£3 993 305	-£3 683 771
20%	80%	-£5 701 019	-£5 084 687	-£5 192 673	-£4 671 967	-£5 936 215	-£5 623 496
25%	80%	-£7 679 056	-£6 889 710	-£7 024 693	-£6 373 810	-£7 879 120	-£7 563 221
30%	80%	-£9 657 093	-£8 874 733	-£8 855 713	-£8 075 654	-£9 820 025	-£9 502 945
35%	80%	-£11 635 130	-£10 859 756	-£10 806 214	-£9 777 497	-£11 760 930	-£11 442 451
40%	80%	-£13 613 167	-£12 844 779	-£12 826 194	-£11 479 340	-£13 701 835	-£13 433 931
45%	80%	-£15 591 204	-£14 829 802	-£14 811 178	-£13 229 427	-£15 642 740	-£15 405 381
50%	80%	-£17 569 241	-£16 814 825	-£16 822 160	-£15 031 270	-£17 583 645	-£17 276 831

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£29,810,789	-£29,810,789	-£29,810,789	-£29,810,789	-£29,810,789	-£29,810,789
10%	71%	-£33,732,021	-£33,545,055	-£33,486,255	-£33,300,389	-£33,895,887	-£33,840,220
15%	71%	-£35,710,059	-£35,431,109	-£35,341,559	-£35,162,839	-£35,940,858	-£35,872,527
20%	71%	-£37,688,095	-£37,316,162	-£37,196,763	-£36,824,830	-£37,995,825	-£37,504,493
25%	71%	-£39,666,132	-£39,201,216	-£39,051,968	-£38,587,950	-£40,050,795	-£39,436,629
30%	71%	-£41,644,169	-£41,086,270	-£40,907,170	-£40,349,271	-£42,105,766	-£41,368,764
35%	71%	-£43,642,402	-£42,984,875	-£42,772,508	-£42,111,492	-£44,163,738	-£43,319,843
40%	71%	-£45,659,790	-£44,900,780	-£44,658,054	-£43,902,023	-£46,282,317	-£45,283,590
45%	71%	-£47,687,179	-£46,815,843	-£46,543,600	-£45,693,065	-£48,370,896	-£47,247,317
50%	71%	-£49,717,567	-£48,732,553	-£48,429,146	-£47,489,107	-£50,459,474	-£49,211,054
100%	71%	-£69,781,447	-£67,881,368	-£67,284,605	-£65,384,527	-£71,345,263	-£68,848,421
10%	75%	-£33,759,795	-£33,599,074	-£33,500,845	-£33,338,124	-£33,893,427	-£33,635,477
15%	75%	-£35,739,219	-£35,508,138	-£35,383,294	-£35,119,214	-£35,863,198	-£35,585,242
20%	75%	-£37,741,643	-£37,416,201	-£37,225,743	-£36,900,902	-£38,010,906	-£37,466,006
25%	75%	-£39,733,068	-£39,326,264	-£39,088,191	-£38,681,980	-£40,069,645	-£39,424,772
30%	75%	-£41,724,490	-£41,236,328	-£40,950,641	-£40,462,479	-£42,128,385	-£41,384,537
35%	75%	-£43,741,642	-£43,162,985	-£42,894,053	-£42,245,217	-£44,220,951	-£43,330,971
40%	75%	-£45,765,638	-£45,104,108	-£44,716,963	-£44,055,435	-£46,312,972	-£45,264,297
45%	75%	-£47,789,630	-£47,045,411	-£46,609,871	-£45,865,854	-£48,405,381	-£47,225,624
50%	75%	-£49,809,623	-£48,986,714	-£48,562,781	-£47,675,872	-£50,497,792	-£49,186,980
10%	60%	-£33,648,347	-£33,385,594	-£33,439,567	-£33,179,834	-£33,861,757	-£33,655,398
15%	60%	-£35,581,548	-£35,191,017	-£35,272,007	-£34,881,477	-£35,904,663	-£35,595,124
20%	60%	-£37,516,745	-£36,999,040	-£37,104,026	-£36,583,520	-£37,947,568	-£37,534,849
25%	60%	-£39,457,396	-£38,807,068	-£38,935,153	-£38,285,153	-£39,990,473	-£39,474,574
30%	60%	-£41,387,145	-£40,605,086	-£40,768,066	-£39,987,007	-£42,033,378	-£41,414,299
35%	60%	-£43,341,638	-£42,415,498	-£42,607,365	-£41,688,950	-£44,107,908	-£43,373,834
40%	60%	-£45,308,485	-£44,250,043	-£44,469,847	-£43,411,104	-£46,184,223	-£45,342,284
45%	60%	-£47,276,337	-£46,094,587	-£46,331,531	-£45,140,780	-£48,266,540	-£47,316,734
50%	60%	-£49,242,186	-£47,919,131	-£48,193,513	-£46,870,458	-£50,336,857	-£49,288,184

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,889,888	-£1,889,888	-£1,889,888	-£1,889,888	-£1,889,888	-£1,889,888
10%	71%	-£11,910,320	-£11,724,354	-£11,684,854	-£11,478,888	-£12,064,188	-£11,819,519
15%	71%	-£13,888,358	-£13,609,408	-£13,519,858	-£13,240,908	-£14,119,155	-£13,750,656
20%	71%	-£15,866,394	-£15,494,462	-£15,375,062	-£15,003,129	-£16,174,125	-£15,682,792
25%	71%	-£17,844,431	-£17,379,515	-£17,220,249	-£16,765,349	-£18,229,094	-£17,614,928
30%	71%	-£19,822,469	-£19,264,569	-£19,085,469	-£18,527,570	-£20,284,063	-£19,547,065
35%	71%	-£21,824,702	-£21,163,174	-£20,950,808	-£20,289,791	-£22,372,037	-£21,498,142
40%	71%	-£23,839,935	-£23,069,088	-£22,839,384	-£22,090,322	-£24,460,018	-£23,461,895
45%	71%	-£25,845,478	-£24,964,942	-£24,721,900	-£23,871,364	-£26,549,195	-£25,425,616
50%	71%	-£27,855,868	-£26,910,828	-£26,607,446	-£25,682,408	-£28,637,774	-£27,389,353
100%	71%	-£47,899,749	-£46,999,698	-£45,892,205	-£44,572,898	-£48,524,952	-£47,026,726
10%	75%	-£13,926,423	-£13,743,373	-£13,629,144	-£13,516,423	-£13,971,128	-£13,815,154
15%	75%	-£15,928,518	-£15,684,437	-£15,541,593	-£15,297,513	-£16,130,465	-£15,743,541
20%	75%	-£17,919,942	-£17,594,500	-£17,404,042	-£15,079,601	-£18,189,205	-£17,673,308
25%	75%	-£19,907,365	-£19,504,563	-£19,286,899	-£17,289,889	-£20,248,944	-£19,603,071
30%	75%	-£21,902,789	-£21,414,627	-£21,128,940	-£18,640,779	-£22,305,685	-£20,535,836
35%	75%	-£23,919,941	-£23,341,104	-£23,002,352	-£20,423,518	-£24,389,860	-£21,481,270
40%	75%	-£25,943,835	-£25,282,407	-£24,895,262	-£22,233,734	-£26,491,271	-£23,442,597
45%	75%	-£27,967,329	-£27,232,710	-£26,788,171	-£24,043,959	-£28,600,680	-£25,403,923
50%	75%	-£29,991,922	-£29,165,013	-£28,681,080	-£25,854,171	-£30,716,091	-£27,365,250
10%	60%	-£11,824,646	-£11,564,293	-£11,618,286	-£11,357,933	-£12,040,056	-£11,833,698
15%	60%	-£13,759,845	-£13,369,316	-£13,450,306	-£13,069,792	-£14,082,962	-£13,773,423
20%	60%	-£15,695,044	-£15,174,339	-£15,262,319	-£14,761,619	-£16,125,867	-£15,715,148
25%	60%	-£17,630,245	-£16,979,362	-£17,114,345	-£16,463,462	-£18,168,772	-£17,652,873
30%	60%	-£19,565,444	-£18,784,385	-£18,946,365	-£18,165,307	-£20,211,678	-£19,592,598
35%	60%	-£21,519,935	-£20,599,797	-£20,785,864	-£19,867,150	-£22,266,205	-£21,552,134
40%	60%	-£23,486,785	-£22,423,342	-£22,647,346	-£21,589,403	-£24,321,522	-£23,523,683
45%	60%	-£25,453,635	-£24,262,886	-£24,509,830	-£23,319,880	-£26,438,389	-£25,495,033
50%	60%	-£27,420,486	-£26,097,430	-£26,371,812	-£25,048,787	-£28,516,156	-£27,466,483

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,100,564	£2,100,564	£2,100,564	£2,100,564	£2,100,564	£2,100,564
10%	71%	-£1,820,668	-£1,634,701	-£1,575,002	-£1,389,036	-£1,974,533	-£1,729,867
15%	71%	-£3,198,705	-£3,519,755	-£3,430,296	-£3,151,296	-£4,039,502	-£3,861,004
20%	71%	-£5,776,742	-£5,404,809	-£5,285,410	-£4,913,476	-£6,084,472	-£5,593,139
25%	71%	-£7,754,779	-£7,289,863	-£7,140,613	-£6,675,697	-£8,139,442	-£7,525,276
30%	71%	-£9,732,816	-£9,174,917	-£8,995,817	-£8,437,918	-£10,194,411	-£9,457,413
35%	71%	-£11,736,049	-£11,070,522	-£10,961,135	-£10,200,139	-£12,262,385	-£11,408,480
40%	71%	-£13,745,437	-£12,989,406	-£12,746,701	-£11,980,670	-£14,370,963	-£13,372,227
45%	71%	-£15,755,826	-£14,905,290	-£14,632,247	-£13,781,712	-£16,459,543	-£15,335,963
50%	71%	-£17,766,214	-£16,821,174	-£16,517,793	-£15,572,753	-£18,548,121	-£17,299,701
100%	71%	-£37,670,094	-£35,960,015	-£35,313,252	-£33,483,174	-£39,433,959	-£36,837,068
10%	75%	-£1,847,442	-£1,684,721	-£1,589,492	-£1,426,771	-£1,982,074	-£1,724,124
15%	75%	-£3,838,865	-£3,594,784	-£3,451,941	-£3,207,860	-£4,040,813	-£3,653,889
20%	75%	-£5,830,288	-£5,504,948	-£5,314,980	-£4,989,949	-£5,999,253	-£5,563,653
25%	75%	-£7,821,713	-£7,414,911	-£7,176,838	-£6,770,037	-£8,158,292	-£7,513,418
30%	75%	-£9,813,137	-£9,324,975	-£9,039,288	-£8,551,126	-£10,217,032	-£9,443,184
35%	75%	-£11,830,289	-£11,251,452	-£10,912,700	-£10,333,863	-£12,309,208	-£11,361,618
40%	75%	-£13,864,263	-£13,192,955	-£12,805,610	-£12,144,982	-£14,401,618	-£13,352,944
45%	75%	-£15,878,277	-£15,134,058	-£14,698,518	-£13,954,301	-£16,494,028	-£15,314,271
50%	75%	-£17,902,270	-£17,075,361	-£16,591,428	-£15,764,519	-£18,586,439	-£17,275,597
10%	60%	-£1,734,903	-£1,474,641	-£1,529,633	-£1,268,291	-£1,950,404	-£1,744,045
15%	60%	-£3,670,193	-£3,279,664	-£3,360,654	-£2,970,124	-£3,993,305	-£3,683,771
20%	60%	-£5,605,392	-£5,084,687	-£5,192,673	-£4,671,967	-£6,036,215	-£5,623,496
25%	60%	-£7,540,593	-£6,895,710	-£7,024,693	-£6,373,810	-£8,079,120	-£7,563,221
30%	60%	-£9,475,794	-£8,694,733	-£8,855,713	-£8,076,654	-£10,122,025	-£9,502,945
35%	60%	-£11,430,283	-£10,504,145	-£10,696,212	-£9,777,487	-£12,196,553	-£11,462,481
40%	60%	-£13,397,133	-£12,338,689	-£12,558,194	-£11,499,750	-£14,272,870	-£13,433,931
45%	60%	-£15,363,983	-£14,173,234	-£14,429,176	-£13,229,427	-£16,349,187	-£15,405,381
50%	60%	-£17,330,833	-£16,007,778	-£16,282,160	-£14,959,105	-£18,425,504	-£17,376,831

LB SOUTHWARK HOUSING POLICY VIABILITY STUDY

Site typology 6

CL Zone 1 Value Area High

No Units 300 Site Area 1.08 Ha

Sales value inflation 10% Build cost inflation 5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£194,295,526	£194,295,526	£194,295,526	£194,295,526	£194,295,526	£194,295,526
10%	71%	£170,797,669	£171,330,373	£170,833,162	£171,365,865	£170,876,503	£170,911,996
15%	71%	£159,048,744	£159,847,796	£159,101,860	£159,901,035	£159,166,992	£159,220,230
20%	71%	£147,298,114	£148,365,220	£147,369,924	£148,436,205	£147,457,481	£147,528,466
25%	71%	£135,519,514	£136,866,742	£135,609,276	£136,956,504	£135,718,888	£135,808,650
30%	71%	£123,740,914	£125,357,587	£123,848,629	£125,465,302	£123,960,162	£124,077,877
35%	71%	£111,962,314	£113,868,433	£112,073,861	£113,974,100	£112,241,437	£112,359,105
40%	71%	£100,183,714	£102,339,278	£100,327,334	£102,482,898	£100,502,711	£100,646,331
45%	71%	£88,405,113	£90,830,123	£88,566,686	£90,991,696	£88,763,986	£88,925,558
50%	71%	£76,626,960	£79,320,969	£76,784,881	£79,500,494	£77,007,003	£77,168,804
10%	75%	£45,907,552	£39,688,254	£45,507,167	£39,497,869	£45,018,248	£38,617,862
10%	75%	£170,774,366	£171,240,480	£170,811,633	£171,277,748	£170,843,345	£170,880,612
15%	75%	£159,013,785	£159,712,958	£159,069,686	£159,768,860	£159,117,255	£159,173,156
20%	75%	£147,250,965	£148,054,436	£147,326,365	£148,250,971	£147,390,657	£147,456,599
25%	75%	£135,460,577	£136,639,402	£135,554,829	£136,733,653	£135,635,029	£135,729,280
30%	75%	£123,670,190	£125,084,780	£123,783,291	£125,197,880	£123,879,532	£123,992,633
35%	75%	£111,879,803	£113,530,157	£112,011,754	£113,662,108	£112,124,035	£112,255,966
40%	75%	£100,089,416	£101,975,534	£100,240,216	£102,126,345	£100,368,538	£100,519,340
45%	75%	£88,299,029	£90,420,912	£88,468,680	£90,590,563	£88,613,042	£88,782,693
50%	75%	£76,483,547	£78,866,289	£76,674,543	£79,054,791	£76,837,068	£77,028,064
10%	80%	£117,872,242	£117,818,026	£117,902,055	£117,847,840	£117,982,609	£117,912,423
15%	80%	£109,160,599	£109,279,277	£109,250,320	£109,323,907	£109,326,150	£109,370,871
20%	80%	£100,448,958	£100,540,527	£100,508,585	£100,582,155	£100,582,155	£100,627,320
25%	80%	£91,737,317	£91,829,229	£91,795,311	£91,887,223	£91,887,223	£91,932,388
30%	80%	£83,025,676	£83,117,588	£82,981,659	£83,073,571	£83,073,571	£83,118,736
35%	80%	£74,314,035	£74,405,947	£74,268,006	£74,359,918	£74,359,918	£74,405,073
40%	80%	£65,602,394	£65,694,306	£65,554,363	£65,646,275	£65,646,275	£65,691,430
45%	80%	£56,890,753	£56,982,665	£56,842,720	£56,934,632	£56,934,632	£56,979,787
50%	80%	£48,179,112	£48,271,024	£48,129,071	£48,220,983	£48,220,983	£48,266,138

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£96,748,649	£96,748,649	£96,748,649	£96,748,649	£96,748,649	£96,748,649
10%	71%	£73,280,792	£73,750,496	£73,286,288	£73,816,988	£73,329,627	£73,365,119
15%	71%	£61,510,185	£62,300,910	£61,524,158	£62,314,158	£61,538,135	£61,573,627
20%	71%	£49,741,237	£50,818,343	£49,823,047	£50,889,329	£49,910,604	£49,981,590
25%	71%	£37,972,637	£39,319,865	£38,062,400	£39,409,627	£38,172,011	£38,261,773
30%	71%	£26,203,037	£27,810,710	£26,311,752	£27,915,425	£26,433,425	£26,538,287
35%	71%	£14,433,437	£16,301,556	£14,541,105	£16,427,223	£14,659,590	£14,820,228
40%	71%	£2,663,837	£4,792,402	£2,780,457	£4,936,021	£2,955,835	£3,096,454
45%	71%	£-141,764	£-7,716,753	£-8,980,190	£-10,555,180	£-8,762,880	£-8,621,318
50%	71%	£-20,943,607	£-18,220,969	£-20,943,607	£-18,220,969	£-20,943,607	£-18,220,969
10%	75%	£173,227,489	£173,693,804	£173,264,756	£173,730,871	£173,296,468	£173,333,736
15%	75%	£161,462,989	£162,168,981	£161,522,981	£162,231,981	£161,573,031	£161,638,031
20%	75%	£149,704,088	£150,638,550	£149,779,489	£150,713,094	£149,843,650	£149,918,622
25%	75%	£137,945,187	£139,022,526	£138,007,852	£139,186,776	£138,088,153	£138,328,023
30%	75%	£126,186,286	£127,357,903	£125,236,414	£127,505,004	£125,332,056	£125,645,756
35%	75%	£114,427,385	£115,698,920	£114,484,877	£115,973,958	£114,572,388	£114,901,438
40%	75%	£102,668,484	£104,038,955	£102,725,376	£104,253,989	£102,810,811	£103,140,431
45%	75%	£90,909,583	£92,409,026	£90,966,475	£92,634,030	£91,052,657	£91,482,657
50%	75%	£79,150,682	£80,659,069	£79,207,574	£80,909,069	£79,258,471	£79,608,069
10%	80%	£73,325,365	£74,071,140	£73,355,178	£74,100,963	£73,435,732	£73,485,546
15%	80%	£61,510,185	£62,732,400	£61,524,158	£62,777,121	£61,538,135	£61,623,994
20%	80%	£49,741,237	£51,393,651	£49,811,709	£51,453,278	£49,843,650	£50,028,443
25%	80%	£37,972,637	£39,762,952	£38,062,400	£39,292,753	£38,172,011	£38,357,257
30%	80%	£26,203,037	£28,633,895	£26,311,752	£28,774,176	£26,433,425	£26,845,781
35%	80%	£14,433,437	£17,320,038	£14,541,105	£17,425,599	£14,659,590	£15,175,805
40%	80%	£2,663,837	£3,986,981	£2,780,457	£3,899,023	£2,955,835	£3,585,690
45%	80%	£-141,764	£-5,407,276	£-6,666,568	£-8,271,554	£-8,299,868	£-8,164,148
50%	80%	£-20,943,607	£-16,770,933	£-20,943,607	£-16,620,131	£-19,998,031	£-18,943,284

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£115,305,772	£115,305,772	£115,305,772	£115,305,772	£115,305,772	£115,305,772
10%	71%	£92,407,915	£92,940,619	£92,443,408	£92,976,111	£92,486,749	£92,522,242
15%	71%	£80,658,987	£81,458,042	£80,712,226	£81,511,281	£80,777,238	£80,830,476
20%	71%	£68,910,059	£69,975,086	£68,963,170	£69,046,451	£69,061,717	£69,118,230
25%	71%	£57,161,131	£58,490,988	£57,210,522	£58,566,750	£57,328,134	£57,418,896
30%	71%	£45,412,203	£46,967,833	£45,458,875	£46,075,548	£45,500,408	£45,598,123
35%	71%	£33,663,275	£35,458,679	£33,688,227	£35,584,346	£33,851,683	£34,077,251
40%	71%	£21,914,347	£23,940,624	£21,937,080	£24,095,144	£22,192,156	£22,548,230
45%	71%	£10,165,359	£12,440,369	£10,176,932	£12,601,942	£10,374,232	£10,535,804
50%	71%	£-1,587,774	£3,121,215	£-1,604,873	£1,110,740	£-1,382,751	£-1,200,850
10%	75%	£192,902,868	£193,668,068	£192,902,868	£193,668,068	£192,902,868	£193,668,068
15%	75%	£180,624,031	£181,323,204	£180,679,932	£181,379,106	£180,727,501	£180,783,402
20%	75%	£168,345,194	£169,155,662	£168,396,611	£169,217,217	£168,448,038	£168,504,949
25%	75%	£156,066,357	£157,049,686	£156,115,076	£157,165,396	£156,245,279	£156,339,590
30%	75%	£143,787,520	£144,895,026	£143,833,577	£144,908,126	£143,918,778	£144,002,879
35%	75%	£131,508,683	£132,740,403	£131,554,630	£132,752,354	£131,605,281	£131,689,382
40%	75%	£119,229,846	£120,592,123	£119,275,793	£120,604,597	£119,321,735	£119,387,836
45%	75%	£106,951,009	£108,034,340	£106,996,950	£108,045,821	£107,042,888	£107,128,989
50%	75%	£94,672,172	£96,267,661	£94,718,111	£96,320,050	£94,769,127	£94,865,151
10%	80%	£192,482,488	£193,228,272	£192,512,901	£193,268,086	£192,592,855	£192,622,069
15%	80%	£180,193,651	£180,969,522	£180,215,566	£181,034,243	£180,291,431	£180,357,332
20%	80%	£167,904,814	£168,709,773	£167,920,701	£168,710,401	£167,936,588	£167,992,589
25%	80%	£155,615,977	£156,442,475	£155,631,864	£156,479,876	£155,647,761	£155,723,262
30%	80%	£143,327,140	£144,180,919	£143,343,027	£144,209,298	£143,358,914	£143,434,415
35%	80%	£131,038,303	£131,917,161	£131,054,190	£131,946,156	£131,069,722	£131,145,223
40%	80%	£118,749,466	£119,752,504	£118,765,353	£119,772,445	£118,781,119	£118,856,620
45%	80%	£106,460,629	£107,584,847	£106,476,516	£107,600,336	£106,492,000	£106,567,501
50%	80%	£94,171,792	£95,327,010	£94,187,679	£95,342,902	£94,203,173	£94,278,674

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£149,259,217	£149,259,217	£149,259,217	£149,259,217	£149,259,217	£149,259,217
10%	71%	£125,711,800	£126,294,804	£125,726,853	£126,329,556	£125,860,194	£125,975,386
15%	71%	£114,012,432	£114,811,487	£114,065,871	£114,864,726	£114,130,683	£114,183,921
20%	71%	£102,261,805	£103,328,911	£102,333,815	£103,399,896	£102,421,171	£102,492,157
25%	71%	£90,511,178	£91,830,433	£90,572,967	£91,901,195	£90,682,579	£90,772,240
30%	71%	£78,760,551	£80,311,276	£78,812,320	£80,428,993	£78,943,863	£79,051,668
35%	71%	£67,010,924	£68,551,124	£67,062,673	£68,613,742	£67,194,733	£67,302,538
40%	71%	£55,260,297	£57,020,969	£55,291,025	£57,044,589	£55,466,402	£55,610,022
45%	71%	£43,510,670	£45,329,814	£43,530,377	£45,355,387	£43,727,677	£43,889,249
50%	71%	£31,761,043	£				

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£164,355,138	£164,355,138	£164,355,138	£164,355,138	£164,355,138	£164,355,138
10%	71%	£140,867,281	£141,389,865	£140,867,274	£141,426,477	£140,868,115	£140,871,308
15%	71%	£126,108,353	£129,907,408	£125,161,852	£129,960,647	£129,226,616	£129,279,842
20%	71%	£117,367,726	£118,424,832	£117,429,536	£118,495,817	£117,517,093	£117,588,078
25%	71%	£105,579,126	£106,526,354	£105,668,888	£107,016,116	£105,778,500	£105,868,262
30%	71%	£93,805,099	£95,417,399	£93,908,241	£95,524,914	£94,036,974	£94,147,489
35%	71%	£82,021,926	£83,908,045	£82,147,593	£84,033,712	£82,301,049	£82,426,716
40%	71%	£70,243,326	£72,398,890	£70,386,946	£72,542,510	£70,562,323	£70,705,943
45%	71%	£58,464,725	£60,889,735	£58,626,298	£61,051,308	£58,823,398	£58,985,170
50%	71%	£46,685,891	£49,380,581	£46,844,493	£49,860,106	£47,068,615	£47,248,516
100%	71%	£47,847,940	£69,838,842	£75,447,555	£69,438,257	£74,958,636	£74,658,290
10%	75%	£140,833,978	£141,300,092	£140,871,245	£141,337,360	£140,902,957	£140,940,224
15%	75%	£129,073,397	£129,772,370	£129,128,298	£129,820,472	£129,176,887	£129,232,168
20%	75%	£117,310,577	£118,245,048	£117,385,977	£118,319,583	£117,450,139	£117,525,311
25%	75%	£105,520,189	£106,699,014	£105,614,441	£106,793,265	£105,694,641	£105,788,892
30%	75%	£93,729,802	£95,144,392	£93,842,903	£95,257,492	£93,939,144	£94,052,245
35%	75%	£81,930,415	£83,589,789	£82,071,966	£83,721,720	£82,183,647	£82,315,698
40%	75%	£70,146,028	£72,035,146	£70,290,828	£72,185,947	£70,428,151	£70,578,952
45%	75%	£58,358,641	£60,480,524	£58,526,292	£60,650,175	£58,672,654	£58,842,305
50%	75%	£46,543,750	£48,975,911	£46,714,155	£49,114,400	£46,896,680	£47,087,876
10%	80%	£140,931,854	£141,877,638	£140,961,867	£141,707,452	£141,042,221	£141,072,035
15%	80%	£129,220,211	£130,383,889	£129,284,932	£130,383,609	£129,385,762	£129,430,483
20%	80%	£117,508,570	£119,000,139	£117,568,197	£119,059,766	£117,729,203	£117,788,932
25%	80%	£105,747,722	£107,653,941	£105,843,123	£107,729,242	£106,046,846	£106,122,245
30%	80%	£94,026,842	£96,290,184	£94,117,322	£96,380,664	£94,361,789	£94,452,270
35%	80%	£82,285,960	£84,926,527	£82,391,522	£85,032,088	£82,676,733	£82,782,293
40%	80%	£70,545,080	£73,562,870	£70,665,721	£73,685,511	£70,991,677	£71,112,918
45%	80%	£58,804,199	£62,196,213	£58,930,520	£62,334,934	£59,306,621	£59,442,341
50%	80%	£47,044,776	£50,835,555	£47,197,572	£50,986,358	£47,610,408	£47,763,205

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£152,048,075	£152,580,779	£152,083,568	£152,616,272	£152,126,910	£152,162,402
10%	71%	£140,298,147	£141,098,202	£140,352,387	£141,151,442	£140,417,398	£140,470,637
15%	71%	£128,548,520	£129,615,926	£128,620,331	£129,686,612	£128,707,887	£128,778,873
20%	71%	£116,793,149	£118,117,149	£116,859,883	£118,208,910	£116,969,294	£117,059,056
25%	71%	£104,991,320	£106,807,993	£105,099,035	£106,715,708	£105,230,568	£105,338,284
30%	71%	£93,212,720	£95,098,839	£93,338,388	£95,224,507	£93,491,844	£93,617,511
35%	71%	£81,434,120	£83,589,685	£81,577,740	£83,735,305	£81,753,116	£81,886,737
40%	71%	£69,655,520	£72,080,530	£69,817,933	£72,542,103	£70,018,383	£70,175,985
45%	71%	£57,873,920	£60,571,375	£58,035,287	£60,750,901	£58,257,409	£58,439,311
50%	71%	£46,087,145	£48,062,848	£46,295,761	£48,267,492	£46,578,811	£46,767,496
100%	71%	£47,044,776	£69,838,842	£53,447,555	£69,438,257	£74,958,636	£74,658,290
10%	75%	£140,264,192	£140,963,985	£140,320,093	£141,019,266	£140,387,661	£140,432,562
15%	75%	£128,510,371	£129,435,842	£128,576,772	£129,510,377	£128,640,933	£128,716,105
20%	75%	£116,710,884	£117,889,809	£116,806,235	£117,984,059	£116,885,436	£116,979,688
25%	75%	£104,905,196	£106,335,196	£105,033,697	£106,465,297	£105,149,846	£105,239,056
30%	75%	£93,130,209	£94,780,564	£93,262,161	£94,912,515	£93,374,442	£93,506,393
35%	75%	£81,359,822	£83,235,941	£81,490,623	£83,376,742	£81,618,945	£81,769,746
40%	75%	£69,545,435	£71,671,313	£69,719,086	£71,840,969	£69,867,448	£70,033,089
45%	75%	£57,733,954	£60,116,696	£57,924,950	£60,305,197	£58,087,474	£58,278,470
50%	75%	£45,922,648	£48,568,432	£46,115,462	£48,898,247	£46,393,015	£46,583,229
10%	80%	£140,411,008	£141,329,583	£140,458,727	£141,374,404	£140,576,596	£140,621,277
15%	80%	£128,600,364	£130,190,934	£128,750,561	£130,256,561	£128,869,268	£128,976,725
20%	80%	£116,968,517	£118,844,836	£117,033,918	£118,920,036	£117,237,640	£117,313,013
25%	80%	£105,217,636	£107,480,979	£105,308,116	£107,571,459	£105,552,583	£105,643,064
30%	80%	£93,476,755	£95,117,322	£93,582,316	£95,222,882	£93,697,527	£93,813,983
35%	80%	£81,735,874	£84,753,664	£81,856,515	£84,874,305	£82,182,471	£82,303,112
40%	80%	£69,994,994	£73,390,007	£70,130,715	£73,525,729	£70,497,415	£70,633,136
45%	80%	£58,235,578	£62,026,350	£58,388,366	£62,177,152	£58,801,202	£58,953,089

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,764,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£186,942,659	£186,942,659	£186,942,659	£186,942,659	£186,942,659	£186,942,659
10%	71%	£163,444,802	£163,977,506	£163,480,295	£164,012,998	£163,523,636	£163,559,129
15%	71%	£151,695,874	£152,494,929	£151,749,113	£152,548,168	£151,814,125	£151,867,364
20%	71%	£139,945,247	£141,012,353	£140,017,057	£141,083,339	£140,104,614	£140,175,899
25%	71%	£128,166,647	£129,513,875	£128,256,410	£129,603,637	£128,366,021	£128,455,783
30%	71%	£116,388,047	£118,004,720	£116,495,762	£118,112,435	£116,627,295	£116,735,010
35%	71%	£104,609,447	£106,496,566	£104,736,115	£106,521,233	£104,888,570	£105,014,238
40%	71%	£92,830,847	£94,986,412	£92,974,467	£95,100,031	£93,149,844	£93,293,464
45%	71%	£81,052,246	£83,477,256	£81,213,819	£83,638,829	£81,411,120	£81,572,692
50%	71%	£69,270,173	£71,968,102	£69,432,014	£72,147,628	£69,654,136	£69,836,031
100%	71%	£69,270,173	£71,968,102	£69,432,014	£72,147,628	£69,654,136	£69,836,031
10%	75%	£163,421,499	£163,887,614	£163,458,768	£163,924,881	£163,490,478	£163,527,746
15%	75%	£151,660,919	£152,360,091	£151,716,819	£152,415,993	£151,784,388	£151,820,289
20%	75%	£139,898,988	£140,832,569	£139,973,499	£140,907,104	£140,057,680	£140,112,332
25%	75%	£128,107,711	£129,286,535	£128,201,962	£129,380,786	£128,282,163	£128,376,413
30%	75%	£116,317,323	£117,731,913	£116,430,424	£117,845,014	£116,526,665	£116,639,766
35%	75%	£104,526,936	£106,177,290	£104,658,887	£106,309,241	£104,771,168	£104,903,119
40%	75%	£92,736,549	£94,672,688	£92,877,350	£94,773,466	£93,015,672	£93,165,913
45%	75%	£80,946,162	£83,088,045	£81,115,813	£83,237,696	£81,260,175	£81,429,826
50%	75%	£69,130,680	£71,513,422	£69,321,676	£71,701,924	£69,484,201	£69,675,197
10%	80%	£163,513,375	£164,285,159	£163,549,188	£164,294,973	£163,629,742	£163,695,556
15%	80%	£151,807,733	£152,526,410	£151,856,453	£152,571,131	£151,913,283	£152,018,004
20%	80%	£140,096,091	£141,587,660	£140,155,719	£141,647,288	£140,316,825	£140,376,453
25%	80%	£128,355,244	£130,241,362	£128,430,644	£130,316,763	£128,634,367	£128,709,767
30%	80%	£116,614,563	£118,877,705	£116,704,843	£118,960,186	£116,949,310	£117,039,791
35%	80%	£104,873,481	£107,514,048	£104,979,043	£107,619,609	£105,264,254	£105,369,814
40%	80%	£93,132,601	£96,150,391	£93,253,242	£96,271,032	£93,579,198	£93,699,839
45%	80%	£81,391,720	£84,786,734	£81,527,442	£84,922,455	£81,894,192	£82,029,862
50%	80%	£69,652,297	£73,423,077	£69,785,085	£73,576,876	£70,197,659	£70,350,726

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£164,009,388	£164,009,388	£164,009,388	£164,009,388	£164,009,388	£164,009,388
10%	71%	£140,511,531	£141,044,233	£140,547,025	£141,079,728	£140,590,366	£140,625,658
15%	71%	£125,742,603	£123,961,638	£123,815,943	£123,814,988	£123,860,854	£123,894,944
20%	71%	£117,011,976	£118,079,082	£117,083,767	£118,150,068	£117,171,343	£117,242,329
25%	71%	£105,233,376	£106,580,605	£105,333,139	£106,670,366	£105,432,750	£105,522,512
30%	71%	£93,451,776	£95,071,649	£93,582,611	£95,176,164	£93,694,025	£93,801,740
35%	71%	£81,676,176	£83,562,295	£81,801,844	£83,687,963	£81,955,300	£82,080,967
40%	71%	£69,897,577	£72,053,141	£70,041,196	£72,196,761	£70,216,574	£70,360,193
45%	71%	£58,118,976	£60,543,986	£58,280,546	£60,705,559	£58,477,849	£58,639,421
50%	71%	£46,339,842	£49,034,831	£46,498,743	£49,214,357	£46,720,696	£46,892,707
100%	71%	£76,193,689	£70,184,392	£75,793,505	£69,784,006	£75,304,385	£74,904,090
10%	75%	£140,498,228	£140,954,343	£140,525,496	£140,991,610	£140,597,207	£140,594,475
15%	75%	£128,727,646	£129,626,521	£128,783,549	£129,492,722	£128,851,117	£128,897,918
20%	75%	£116,954,827	£117,899,298	£117,040,228	£117,973,633	£117,104,380	£117,179,561
25%	75%	£105,174,440	£106,353,265	£105,268,691	£106,447,515	£105,348,892	£105,443,142
30%	75%	£93,394,053	£94,798,642	£93,497,152	£94,911,743	£93,593,395	£93,706,496
35%	75%	£81,593,665	£83,244,020	£81,725,617	£83,375,971	£81,831,898	£81,960,849
40%	75%	£69,803,278	£71,689,397	£69,954,079	£71,840,198	£70,082,401	£70,233,202
45%	75%	£58,012,891	£60,134,774	£58,182,542	£60,304,425	£58,326,904	£58,466,555
50%	75%	£46,222,504	£48,580,152	£46,388,408	£48,768,653	£46,530,950	£46,711,928
60%	80%	£140,586,104	£141,331,889	£140,615,918	£141,361,703	£140,696,471	£140,726,295
15%	80%	£128,874,462	£129,993,139	£128,919,183	£130,037,860	£129,040,013	£129,084,733
20%	80%	£117,162,821	£118,654,390	£117,222,448	£118,714,017	£117,393,654	£117,443,182
25%	80%	£105,451,913	£107,608,052	£105,497,374	£107,385,482	£105,701,086	£105,776,195
30%	80%	£93,681,092	£95,944,435	£93,771,573	£96,034,915	£94,016,039	£94,106,520
35%	80%	£81,940,211	£84,580,778	£82,045,772	£84,686,338	£82,330,983	£82,436,544
40%	80%	£70,199,330	£73,217,121	£70,319,971	£73,337,781	£70,645,927	£70,766,588
45%	80%	£58,458,463	£61,853,463	£58,594,171	£61,986,185	£58,960,671	£59,086,925
50%	80%	£46,699,027	£50,489,806	£46,851,822	£50,640,608	£47,264,658	£47,417,455

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£156,193,817	£156,193,817	£156,193,817	£156,193,817	£156,193,817	£156,193,817
10%	71%	£132,694,262	£133,761,368	£132,766,073	£133,832,384	£132,853,629	£132,924,615
15%	71%	£120,915,869	£122,262,891	£121,055,425	£122,332,653	£121,115,037	£121,204,798
20%	71%	£109,137,063	£110,753,736	£109,244,778	£110,861,451	£109,376,311	£109,484,026
25%	71%	£97,358,463	£99,244,581	£97,484,581	£99,370,249	£97,637,596	£97,783,253
30%	71%	£85,579,863	£87,735,227	£85,723,425	£87,875,047	£85,995,890	£86,128,890
35%	71%	£73,801,262	£76,226,272	£73,962,835	£76,387,845	£74,160,135	£74,321,707
40%	71%	£62,022,662	£64,721,318	£62,184,238	£64,896,643	£62,403,182	£62,585,053
45%	71%	£50,244,062	£52,716,364	£50,405,638	£52,911,439	£50,645,679	£50,839,529
50%	71%	£38,465,462	£40,711,410	£38,627,042	£40,926,185	£38,868,220	£39,063,279
100%	71%	£90,917,649	£84,502,195	£90,111,018	£84,107,720	£90,622,099	£89,221,714
10%	75%	£144,409,934	£144,409,934	£144,409,934	£144,409,934	£144,409,934	£144,409,934
15%	75%	£132,647,113	£133,581,585	£132,722,514	£133,656,119	£132,786,675	£132,861,848
20%	75%	£120,886,726	£122,639,551	£120,960,927	£122,820,871	£121,031,178	£121,125,428
25%	75%	£109,126,339	£110,890,628	£109,179,440	£110,554,029	£109,275,691	£109,388,756
30%	75%	£97,366,952	£99,026,306	£97,407,903	£99,058,257	£97,520,184	£97,652,135
35%	75%	£85,605,564	£87,371,683	£85,636,365	£87,527,484	£85,764,688	£85,915,488
40%	75%	£73,849,171	£76,317,661	£73,884,826	£76,386,712	£74,050,180	£74,178,842
45%	75%	£62,091,696	£64,262,438	£62,070,692	£64,450,940	£62,233,217	£62,424,212
50%	75%	£50,338,301	£52,074,175	£50,318,204	£52,268,204	£50,578,757	£50,786,572
60%	80%	£144,356,748	£145,675,423	£144,501,469	£145,720,146	£144,722,299	£144,787,919
15%	80%	£132,647,113	£134,336,176	£132,722,514	£134,396,363	£132,853,629	£133,125,488
20%	80%	£120,915,869	£122,990,378	£121,055,425	£123,066,779	£121,383,382	£121,458,782
25%	80%	£109,137,063	£111,626,721	£109,453,859	£111,717,201	£109,698,325	£109,788,807
30%	80%	£97,358,463	£100,393,064	£97,735,059	£100,398,624	£98,013,269	£98,118,830
35%	80%	£85,579,863	£88,899,407	£86,002,257	£89,020,048	£86,328,213	£86,448,854
40%	80%	£73,801,262	£77,535,750	£74,276,457	£77,671,471	£74,643,157	£74,778,878
45%	80%	£62,022,662	£66,172,093	£62,534,108	£66,322,894	£62,946,945	£63,099,741

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£186,942,659	£186,942,659	£186,942,659	£186,942,659	£186,942,659	£186,942,659
10%	71%	£163,444,802	£163,977,506	£163,480,295	£164,012,998	£163,523,636	£163,559,129
15%	71%	£151,685,874	£152,494,929	£151,749,113	£152,548,169	£151,814,125	£151,867,664
20%	71%	£139,945,247	£141,012,353	£140,017,057	£141,083,339	£140,104,614	£140,175,599
25%	71%	£128,186,647	£129,513,875	£128,256,410	£129,603,637	£128,366,021	£128,455,783
30%	71%	£116,388,047	£118,004,720	£116,495,762	£118,112,435	£116,627,295	£116,735,010
35%	71%	£104,591,447	£106,495,666	£104,735,115	£106,621,233	£104,888,670	£105,014,238
40%	71%	£92,830,847	£94,986,412	£92,974,467	£95,130,031	£93,149,844	£93,293,464
45%	71%	£81,052,246	£83,477,256	£81,213,819	£83,639,829	£81,411,120	£81,572,692
50%	71%	£69,295,113	£71,968,102	£69,432,014	£72,147,628	£69,651,136	£69,836,037
100%	71%	£85,200,419	£47,251,121	£52,860,034	£46,850,735	£82,371,115	£51,970,925
10%	75%	£163,421,499	£163,887,614	£163,458,766	£163,924,881	£163,490,478	£163,527,746
15%	75%	£151,660,019	£152,260,091	£151,716,819	£152,415,993	£151,764,288	£151,820,289
20%	75%	£139,899,608	£140,832,669	£139,975,499	£140,997,104	£140,037,660	£140,112,532
25%	75%	£128,107,211	£129,286,535	£128,201,962	£129,380,786	£128,282,163	£128,376,413
30%	75%	£116,317,323	£117,731,913	£116,430,424	£117,845,014	£116,526,665	£116,639,766
35%	75%	£104,526,936	£106,177,299	£104,659,667	£106,308,241	£104,771,188	£104,903,119
40%	75%	£92,746,549	£94,622,698	£92,887,350	£94,773,466	£93,015,672	£93,168,473
45%	75%	£80,946,162	£83,088,045	£81,115,813	£83,237,696	£81,260,175	£81,429,626
50%	75%	£69,150,680	£71,513,422	£69,321,676	£71,701,924	£69,484,201	£69,675,197
60%	80%	£163,519,375	£164,285,159	£163,549,188	£164,294,973	£163,639,742	£163,699,256
15%	80%	£151,807,733	£152,926,410	£151,852,453	£152,971,131	£151,973,283	£152,018,004
20%	80%	£140,096,091	£141,587,660	£140,155,719	£141,647,288	£140,318,825	£140,376,453
25%	80%	£128,385,244	£130,241,362	£128,430,644	£130,316,763	£128,634,367	£128,709,767
30%	80%	£116,611,563	£118,617,705	£116,704,943	£118,706,186	£116,949,310	£117,030,791
35%	80%	£104,873,481	£107,514,048	£104,979,043	£107,610,609	£105,264,254	£105,369,814
40%	80%	£93,132,601	£96,150,391	£93,253,242	£96,271,032	£93,576,198	£93,699,839
45%	80%	£81,391,720	£84,786,734	£81,527,442	£84,922,455	£81,894,142	£82,029,862
50%	80%	£69,632,297	£73,423,077	£69,785,093	£73,573,879	£70,197,929	£70,350,726

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 6

CL Zone  
Value Area 1  
Med

No Units  
Site Area 300  
1.08 Ha

Sales value inflation  
Build cost inflation 10%  
5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£101,853,207	£101,853,207	£101,853,207	£101,853,207	£101,853,207	£101,853,207
10%	71%	£87,474,376	£88,020,398	£87,533,547	£88,079,569	£87,551,799	£87,610,970
15%	71%	£80,281,861	£81,163,963	£80,378,717	£81,169,750	£80,401,095	£80,489,852
20%	71%	£73,095,546	£74,197,590	£73,213,985	£74,305,931	£73,250,391	£73,388,733
25%	71%	£66,903,923	£67,271,185	£66,054,041	£67,419,112	£66,099,687	£66,247,615
30%	71%	£58,673,089	£60,335,420	£58,853,231	£60,515,562	£58,908,787	£59,088,940
35%	71%	£51,442,284	£53,381,940	£51,852,420	£53,501,807	£51,717,048	£51,927,415
40%	71%	£44,186,041	£46,427,961	£44,430,160	£46,668,052	£44,505,459	£44,749,577
45%	71%	£36,899,196	£39,433,474	£37,173,829	£39,708,108	£37,258,542	£37,533,175
50%	71%	£28,612,351	£32,428,216	£29,917,499	£32,735,364	£30,011,624	£30,316,773
100%	71%	£46,158,379	£40,149,082	£45,507,167	£39,497,869	£45,305,298	£44,655,084
10%	75%	£87,448,350	£87,927,120	£87,511,480	£87,989,249	£87,517,096	£87,579,224
15%	75%	£80,247,422	£80,964,076	£80,340,616	£81,057,270	£80,349,040	£80,442,233
20%	75%	£73,045,493	£74,001,332	£73,169,753	£74,225,229	£73,198,985	£73,305,243
25%	75%	£65,840,431	£67,037,988	£65,998,056	£67,193,312	£66,012,302	£66,168,251
30%	75%	£58,596,898	£60,051,438	£58,786,048	£60,240,588	£58,803,143	£58,982,293
35%	75%	£51,353,365	£53,050,328	£51,574,040	£53,271,003	£51,593,985	£51,814,659
40%	75%	£44,082,792	£46,049,219	£44,339,116	£46,301,419	£44,362,293	£44,618,607
45%	75%	£36,783,041	£39,000,534	£37,071,406	£39,288,900	£37,097,469	£37,385,834
50%	75%	£29,483,291	£31,947,171	£29,803,696	£32,267,577	£29,832,655	£30,153,060
10%	80%	£87,254,459	£88,313,889	£87,804,163	£88,369,584	£87,262,851	£87,372,555
15%	80%	£80,405,086	£81,551,732	£80,479,642	£81,626,287	£80,567,674	£80,642,229
20%	80%	£73,255,713	£74,784,573	£73,355,120	£74,883,980	£73,472,406	£73,571,903
25%	80%	£66,106,339	£68,017,415	£66,230,598	£68,141,674	£66,377,318	£66,501,578
30%	80%	£58,918,897	£61,244,161	£59,068,218	£61,399,481	£59,246,890	£59,398,710
35%	80%	£51,726,698	£54,441,839	£51,903,237	£54,618,379	£52,111,689	£52,288,229
40%	80%	£44,516,436	£47,639,516	£44,721,495	£47,841,277	£44,963,621	£45,168,681
45%	80%	£37,270,891	£40,818,980	£37,501,582	£41,049,572	£37,773,974	£38,043,966
50%	80%	£30,025,345	£33,967,555	£30,281,670	£34,223,881	£30,584,327	£30,840,652

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£4,306,330	£4,306,330	£4,306,330	£4,306,330	£4,306,330	£4,306,330
10%	71%	-£10,010,010	-£9,526,479	-£9,526,479	-£9,487,307	-£9,995,077	-£9,835,807
15%	71%	-£17,251,316	-£16,442,478	-£17,113,152	-£16,845,127	-£17,185,181	-£17,057,026
20%	71%	-£24,451,330	-£23,359,287	-£24,332,989	-£23,240,946	-£24,296,485	-£24,178,144
25%	71%	-£31,642,554	-£30,275,892	-£31,492,835	-£30,127,764	-£31,447,190	-£31,299,262
30%	71%	-£38,833,788	-£37,191,457	-£38,693,646	-£37,001,545	-£38,856,926	-£38,640,172
35%	71%	-£46,024,623	-£44,105,298	-£45,894,457	-£44,955,070	-£46,839,692	-£46,612,462
40%	71%	-£53,215,457	-£51,016,116	-£53,116,717	-£50,878,825	-£53,041,410	-£52,797,300
45%	71%	-£60,406,691	-£58,926,933	-£60,237,048	-£57,838,769	-£60,288,335	-£60,013,704
50%	71%	-£67,597,925	-£66,838,755	-£67,629,376	-£64,815,612	-£67,535,256	-£67,200,104
100%	71%	-£143,705,256	-£137,695,958	-£143,054,044	-£137,044,745	-£142,853,713	-£142,201,961
10%	75%	-£10,097,527	-£9,619,757	-£10,035,397	-£9,557,627	-£10,029,781	-£9,967,652
15%	75%	-£17,290,833	-£16,808,281	-£17,208,281	-£16,726,607	-£17,187,633	-£17,104,643
20%	75%	-£24,482,139	-£24,069,845	-£24,371,124	-£23,859,586	-£24,355,899	-£24,241,634
25%	75%	-£31,673,445	-£30,508,889	-£31,548,821	-£30,353,565	-£31,534,575	-£31,378,626
30%	75%	-£38,864,751	-£37,495,438	-£38,769,829	-£37,306,289	-£38,743,733	-£38,584,584
35%	75%	-£46,055,985	-£44,482,984	-£46,072,837	-£44,276,614	-£46,052,862	-£45,912,617
40%	75%	-£53,247,220	-£51,470,531	-£53,207,769	-£51,245,458	-£53,184,594	-£52,928,269
45%	75%	-£60,438,454	-£58,458,084	-£60,475,471	-£58,257,977	-£60,449,408	-£60,181,943
50%	75%	-£67,629,688	-£65,445,635	-£67,743,181	-£65,272,290	-£67,714,222	-£67,493,813
10%	80%	-£9,992,417	-£9,227,987	-£9,942,713	-£9,178,283	-£9,884,025	-£9,834,321
15%	80%	-£17,183,723	-£16,418,293	-£17,067,238	-£16,202,590	-£16,979,203	-£16,904,648
20%	80%	-£24,375,029	-£23,612,863	-£24,259,753	-£23,062,896	-£24,074,381	-£23,974,973
25%	80%	-£31,566,335	-£30,800,402	-£31,451,478	-£30,405,203	-£31,269,586	-£31,166,299
30%	80%	-£38,757,641	-£37,987,939	-£38,642,622	-£37,151,396	-£38,299,987	-£38,148,687
35%	80%	-£45,948,947	-£45,175,486	-£45,833,609	-£44,928,498	-£45,435,188	-£45,258,648
40%	80%	-£53,140,253	-£51,400,034	-£53,025,630	-£50,706,690	-£52,583,296	-£52,371,198
45%	80%	-£60,331,559	-£58,575,581	-£60,210,679	-£57,497,304	-£60,272,902	-£60,042,211
50%	80%	-£67,522,865	-£65,751,132	-£67,405,720	-£64,287,918	-£67,364,506	-£67,076,225

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£23,453,453	£23,453,453	£23,453,453	£23,453,453	£23,453,453	£23,453,453
10%	71%	£9,084,622	£9,630,644	£9,143,793	£9,689,815	£9,162,046	£9,221,216
15%	71%	£1,895,207	£2,714,239	£1,983,963	£2,802,996	£2,011,341	£2,100,098
20%	71%	-£5,292,184	-£4,202,184	-£5,175,866	-£4,083,823	-£5,153,963	-£5,021,621
25%	71%	-£12,483,831	-£11,118,569	-£12,335,712	-£10,970,642	-£12,290,067	-£12,142,193
30%	71%	-£19,675,478	-£18,054,334	-£19,536,523	-£17,874,192	-£19,480,957	-£19,300,814
35%	71%	-£26,867,125	-£25,008,114	-£26,737,334	-£24,797,947	-£26,692,596	-£26,482,439
40%	71%	-£34,058,772	-£31,961,893	-£33,929,144	-£31,724,702	-£33,647,902	-£33,440,177
45%	71%	-£41,250,419	-£38,915,672	-£41,121,928	-£38,681,646	-£41,131,212	-£40,856,579
50%	71%	-£48,442,066	-£45,869,451	-£48,223,717	-£45,635,390	-£48,378,130	-£48,072,981
100%	71%	-£164,568,123	-£158,569,838	-£163,569,601	-£157,569,295	-£163,569,601	-£157,569,295
10%	75%	£9,959,596	£9,537,368	£9,121,726	£9,599,495	£9,127,342	£9,189,470
15%	75%	£1,857,668	£2,574,322	£1,950,862	£2,667,516	£1,959,298	£2,052,473
20%	75%	£3,744,261	£4,389,722	£3,842,001	£4,204,463	£3,805,771	£3,894,511
25%	75%	-£1,154,917	-£1,111,796	-£1,121,391	-£1,106,442	-£1,137,452	-£1,121,613
30%	75%	-£1,910,256	-£1,838,316	-£1,903,708	-£1,848,166	-£1,958,611	-£1,937,461
35%	75%	-£2,665,595	-£2,539,438	-£2,658,174	-£2,519,715	-£2,679,769	-£2,657,939
40%	75%	-£3,420,934	-£3,240,538	-£3,413,058	-£3,208,395	-£3,434,212	-£3,412,148
45%	75%	-£4,176,273	-£3,989,220	-£4,168,348	-£3,900,854	-£4,212,258	-£4,190,029
50%	75%	-£4,931,612	-£4,742,902	-£4,924,429	-£4,612,177	-£4,937,099	-£4,914,870
10%	80%	£9,164,705	£9,929,136	£9,214,409	£9,978,840	£9,273,097	£9,322,802
15%	80%	£2,015,133	£2,874,678	£2,089,586	£2,969,133	£2,152,622	£2,252,120
20%	80%	£5,134,041	£5,805,161	£5,034,634	£5,505,773	£5,197,254	£5,187,851
25%	80%	-£1,283,415	-£1,072,339	-£1,159,156	-£1,028,080	-£1,210,436	-£1,188,176
30%	80%	-£1,912,867	-£1,745,669	-£1,821,576	-£1,688,275	-£1,912,866	-£1,891,644
35%	80%	-£2,542,319	-£2,347,915	-£2,458,021	-£2,271,376	-£2,528,066	-£2,501,026
40%	80%	-£3,171,771	-£2,950,238	-£3,068,259	-£2,848,477	-£3,126,133	-£3,102,073
45%	80%	-£3,801,223	-£3,570,874	-£3,700,571	-£3,470,182	-£3,810,780	-£3,785,588
50%	80%	-£4,430,675	-£4,142,109	-£4,329,084	-£4,066,673	-£4,401,227	-£4,376,026

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£56,816,898	£56,816,898	£56,816,898	£56,816,898	£56,816,898	£56,816,898
10%	71%	£42,438,887	£42,884,089	£42,497,238	£43,045,280	£42,514,890	£42,574,861
15%	71%	£35,248,652	£36,067,594	£35,337,405	£36,155,441	£35,364,786	£35,453,543
20%	71%	£28,058,417	£29,151,280	£28,177,579	£29,269,622	£28,214,082	£28,332,424
25%	71%	£20,868,182	£22,234,976	£21,017,732	£22,382,803	£21,085,378	£21,211,306
30%	71%	£13,677,947	£15,299,111	£13,616,922	£15,478,253	£13,972,488	£14,052,631
35%	71%	£6,487,712	£8,345,331	£6,416,111	£8,555,498	£6,680,939	£6,891,105
40%	71%	£0,297,477	£1,391,552	£0,200,160	£1,631,743	£0,350,850	£0,286,732
45%	71%	£-3,102,771	£-2,002,835	£-3,002,800	£-2,539,202	£-3,177,167	£-3,003,134
50%	71%	£-5,913,026	£-4,608,093	£-5,813,110	£-5,302,945	£-6,012,685	£-5,819,537
100%	71%	£-91,084,688	£-85,185,991	£-90,543,478	£-84,534,178</		

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£71,912,819	£71,912,819	£71,912,819	£71,912,819	£71,912,819	£71,912,819
10%	71%	£67,533,888	£58,080,010	£57,589,185	£58,188,181	£57,611,411	£57,670,382
15%	71%	£50,344,573	£51,183,505	£50,433,329	£51,252,382	£50,460,707	£50,549,464
20%	71%	£43,156,158	£44,247,202	£43,273,500	£44,365,543	£43,310,003	£43,428,345
25%	71%	£36,983,535	£37,330,787	£36,113,653	£37,478,724	£36,159,299	£36,307,227
30%	71%	£28,732,801	£30,395,023	£28,912,843	£29,575,174	£28,968,409	£29,148,552
35%	71%	£21,501,888	£23,441,292	£21,712,032	£22,651,419	£21,776,880	£21,987,027
40%	71%	£14,245,653	£16,487,473	£14,485,771	£16,727,664	£14,565,071	£14,809,189
45%	71%	£6,968,808	£9,493,086	£7,233,441	£9,767,719	£7,319,154	£7,592,187
50%	71%	£5,693,037	£7,487,828	£4,222,889	£7,792,976	£7,123,296	£7,353,385
100%	71%	£76,098,767	£70,689,470	£75,447,552	£69,438,287	£75,246,684	£74,595,472
10%	75%	£57,508,962	£57,986,732	£57,571,092	£58,048,861	£57,576,708	£57,638,636
15%	75%	£50,391,034	£51,023,888	£50,409,228	£51,119,882	£50,439,851	£50,501,845
20%	75%	£43,105,105	£44,060,644	£43,229,985	£44,184,903	£43,240,595	£43,364,855
25%	75%	£36,900,043	£37,097,600	£36,057,658	£37,252,924	£36,071,914	£36,227,963
30%	75%	£28,656,510	£30,111,050	£28,845,660	£30,300,200	£28,862,755	£29,051,908
35%	75%	£21,412,977	£23,109,840	£21,533,892	£23,339,615	£21,653,897	£21,874,271
40%	75%	£14,142,404	£16,108,831	£14,388,728	£16,361,031	£14,421,895	£14,678,219
45%	75%	£6,842,653	£9,060,146	£7,131,018	£9,348,512	£7,157,981	£7,445,446
50%	75%	£5,457,047	£7,056,183	£4,166,892	£7,327,189	£5,107,753	£5,212,772
10%	60%	£57,614,071	£58,378,501	£57,683,775	£58,428,206	£57,722,463	£57,772,167
15%	60%	£50,464,697	£51,611,344	£50,539,254	£51,685,899	£50,627,286	£50,701,841
20%	60%	£43,315,325	£44,844,185	£43,414,732	£44,943,592	£43,532,108	£43,631,515
25%	60%	£36,165,957	£38,077,027	£36,291,296	£38,201,286	£36,436,930	£36,611,190
30%	60%	£28,976,509	£31,303,773	£29,127,830	£31,455,093	£29,306,502	£29,457,822
35%	60%	£21,786,310	£24,501,451	£21,962,849	£24,677,991	£22,171,301	£22,347,841
40%	60%	£14,578,048	£17,699,728	£14,781,107	£17,909,889	£14,923,233	£15,229,269
45%	60%	£7,330,503	£10,578,491	£7,581,194	£11,109,184	£7,833,586	£8,084,278
50%	60%	£6,94,957	£4,027,167	£341,282	£4,283,493	£443,939	£490,264

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£17,299,000	£17,299,000	£17,299,000	£17,299,000	£17,299,000	£17,299,000
10%	71%	£68,724,782	£69,270,905	£68,783,954	£69,329,976	£68,802,206	£68,861,376
15%	71%	£61,536,368	£62,354,400	£61,624,124	£62,443,166	£61,651,502	£61,740,258
20%	71%	£54,346,953	£55,437,996	£54,484,294	£55,556,337	£54,500,798	£54,619,139
25%	71%	£47,156,539	£48,521,591	£47,304,465	£48,669,519	£47,350,684	£47,469,271
30%	71%	£39,923,495	£41,585,836	£40,103,637	£41,765,968	£40,159,283	£40,339,347
35%	71%	£32,690,660	£34,632,047	£32,902,827	£34,842,213	£32,967,654	£33,177,821
40%	71%	£25,430,847	£27,678,267	£25,689,585	£27,816,458	£25,758,986	£25,989,864
45%	71%	£18,149,602	£20,683,981	£18,424,235	£20,865,514	£18,509,848	£18,783,581
50%	71%	£10,862,757	£13,678,622	£11,167,906	£13,983,771	£11,282,931	£11,567,179
100%	71%	£64,907,973	£59,898,676	£64,299,761	£58,247,462	£64,059,890	£63,404,678
10%	75%	£57,508,962	£57,986,732	£57,571,092	£58,048,861	£57,576,708	£57,638,636
15%	75%	£50,391,034	£51,023,888	£50,409,228	£51,119,882	£50,439,851	£50,501,845
20%	75%	£43,105,105	£44,060,644	£43,229,985	£44,184,903	£43,240,595	£43,364,855
25%	75%	£36,900,043	£37,097,600	£36,057,658	£37,252,924	£36,071,914	£36,227,963
30%	75%	£28,656,510	£30,111,050	£28,845,660	£30,300,200	£28,862,755	£29,051,908
35%	75%	£21,412,977	£23,109,840	£21,533,892	£23,339,615	£21,653,897	£21,874,271
40%	75%	£14,142,404	£16,108,831	£14,388,728	£16,361,031	£14,421,895	£14,678,219
45%	75%	£6,842,653	£9,060,146	£7,131,018	£9,348,512	£7,157,981	£7,445,446
50%	75%	£5,457,047	£7,056,183	£4,166,892	£7,327,189	£5,107,753	£5,212,772
10%	60%	£57,614,071	£58,378,501	£57,683,775	£58,428,206	£57,722,463	£57,772,167
15%	60%	£50,464,697	£51,611,344	£50,539,254	£51,685,899	£50,627,286	£50,701,841
20%	60%	£43,315,325	£44,844,185	£43,414,732	£44,943,592	£43,532,108	£43,631,515
25%	60%	£36,165,957	£38,077,027	£36,291,296	£38,201,286	£36,436,930	£36,611,190
30%	60%	£28,976,509	£31,303,773	£29,127,830	£31,455,093	£29,306,502	£29,457,822
35%	60%	£21,786,310	£24,501,451	£21,962,849	£24,677,991	£22,171,301	£22,347,841
40%	60%	£14,578,048	£17,699,728	£14,781,107	£17,909,889	£14,923,233	£15,229,269
45%	60%	£7,330,503	£10,578,491	£7,581,194	£11,109,184	£7,833,586	£8,084,278
50%	60%	£6,94,957	£4,027,167	£341,282	£4,283,493	£443,939	£490,264

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£6,784,000	£6,784,000	£6,784,000	£6,784,000	£6,784,000	£6,784,000
10%	71%	£90,121,509	£90,667,531	£80,180,680	£80,726,703	£90,198,933	£90,258,103
15%	71%	£72,932,094	£73,751,127	£73,020,851	£73,639,883	£73,048,229	£73,136,985
20%	71%	£65,742,679	£66,834,723	£65,861,021	£66,953,064	£65,897,504	£66,015,866
25%	71%	£58,551,056	£59,018,318	£58,701,175	£59,066,246	£58,746,820	£58,884,748
30%	71%	£51,320,222	£52,982,553	£51,500,364	£53,162,695	£51,555,930	£51,736,073
35%	71%	£44,089,387	£46,028,773	£44,299,555	£46,298,940	£44,364,381	£44,574,548
40%	71%	£36,833,174	£39,074,994	£37,077,293	£39,315,185	£37,152,592	£37,396,710
45%	71%	£29,546,329	£32,080,698	£29,820,962	£32,355,241	£29,905,675	£30,180,380
50%	71%	£22,219,484	£25,075,349	£22,584,632	£25,380,497	£22,636,747	£22,963,906
100%	71%	£54,912,246	£47,807,840	£52,860,054	£46,659,735	£54,659,163	£49,097,851
10%	75%	£80,096,483	£80,574,253	£80,158,613	£80,636,382	£80,184,229	£80,226,357
15%	75%	£72,894,555	£73,611,209	£72,987,749	£73,704,403	£72,996,173	£73,089,367
20%	75%	£65,692,626	£66,648,165	£65,816,898	£66,772,424	£65,823,111	£65,932,376
25%	75%	£58,487,564	£59,685,121	£58,645,189	£59,840,445	£58,659,435	£58,815,384
30%	75%	£51,244,032	£52,698,872	£51,433,181	£52,887,721	£51,460,277	£51,639,426
35%	75%	£44,000,499	£45,697,462	£44,221,173	£45,916,136	£44,241,118	£44,461,793
40%	75%	£36,729,925	£38,666,352	£36,986,252	£38,940,552	£37,003,416	£37,265,741
45%	75%	£29,430,174	£31,647,667	£29,718,539	£31,936,033	£29,744,602	£30,032,967
50%	75%	£22,130,424	£24,594,305	£22,450,829	£24,914,711	£22,479,788	£22,800,193
10%	60%	£80,201,692	£80,883,223	£80,251,297	£80,715,727	£80,309,885	£80,359,869
15%	60%	£73,052,219	£74,198,965	£73,126,775	£74,273,420	£73,214,807	£73,289,362
20%	60%	£65,902,846	£67,431,706	£66,002,252	£67,531,114	£66,119,629	£66,219,036
25%	60%	£58,753,472	£60,664,548	£58,877,732	£60,789,807	£58,924,452	£59,148,711
30%	60%	£51,568,030	£53,811,394	£51,715,351	£54,043,614	£51,894,023	£52,045,343
35%	60%	£44,373,831	£47,088,972	£44,550,570	£47,265,512	£44,758,822	£44,935,362
40%	60%	£37,163,569	£40,286,649	£37,368,628	£40,488,410	£37,610,754	£37,815,814
45%	60%	£29,918,024	£33,466,013	£30,148,716	£33,696,705	£30,421,108	£30,651,799
50%	60%	£22,672,479	£26,614,688	£22,928,905	£26,971,014	£23,213,460	£23,487,785

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£71,567,069	£71,567,069	£71,567,069	£71,567,069	£71,567,069	£71,567,069
10%	71%	£57,186,238	£57,186,238	£57,247,410	£57,793,432	£57,265,662	£57,324,832
15%	71%	£48,956,624	£48,956,624	£50,317,826	£50,863,842	£50,114,858	£50,203,714
20%	71%	£42,809,409	£42,809,409	£42,927,750	£44,019,794	£42,964,254	£43,082,595
25%	71%	£36,617,785	£36,617,785	£36,955,047	£36,767,904	£37,132,975	£36,961,477
30%	71%	£29,380,951	£29,380,951	£29,049,282	£29,567,053	£29,229,424	£29,622,693
35%	71%	£21,156,116	£21,156,116	£23,095,503	£21,366,283	£23,305,669	£21,431,111
40%	71%	£13,899,903	£13,899,903	£16,141,723	£14,144,022	£16,381,914	£14,463,440
45%	71%	£6,615,038	£6,615,038	£9,147,237	£8,887,691	£9,421,070	£7,247,037
50%	71%	£-973,757	£-973,757	£2,142,076	£-968,038	£2,447,221	£-974,513
100%	71%	£-6,444,517	£-6,444,517	£-6,435,219	£-6,793,305	£-6,994,006	£-7,041,222
10%	75%	£57,183,212	£57,183,212	£57,640,962	£57,225,342	£57,703,112	£57,230,958
15%	75%	£49,981,285	£49,981,285	£50,677,938	£50,254,478	£50,771,132	£50,292,962
20%	75%	£42,759,356	£42,759,356	£43,714,894	£42,883,615	£43,859,153	£42,894,846
25%	75%	£36,554,294	£36,554,294	£36,751,850	£35,711,918	£36,907,175	£36,726,165
30%	75%	£28,310,761	£28,310,761	£28,765,201	£28,499,910	£29,954,450	£28,517,008
35%	75%	£21,067,229	£21,067,229	£22,264,911	£21,287,903	£22,894,885	£21,307,617
40%	75%	£13,796,654	£13,796,654	£15,763,082	£14,052,979	£16,015,281	£14,076,146
45%	75%	£6,496,904	£6,496,904	£8,714,397	£8,785,268	£9,002,762	£6,811,331
50%	75%	£-802,847	£-802,847	£1,061,034	£-862,442	£1,381,440	£-845,493
100%	75%	£-2,608,322	£-2,608,322	£-2,603,752	£-2,918,026	£-3,092,456	£-2,976,714
15%	80%	£50,118,948	£50,118,948	£51,265,594	£50,193,504	£50,340,150	£50,356,091
20%	80%	£42,969,575	£42,969,575	£44,498,436	£43,068,583	£44,507,843	£43,186,359
25%	80%	£35,829,027	£35,829,027	£37,717,777	£35,344,651	£37,855,536	£36,091,181
30%	80%	£28,630,780	£28,630,780	£30,958,024	£28,782,080	£31,109,343	£29,112,072
35%	80%	£21,440,560	£21,440,560	£24,155,702	£21,817,100	£24,332,241	£21,825,552
40%	80%	£14,230,298	£14,230,298	£17,353,378	£14,439,359	£17,595,139	£14,877,484
45%	80%	£6,984,743	£6,984,743	£10,332,742	£7,115,445	£10,763,435	£7,467,535
50%	80%	£-260,792	£-260,792	£3,681,418	£-4,468	£3,937,743	£298,189

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£72,870,525	£72,870,525	£73,416,547	£72,929,696	£73,475,718	£72,947,948
10%	71%	£66,681,110	£66,681,110	£66,500,142	£65,769,856	£66,588,898	£66,797,244
15%	71%	£58,497,895	£58,497,895	£59,283,736	£58,610,636	£59,702,080	£58,646,340
20%	71%	£51,300,721	£51,300,721	£52,667,433	£51,450,196	£52,815,261	£51,466,696
25%	71%	£44,089,237	£44,089,237	£45,731,568	£44,249,380	£45,911,711	£44,304,946
30%	71%	£36,836,402	£36,836,402	£38,777,789	£37,048,569	£38,987,956	£37,113,397
35%	71%	£29,582,189	£29,582,189	£31,823,999	£29,526,308	£29,961,200	£29,145,726
40%	71%	£22,295,344	£22,295,344	£24,829,623	£22,589,978	£25,104,256	£22,654,690
45%	71%	£15,008,499	£15,008,499	£17,824,365	£15,313,648	£16,129,513	£15,407,773
50%	71%	£-976,221	£-976,221	£-976,221	£-976,221	£-976,221	£-976,221
100%	71%	£-8,846,469	£-8,846,469	£-8,846,469	£-8,846,469	£-8,846,469	£-8,846,469
10%	75%	£66,453,571	£66,453,571	£66,360,224	£65,736,765	£66,453,418	£66,745,188
15%	75%	£58,441,642	£58,441,642	£59,397,180	£58,565,801	£59,521,440	£58,577,132
20%	75%	£51,236,360	£51,236,360	£52,434,126	£51,294,961	£52,588,461	£51,408,461
25%	75%	£43,993,047	£43,993,047	£45,447,587	£44,182,197	£45,836,737	£44,199,292
30%	75%	£36,749,514	£36,749,514	£38,446,477	£36,970,189	£38,667,152	£36,990,133
35%	75%	£29,478,941	£29,478,941	£31,445,368	£29,735,265	£31,097,568	£29,758,432
40%	75%	£22,179,700	£22,179,700	£24,266,822	£22,467,535	£24,695,049	£22,469,619
45%	75%	£14,879,439	£14,879,439	£17,343,320	£15,199,844	£17,663,726	£15,226,803
50%	75%	£7,950,608	£7,950,608	£10,715,038	£7,900,312	£10,764,742	£7,959,000
15%	80%	£66,801,234	£66,801,234	£66,847,981	£66,975,795	£67,022,436	£66,963,822
20%	80%	£58,651,961	£58,651,961	£59,186,722	£58,293,124	£59,496,149	£58,668,645
25%	80%	£51,502,488	£51,502,488	£53,413,563	£51,626,747	£53,537,823	£51,773,467
30%	80%	£44,313,046	£44,313,046	£46,540,210	£44,484,386	£46,791,629	£44,644,039
35%	80%	£37,122,846	£37,122,846	£39,817,688	£37,299,385	£37,601,527	£37,507,638
40%	80%	£29,912,585	£29,912,585	£33,035,682	£30,117,644	£33,237,425	£30,359,770
45%	80%	£22,667,039	£22,667,039	£26,215,028	£22,897,731	£26,445,721	£23,170,123
50%	80%	£15,421,494	£15,421,494	£19,263,704	£15,677,819	£19,620,629	£15,980,475

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£94,500,340	£94,500,340	£94,500,340	£94,500,340	£94,500,340	£94,500,340
10%	71%	£90,121,509	£90,121,509	£90,667,631	£90,180,680	£90,726,703	£90,198,933
15%	71%	£72,932,094	£72,932,094	£73,511,127	£73,020,851	£73,839,883	£73,040,229
20%	71%	£66,742,679	£66,742,679	£66,834,723	£66,861,021	£66,953,064	£66,897,524
25%	71%	£58,551,066	£58,551,066	£59,918,318	£58,701,178	£59,066,246	£58,894,748
30%	71%	£51,320,222	£51,320,222	£52,982,553	£51,500,364	£53,162,695	£51,555,930
35%	71%	£44,089,867	£44,089,867	£46,028,773	£44,299,553	£44,299,940	£44,364,545
40%	71%	£36,833,174	£36,833,174	£39,074,994	£37,077,293	£39,315,185	£37,152,592
45%	71%	£29,546,329	£29,546,329	£32,080,608	£29,820,962	£32,355,241	£29,905,675
50%	71%	£22,250,484	£22,250,484	£25,075,349	£22,364,832	£25,369,467	£22,658,737
100%	71%	£-653,511,246	£-653,511,246	£-653,511,246	£-653,511,246	£-653,511,246	£-653,511,246
10%	75%	£90,096,483	£90,096,483	£90,574,253	£90,158,613	£90,636,382	£90,164,229
15%	75%	£72,894,555	£72,894,555	£73,611,209	£72,987,749	£73,704,403	£72,996,173
20%	75%	£66,692,626	£66,692,626	£66,645,165	£65,916,895	£66,772,424	£66,629,117
25%	75%	£58,487,584	£58,487,584	£59,685,121	£58,845,189	£59,840,445	£58,659,435
30%	75%	£51,244,032	£51,244,032	£52,698,572	£51,433,181	£52,887,721	£51,450,277
35%	75%	£44,000,869	£44,000,869	£45,697,462	£44,221,173	£44,918,136	£44,241,118
40%	75%	£36,729,952	£36,729,952	£38,986,352	£36,986,905	£38,948,552	£37,009,416
45%	75%	£29,430,174	£29,430,174	£31,647,667	£29,718,539	£31,936,033	£29,744,602
50%	75%	£22,130,424	£22,130,424	£24,594,305	£22,450,829	£24,914,711	£22,479,788
10%	80%	£90,201,992	£90,201,992	£90,669,023	£90,251,927	£91,015,727	£90,309,665
15%	80%	£86,902,846	£86,902,846	£87,431,706	£86,002,253	£87,531,114	£86,119,529
20%	80%	£78,753,472	£78,753,472	£80,864,548	£78,877,732	£80,789,807	£79,024,452
25%	80%	£71,568,030	£71,568,030	£73,891,294	£71,715,351	£74,042,614	£71,894,053
30%	80%	£64,373,831	£64,373,831	£67,088,972	£64,550,370	£64,768,822	£64,935,362
35%	80%	£57,183,569	£57,183,569	£60,286,649	£57,368,626	£60,486,410	£57,610,754
40%	80%	£49,913,024	£49,913,024	£53,466,013	£49,148,716	£53,696,705	£49,421,108
45%	80%	£42,672,479	£42,672,479	£46,614,688	£42,928,803	£46,871,014	£43,231,480

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 6

CIL Zone	1
Value Area	Low

No Units	300
Site Area	1.08 Ha

Sales value inflation	10%
Build cost inflation	5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£71,016,502	£71,016,502	£71,016,502	£71,016,502	£71,016,502	£71,016,502
10%	71%	£59,620,997	£60,175,107	£59,719,041	£60,273,151	£59,699,568	£59,797,610
15%	71%	£53,923,245	£54,754,411	£54,070,310	£54,801,475	£54,041,099	£54,138,164
20%	71%	£48,193,998	£49,320,344	£48,393,291	£49,193,637	£48,353,707	£48,553,000
25%	71%	£42,454,232	£43,062,164	£42,703,348	£44,111,280	£42,653,868	£42,902,984
30%	71%	£36,714,465	£38,403,984	£37,013,405	£38,702,924	£36,954,029	£37,252,668
35%	71%	£30,974,698	£32,945,804	£31,323,461	£32,294,967	£31,254,189	£31,602,652
40%	71%	£25,188,002	£27,475,537	£25,591,107	£27,880,642	£25,510,644	£25,915,749
45%	71%	£19,390,741	£21,966,468	£19,846,484	£22,422,211	£19,755,964	£20,211,707
50%	71%	£13,561,242	£16,457,399	£14,075,906	£16,963,780	£13,973,683	£14,468,345
100%	71%	£46,570,458	£46,561,140	£46,507,167	£46,497,869	£46,718,355	£46,655,084
10%	75%	£59,593,701	£60,078,548	£59,696,646	£60,181,493	£59,662,450	£59,765,395
15%	75%	£53,882,300	£54,609,570	£54,036,718	£54,763,988	£53,985,422	£54,139,841
20%	75%	£48,138,512	£49,124,055	£48,397,769	£49,333,322	£48,270,258	£48,467,615
25%	75%	£42,384,874	£43,616,815	£42,646,447	£43,878,387	£42,559,556	£42,821,128
30%	75%	£36,631,237	£38,109,565	£36,945,123	£38,423,452	£36,840,855	£37,154,741
35%	75%	£30,877,598	£32,602,315	£31,243,799	£32,968,517	£31,122,153	£31,486,353
40%	75%	£25,073,215	£27,076,658	£25,498,376	£27,591,918	£25,367,277	£25,762,637
45%	75%	£19,263,856	£21,517,617	£19,742,386	£21,996,147	£19,583,426	£20,081,956
50%	75%	£13,417,953	£15,958,675	£14,958,350	£16,490,376	£13,778,838	£14,319,235
60%	60%	£39,703,346	£40,494,111	£39,790,702	£40,566,457	£39,816,383	£39,900,700
15%	60%	£54,054,268	£55,217,900	£54,177,902	£55,341,434	£54,219,265	£54,342,799
20%	60%	£48,371,553	£49,948,437	£48,538,959	£50,115,843	£48,595,146	£48,762,552
25%	60%	£42,676,176	£44,647,281	£42,885,433	£44,856,538	£42,955,667	£43,164,624
30%	60%	£36,989,797	£39,346,124	£37,231,907	£39,597,233	£37,316,187	£37,567,296
35%	60%	£31,285,420	£34,044,967	£31,578,381	£34,337,929	£31,676,708	£31,969,688
40%	60%	£25,546,920	£28,743,811	£25,897,208	£29,078,623	£26,001,420	£26,341,708
45%	60%	£19,790,774	£23,442,731	£20,179,586	£23,785,616	£20,300,086	£20,690,801
50%	60%	£14,019,768	£18,053,313	£14,452,085	£18,478,674	£14,597,184	£15,029,502

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£26,530,375	£26,530,375	£26,530,375	£26,530,375	£26,530,375	£26,530,375
10%	71%	£21,025,809	£21,371,769	£21,027,858	£21,371,728	£21,049,969	£21,749,267
15%	71%	£15,520,332	£16,292,466	£15,476,590	£16,645,402	£15,505,777	£16,338,113
20%	71%	£10,014,855	£11,213,169	£9,970,113	£12,000,244	£10,014,855	£10,707,059
25%	71%	£5,509,378	£6,133,872	£5,464,636	£6,487,086	£5,509,378	£6,196,005
30%	71%	£1,003,901	£1,054,575	£999,665	£1,105,280	£1,003,901	£1,054,575
35%	71%	£552,423	£584,097	£552,423	£584,097	£552,423	£584,097
40%	71%	£52,423	£52,423	£52,423	£52,423	£52,423	£52,423
45%	71%	£52,423	£52,423	£52,423	£52,423	£52,423	£52,423
50%	71%	£52,423	£52,423	£52,423	£52,423	£52,423	£52,423

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£7,373,252	£7,373,252	£7,373,252	£7,373,252	£7,373,252	£7,373,252
10%	71%	£1,868,757	£1,812,646	£1,868,757	£1,812,646	£1,868,757	£1,812,646
15%	71%	£24,466,599	£23,855,343	£24,319,444	£23,888,278	£24,348,655	£24,201,590
20%	71%	£34,192,768	£33,069,410	£34,045,613	£33,069,410	£34,192,768	£33,069,410
25%	71%	£43,935,522	£43,527,590	£43,886,406	£43,278,474	£43,735,896	£43,486,770
30%	71%	£41,675,280	£39,985,770	£41,376,349	£39,686,830	£41,435,725	£41,136,786
35%	71%	£47,415,056	£45,443,950	£47,085,292	£45,095,187	£47,135,585	£46,786,802
40%	71%	£52,152,732	£50,214,217	£52,152,732	£50,214,217	£52,152,732	£50,214,217
45%	71%	£58,999,013	£56,423,286	£58,543,270	£56,967,543	£58,633,790	£58,178,047
50%	71%	£64,828,512	£61,932,355	£64,313,848	£61,425,974	£64,416,071	£63,901,409
60%	60%	£13,980,192	£13,980,192	£13,980,192	£13,980,192	£13,980,192	£13,980,192
10%	75%	£18,796,053	£18,311,206	£18,693,108	£18,208,261	£18,727,304	£18,624,359
15%	75%	£24,507,454	£23,780,184	£24,353,036	£23,625,766	£24,404,332	£24,249,913
20%	75%	£30,251,242	£29,255,689	£30,041,985	£29,056,432	£30,111,496	£29,902,239
25%	75%	£36,034,966	£34,722,639	£35,601,444	£34,311,367	£36,183,190	£35,691,862
30%	75%	£41,758,517	£40,280,189	£41,444,631	£39,968,302	£41,548,899	£41,235,013
35%	75%	£47,512,156	£45,787,439	£47,145,955	£45,421,237	£47,297,691	£46,901,401
40%	75%	£53,313,398	£51,296,682	£52,891,178	£50,891,358	£53,067,417	£52,667,111
45%	75%	£59,158,998	£56,872,137	£58,647,368	£56,393,607	£59,406,328	£58,927,798
50%	75%	£64,971,801	£62,431,079	£64,431,404	£61,899,378	£64,610,916	£64,070,519
10%	60%	£18,691,408	£17,995,653	£18,599,052	£17,823,297	£18,671,411	£18,489,054
15%	60%	£24,533,114	£23,117,654	£24,411,951	£23,048,319	£24,516,567	£24,332,454
20%	60%	£30,368,201	£28,441,317	£29,850,795	£28,273,911	£29,794,608	£29,627,202
25%	60%	£36,213,578	£33,742,473	£35,508,321	£33,933,216	£36,434,087	£35,234,830
30%	60%	£42,068,956	£39,043,630	£41,157,847	£38,792,521	£42,073,567	£40,822,468
35%	60%	£47,924,334	£44,344,787	£46,811,373	£44,051,825	£47,913,046	£46,620,886
40%	60%	£53,779,712	£49,645,943	£52,502,546	£49,311,113	£53,758,524	£52,408,046
45%	60%	£59,635,090	£54,947,099	£58,210,158	£54,604,138	£59,613,698	£58,298,844
50%	60%	£65,490,468	£60,248,255	£63,917,658	£60,011,080	£65,470,510	£63,960,252

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£25,980,193	£25,980,193	£25,980,193	£25,980,193	£25,980,193	£25,980,193
10%	71%	£14,584,688	£13,133,286	£14,692,732	£13,236,842	£14,665,258	£13,731,301
15%	71%	£3,886,936	£3,718,102	£3,934,000	£3,865,166	£3,904,790	£3,751,855
20%	71%	£3,157,889	£4,284,035	£3,366,082	£4,483,328	£3,317,398	£3,516,691
25%	71%	£2,582,077	£1,174,145	£2,332,961	£-925,261	£2,362,441	£-133,325
30%	71%	£-3,371,844	£-9,632,325	£-8,022,905	£-9,333,395	£-8,092,280	£-7,763,341
35%	71%	£-14,061,611	£-12,090,505	£-13,712,648	£-11,741,742	£-13,782,120	£-13,433,557
40%	71%	£-19,859,307	£-17,580,772	£-19,445,202	£-17,159,667	£-19,525,685	£-19,130,560
45%	71%	£-25,657,093	£-22,071,047	£-24,243,476	£-21,768,592	£-24,327,863	£-23,854,607
50%	71%	£-31,454,879	£-26,561,322	£-29,041,750	£-27,377,516	£-29,129,841	£-28,667,554
60%	60%	£-37,252,668	£-31,051,597	£-35,839,999	£-33,446,841	£-35,931,630	£-35,448,801
10%	75%	£14,557,392	£15,042,239	£14,660,337	£15,145,184	£14,626,141	£14,729,086
15%	75%	£19,345,941	£19,571,499	£19,490,499	£19,727,678	£19,345,941	£19,102,632
20%	75%	£24,134,490	£24,087,756	£23,911,460	£24,297,013	£24,144,948	£23,451,206
25%	75%	£28,924,033	£28,419,494	£28,699,863	£29,002,922	£28,924,033	£28,215,181
30%	75%	£33,713,576	£33,208,055	£33,499,252	£33,806,831	£33,713,576	£33,007,759
35%	75%	£38,503,119	£38,002,594	£38,299,639	£38,603,710	£38,503,119	£37,798,302
40%	75%	£43,292,662	£42,792,133	£43,099,026	£43,400,589	£43,292,662	£42,583,145
45%	75%	£48,082,205	£47,581,674	£47,804,413	£48,101,462	£48,082,205	£47,373,688
50%	75%	£52,871,748	£52,371,215	£52,674,242	£52,902,335	£52,871,748	£52,164,231
60%	60%	£58,661,291	£58,160,758	£58,463,069	£58,764,218	£58,661,291	£58,160,758
10%	60%	£9,017,959	£9,181,591	£9,141,493	£9,305,125	£9,182,955	£9,306,400
15%	60%	£13,807,502	£13,971,228	£13,931,025	£14,094,557	£13,807,502	£13,926,243
20%	60%	£18,597,045	£18,766,954	£18,726,827	£18,919,089	£18,597,045	£18,726,954
25%	60%	£23,386,588	£23,556,662	£23,516,709	£23,681,241	£23,386,588	£23,547,292
30%	60%	£28,176,131	£28,346,706	£28,306,753	£28,471,773	£28,176,131	£28,327,817
35%	60%	£32,965,674	£33,136,780	£33,096,827	£33,282,303	£32,965,674	£33,088,342
40%	60%	£37,755,217	£37,926,854	£37,886,874	£38,092,829	£37,755,217	£37,898,867
45%	60%	£42,544,760	£42,714,928	£42,674,917			

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£41,076,114	£41,076,114	£41,076,114	£41,076,114	£41,076,114	£41,076,114
10%	71%	£28,680,689	£30,234,719	£29,776,739	£30,332,763	£28,759,180	£29,857,232
15%	71%	£23,952,857	£24,814,023	£24,129,922	£24,361,087	£24,100,711	£24,237,776
20%	71%	£18,253,610	£19,379,956	£18,452,903	£19,579,249	£18,413,319	£18,612,612
25%	71%	£12,513,844	£13,921,776	£12,762,960	£14,170,892	£12,713,480	£12,962,596
30%	71%	£7,747,057	£9,463,595	£7,073,916	£9,762,536	£7,013,641	£7,312,650
35%	71%	£1,024,310	£3,005,416	£1,383,073	£3,354,173	£1,313,801	£1,662,584
40%	71%	£-4,754,386	£-2,464,851	£-4,349,281	£-2,059,746	£-4,429,744	£-4,024,639
45%	71%	£-10,549,647	£-7,973,620	£-10,093,904	£-7,516,177	£-10,184,424	£-9,728,681
50%	71%	£-16,375,186	£-13,862,989	£-15,894,462	£-12,976,608	£-16,865,705	£-15,462,043
100%	71%	£-78,510,826	£-70,501,528	£-75,447,556	£-69,438,257	£-78,658,743	£-74,595,472
10%	75%	£29,053,313	£30,138,160	£29,756,258	£30,241,105	£29,722,062	£29,825,007
15%	75%	£23,941,912	£24,899,182	£24,098,330	£24,923,800	£24,045,034	£24,199,493
20%	75%	£18,198,124	£19,183,677	£18,407,381	£19,392,934	£18,337,870	£18,547,127
25%	75%	£12,444,466	£13,676,427	£12,706,058	£13,937,999	£12,618,168	£12,880,740
30%	75%	£6,690,849	£8,169,177	£7,004,735	£8,463,064	£6,900,467	£7,214,353
35%	75%	£937,210	£2,661,927	£1,303,411	£3,028,128	£1,181,765	£1,541,965
40%	75%	£-4,867,173	£-2,863,830	£-4,441,813	£-2,438,470	£-4,583,111	£-4,157,751
45%	75%	£-10,676,532	£-8,422,771	£-10,198,002	£-7,944,241	£-10,358,962	£-9,978,432
50%	75%	£-16,552,686	£-13,861,713	£-15,962,038	£-13,455,012	£-16,161,550	£-15,621,154
10%	80%	£29,767,958	£30,543,713	£29,850,314	£30,626,059	£29,877,955	£29,960,312
15%	80%	£24,113,880	£25,277,512	£24,237,414	£25,401,046	£24,278,877	£24,402,411
20%	80%	£18,431,165	£20,008,049	£18,598,571	£20,175,455	£18,654,738	£18,822,164
25%	80%	£12,745,758	£14,705,856	£12,945,016	£14,816,159	£12,915,279	£13,224,536
30%	80%	£7,040,409	£9,405,736	£7,291,519	£9,656,645	£7,375,799	£7,626,906
35%	80%	£1,345,032	£4,104,579	£1,637,993	£4,397,541	£1,739,320	£2,029,280
40%	80%	£-4,393,468	£-2,189,877	£-4,063,180	£-3,811,656	£-4,398,968	£-4,098,680
45%	80%	£-10,143,614	£-8,537,507	£-9,760,790	£-8,154,772	£-9,632,302	£-9,249,478
50%	80%	£-15,920,620	£-11,887,075	£-15,488,903	£-11,461,714	£-15,343,204	£-14,910,886

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£40,871,404	£41,425,514	£40,989,447	£41,523,557	£40,949,974	£41,048,016
10%	71%	£36,173,662	£36,004,817	£36,320,716	£36,151,882	£36,291,506	£36,438,570
20%	71%	£29,444,405	£30,570,750	£29,643,997	£30,770,043	£29,604,114	£29,803,406
25%	71%	£23,704,639	£25,112,670	£23,963,754	£25,361,895	£23,904,274	£24,163,890
30%	71%	£17,964,871	£19,654,391	£18,263,811	£19,953,330	£18,204,435	£18,503,375
35%	71%	£12,225,105	£14,196,211	£12,573,868	£14,544,974	£12,504,596	£12,853,359
40%	71%	£6,486,409	£8,729,943	£6,841,514	£9,331,946	£6,761,051	£7,168,646
45%	71%	£841,148	£3,219,874	£1,036,390	£3,672,618	£1,005,371	£1,465,135
50%	71%	£-5,188,351	£-2,292,194	£-4,673,688	£-1,785,814	£-4,775,911	£-4,261,248
100%	71%	£-98,320,052	£-90,310,734	£-94,299,761	£-86,247,462	£-98,497,948	£-94,404,878
10%	75%	£40,844,108	£41,328,654	£40,947,654	£41,451,050	£40,911,846	£41,015,615
15%	75%	£35,132,706	£35,809,977	£35,287,125	£35,104,394	£35,235,829	£35,390,247
20%	75%	£29,388,918	£30,374,471	£29,598,176	£30,583,729	£29,528,664	£29,737,921
25%	75%	£23,635,280	£24,867,221	£23,896,853	£25,128,794	£23,809,962	£24,071,535
30%	75%	£17,881,649	£19,359,912	£18,195,326	£19,747,859	£18,105,371	£18,465,147
35%	75%	£12,128,005	£13,852,722	£12,484,205	£14,218,923	£12,372,599	£12,738,760
40%	75%	£6,323,622	£9,326,965	£6,748,982	£8,752,325	£6,607,854	£7,033,044
45%	75%	£414,263	£3,768,022	£992,792	£3,846,654	£3,833,821	£4,112,262
50%	75%	£-5,331,640	£-2,790,918	£-4,791,244	£-2,259,217	£-4,970,755	£-4,430,359
10%	80%	£40,958,753	£41,734,508	£41,041,109	£41,816,863	£41,068,790	£41,151,107
15%	80%	£35,304,675	£36,465,307	£35,428,209	£36,591,641	£35,469,871	£35,563,205
20%	80%	£29,621,959	£31,198,843	£29,789,366	£31,366,225	£29,845,552	£30,012,668
25%	80%	£23,926,582	£25,897,687	£24,135,840	£26,106,944	£24,206,073	£24,415,331
30%	80%	£18,211,204	£20,596,531	£18,482,313	£20,847,639	£18,566,594	£18,817,702
35%	80%	£12,436,827	£15,295,313	£12,629,387	£15,568,335	£12,622,114	£13,220,675
40%	80%	£6,707,327	£9,994,217	£7,137,615	£10,329,050	£7,251,826	£7,592,114
45%	80%	£1,047,180	£4,653,198	£1,430,005	£5,036,022	£1,558,492	£1,941,317
50%	80%	£-4,729,826	£-2,896,280	£-4,297,508	£-2,709,919	£-4,152,409	£-3,720,092

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£63,863,635	£63,863,635	£63,863,635	£63,863,635	£63,863,635	£63,863,635
10%	71%	£52,268,131	£52,822,241	£52,366,174	£52,920,284	£52,346,701	£52,444,743
15%	71%	£46,570,378	£47,401,244	£46,717,443	£47,548,608	£46,688,232	£46,835,297
20%	71%	£40,841,152	£41,967,477	£41,040,424	£42,168,770	£41,000,840	£41,200,133
25%	71%	£35,101,365	£36,509,297	£35,350,481	£36,758,413	£35,301,001	£35,580,117
30%	71%	£29,361,598	£31,051,118	£29,660,538	£31,350,057	£29,601,162	£29,900,101
35%	71%	£23,621,831	£25,592,937	£23,970,594	£25,841,709	£23,901,393	£24,250,086
40%	71%	£17,853,136	£20,122,670	£18,238,241	£20,527,775	£18,157,777	£18,562,882
45%	71%	£12,037,874	£14,613,601	£12,493,617	£15,069,344	£12,403,097	£12,898,840
50%	71%	£6,208,976	£9,104,522	£6,729,039	£9,810,913	£6,621,916	£7,135,479
100%	71%	£-95,926,306	£-87,044,667	£-92,869,034	£-84,969,745	£-95,907,661	£-92,007,861
10%	75%	£52,240,834	£52,725,681	£52,343,780	£52,828,626	£52,309,583	£52,412,528
15%	75%	£46,529,433	£47,296,704	£46,683,851	£47,411,121	£46,632,556	£46,786,974
20%	75%	£40,785,645	£41,771,198	£40,994,903	£41,980,456	£40,925,391	£41,134,648
25%	75%	£35,032,007	£36,263,948	£35,293,580	£36,525,521	£35,206,689	£35,468,262
30%	75%	£29,278,370	£30,796,699	£29,592,256	£31,070,585	£29,487,988	£29,801,874
35%	75%	£23,524,731	£25,249,448	£23,890,932	£25,615,650	£23,769,296	£24,135,487
40%	75%	£17,720,349	£19,723,691	£18,145,709	£20,149,051	£18,044,410	£18,429,770
45%	75%	£11,910,990	£14,164,750	£12,389,519	£14,843,280	£12,230,559	£12,709,089
50%	75%	£6,065,087	£8,603,899	£6,605,463	£9,137,509	£6,425,971	£6,966,368
10%	80%	£52,355,480	£53,131,234	£52,437,336	£53,213,590	£52,466,477	£52,567,894
15%	80%	£46,701,401	£47,585,033	£46,824,936	£47,988,358	£46,866,396	£47,089,932
20%	80%	£41,018,686	£42,595,570	£41,186,093	£42,762,976	£41,242,279	£41,409,685
25%	80%	£35,323,309	£37,294,414	£35,532,566	£37,503,671	£35,602,800	£35,812,057
30%	80%	£29,621,931	£31,993,259	£29,870,040	£32,244,395	£29,963,320	£30,214,429
35%	80%	£23,923,553	£26,692,100	£24,225,514	£26,985,062	£24,321,841	£24,616,801
40%	80%	£18,194,054	£21,390,944	£18,534,342	£21,725,757	£18,648,553	£18,988,841
45%	80%	£12,443,907	£16,089,828	£12,826,731	£16,432,749	£12,955,219	£13,338,043
50%	80%	£6,666,901	£10,706,446	£7,088,219	£11,126,808	£7,244,317	£7,676,655

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£40,730,365	£40,730,365	£40,730,365	£40,730,365	£40,730,365	£40,730,365
10%	71%	£29,334,860	£29,988,870	£29,432,903	£29,987,013	£29,413,430	£29,511,472
15%	71%	£23,637,108	£24,463,213	£23,194,172	£24,175,338	£23,724,962	£23,902,626
20%	71%	£17,907,861	£19,034,206	£18,107,154	£19,233,499	£18,067,570	£18,266,862
25%	71%	£12,168,094	£13,576,026	£12,417,210	£13,825,142	£12,367,730	£12,616,847
30%	71%	£8,428,327	£8,117,867	£8,727,867	£9,416,786	£8,687,891	£8,968,851
35%	71%	£6,888,561	£2,659,667	£1,037,324	£3,006,430	£968,052	£1,316,815
40%	71%	£5,100,135	£-2,810,601	£-4,695,030	£-2,405,496	£-4,775,493	£-4,370,388
45%	71%	£10,895,396	£-8,319,670	£-10,439,654	£7,863,926	£-10,530,173	£-10,074,431
50%	71%	£10,734,096	£-13,629,338	£-16,340,266	£-13,272,358	£-16,352,486	£-15,707,797
100%	71%	£-76,856,536	£-70,647,278	£-75,783,305	£-69,784,098	£-76,004,492	£-74,941,222
10%	75%	£29,307,564	£29,792,410	£29,410,509	£29,895,356	£29,376,312	£29,479,257
15%	75%	£23,598,162	£23,323,430	£23,130,381	£23,477,859	£23,699,285	£23,383,700
20%	75%	£17,852,375	£18,837,927	£18,061,632	£19,047,185	£17,952,120	£18,201,377
25%	75%	£12,098,736	£13,330,677	£12,360,309	£13,592,250	£12,273,418	£12,534,991
30%	75%	£8,345,099	£7,823,428	£8,658,985	£9,137,314	£8,554,717	£8,868,603
35%	75%	£5,991,461	£2,316,179	£957,661	£2,692,376	£596,016	£1,202,216
40%	75%	£-5,212,922	£-3,209,579	£-4,787,562	£-2,784,219	£-4,928,860	£-4,503,500
45%	75%	£-11,022,281	£-8,768,521	£-10,543,752	£-8,289,990	£-10,702,712	£-10,224,181
50%	75%	£16,866,164	£-14,327,462	£-16,927,689	£-13,785,761	£-16,697,299	£-15,966,903
10%	60%	£20,422,209	£30,157,984	£28,594,565	£30,280,320	£20,532,206	£23,614,593
15%	60%	£23,768,131	£24,931,763	£23,891,665	£25,055,297	£23,933,127	£24,096,661
20%	60%	£18,085,415	£19,682,299	£18,252,822	£19,829,706	£18,309,008	£18,476,414
25%	60%	£14,399,853	£14,361,163	£12,599,296	£14,705,401	£12,699,599	£13,378,787
30%	60%	£5,604,950	£9,059,967	£6,945,760	£9,311,095	£7,030,590	£7,281,158
35%	60%	£999,283	£3,758,830	£1,202,243	£1,990,571	£1,390,570	£1,683,531
40%	60%	£-473,240	£-1,542,327	£-4,389,929	£1,207,514	£-4,294,718	£-3,944,430
45%	60%	£-10,459,354	£-9,883,346	£-10,106,539	£-9,876,929	£-9,976,052	£-9,566,857
50%	60%	£-18,266,370	£-12,232,824	£-15,834,052	£-11,807,463	£-15,688,953	£-15,256,636

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£45,017,146	£45,017,146	£45,115,189	£45,069,300	£45,095,716	£45,193,759
10%	71%	£30,319,394	£40,150,559	£39,466,458	£40,297,624	£39,437,248	£39,584,312
15%	71%	£33,599,147	£34,716,493	£33,789,440	£34,915,785	£33,749,896	£33,949,149
20%	71%	£27,856,380	£26,269,112	£28,099,496	£29,507,426	£28,056,017	£28,299,133
25%	71%	£22,110,614	£23,800,133	£22,409,553	£24,099,073	£22,356,177	£22,649,117
30%	71%	£16,370,847	£18,341,953	£16,719,610	£18,890,716	£16,650,338	£16,999,101
35%	71%	£10,582,151	£11,371,886	£10,887,256	£11,278,791	£10,905,793	£11,111,898
40%	71%	£4,786,890	£7,362,616	£5,242,633	£7,818,360	£5,152,113	£5,607,856
45%	71%	£-1,042,609	£1,853,548	£-527,945	£2,359,928	£-630,169	£-1,115,506
50%	71%	£-917,258	£-5,164,592	£-997,711,018	£-947,101,220	£-999,322,208	£-999,299,935
100%	71%	£-44,089,898	£-45,414,667	£-45,002,265	£-45,817,842	£-44,965,816	£-45,161,831
10%	75%	£39,278,449	£40,005,719	£39,432,867	£40,160,136	£39,381,571	£39,535,989
15%	75%	£33,534,661	£34,520,214	£33,743,918	£34,729,471	£33,674,406	£33,833,664
20%	75%	£27,781,022	£28,019,566	£27,942,586	£28,274,536	£27,965,704	£28,217,277
25%	75%	£22,027,385	£23,565,714	£22,341,271	£23,819,800	£22,237,004	£22,550,890
30%	75%	£16,273,747	£17,998,464	£16,639,947	£18,364,665	£16,518,302	£16,884,502
35%	75%	£10,469,384	£12,472,707	£10,884,724	£12,898,067	£10,753,426	£11,178,786
40%	75%	£4,669,005	£8,913,765	£5,188,534	£7,302,295	£4,978,575	£5,458,105
45%	75%	£-1,185,898	£1,354,834	£-645,502	£1,886,525	£-825,013	£-284,617
50%	75%	£-45,104,495	£-45,880,250	£-45,186,851	£-45,962,606	£-45,214,492	£-45,296,849
10%	60%	£38,496,417	£40,614,049	£38,273,951	£40,737,563	£38,615,413	£39,736,849
15%	60%	£33,751,922	£35,354,596	£33,535,106	£35,611,936	£33,961,294	£34,158,703
20%	60%	£28,072,324	£30,043,429	£28,281,582	£30,252,687	£28,351,816	£28,561,073
25%	60%	£22,376,946	£24,742,273	£22,628,056	£24,993,382	£22,712,336	£22,963,444
30%	60%	£16,681,569	£19,441,116	£16,974,629	£19,734,077	£17,072,856	£17,366,817
35%	60%	£10,943,069	£14,139,959	£11,283,357	£14,474,772	£11,397,599	£11,737,857
40%	60%	£5,192,922	£8,798,940	£5,575,747	£9,181,764	£5,704,234	£6,087,059
45%	60%	£-684,083	£3,448,462	£-151,766	£3,874,823	£-6,687	£425,660

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£63,663,635	£63,663,635	£63,663,635	£63,663,635	£63,663,635	£63,663,635
10%	71%	£52,268,131	£52,822,241	£52,366,174	£52,920,284	£52,346,701	£52,444,743
15%	71%	£46,570,379	£47,461,544	£46,177,443	£47,548,806	£46,689,232	£46,835,297
20%	71%	£40,841,132	£41,967,477	£41,040,424	£42,166,770	£41,000,840	£41,200,133
25%	71%	£35,101,365	£36,509,297	£35,350,481	£36,758,413	£35,301,001	£35,580,117
30%	71%	£29,361,598	£31,051,116	£29,660,538	£31,350,057	£29,601,162	£29,900,101
35%	71%	£23,621,831	£25,592,937	£23,970,594	£25,941,705	£23,901,523	£24,200,086
40%	71%	£17,883,136	£20,122,670	£18,238,241	£20,527,775	£18,157,777	£18,562,882
45%	71%	£12,037,874	£14,613,601	£12,493,617	£15,069,344	£12,403,097	£12,898,840
50%	71%	£6,298,576	£9,104,532	£6,723,039	£9,610,913	£6,620,816	£7,135,479
100%	71%	£-53,923,505	£-47,914,007	£-52,680,034	£-46,856,732	£-53,071,222	£-52,007,951
10%	75%	£52,240,834	£52,725,681	£52,343,780	£52,828,626	£52,309,583	£52,412,528
15%	75%	£46,529,433	£47,256,704	£46,683,851	£47,411,121	£46,632,556	£46,786,074
20%	75%	£40,783,645	£41,771,196	£40,904,903	£41,960,456	£40,925,391	£41,134,646
25%	75%	£35,032,007	£36,263,948	£35,293,580	£36,525,521	£35,206,689	£35,468,262
30%	75%	£29,278,370	£30,756,639	£29,592,256	£31,070,585	£29,487,968	£29,801,874
35%	75%	£23,524,731	£25,249,440	£23,880,936	£25,818,659	£23,769,286	£24,135,487
40%	75%	£17,770,349	£19,723,691	£18,145,709	£20,149,057	£18,004,410	£18,429,770
45%	75%	£11,910,990	£14,164,750	£12,389,519	£14,643,280	£12,230,599	£12,709,089
50%	75%	£6,165,087	£8,605,899	£6,605,483	£9,137,509	£6,425,971	£6,966,368
10%	60%	£52,355,480	£53,131,234	£52,377,836	£53,213,598	£52,466,477	£52,547,634
15%	60%	£46,701,401	£47,865,033	£46,824,936	£47,988,568	£46,866,398	£46,989,932
20%	60%	£41,018,686	£42,595,570	£41,186,093	£42,762,978	£41,242,279	£41,409,685
25%	60%	£35,323,309	£37,294,414	£35,532,568	£37,503,671	£35,603,800	£35,812,057
30%	60%	£29,627,931	£31,983,238	£29,879,940	£32,244,366	£29,963,390	£30,214,429
35%	60%	£23,932,553	£26,692,100	£24,225,514	£26,985,062	£24,323,841	£24,616,801
40%	60%	£18,194,054	£21,390,944	£18,534,342	£21,725,757	£18,648,553	£18,998,841
45%	60%	£12,443,997	£16,089,223	£12,826,731	£16,432,748	£12,959,219	£13,338,043
50%	60%	£6,666,901	£10,700,446	£7,099,219	£11,125,908	£7,244,317	£7,676,635

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 6

CIL Zone 2  
Value Area High

No Units 300  
Site Area 1.08 Ha

Sales value inflation 10%  
Build cost inflation 5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£77,618,487	£77,618,487	£77,618,487	£77,618,487	£77,618,487	£77,618,487
10%	71%	£65,818,573	£66,183,351	£65,712,816	£66,277,595	£65,538,392	£65,632,636
15%	71%	£59,589,750	£60,436,900	£59,731,087	£60,578,365	£59,469,461	£59,610,827
20%	71%	£53,590,862	£54,690,449	£53,749,379	£54,878,635	£53,400,531	£53,669,019
25%	71%	£47,523,773	£48,943,998	£47,763,236	£48,179,606	£47,320,045	£47,569,506
30%	71%	£41,448,612	£43,170,558	£41,735,967	£43,458,013	£41,204,137	£41,491,492
35%	71%	£35,373,450	£37,382,504	£35,708,607	£37,717,751	£35,088,230	£35,423,476
40%	71%	£29,298,289	£31,604,351	£29,681,428	£31,977,490	£28,972,923	£29,355,462
45%	71%	£23,170,536	£25,795,851	£23,608,617	£26,233,932	£22,797,825	£23,235,906
50%	71%	£17,035,225	£19,952,243	£17,521,982	£20,439,900	£16,621,103	£17,107,800
100%	71%	£46,529,232	£46,404,240	£45,507,167	£46,382,175	£47,388,763	£46,379,718
10%	75%	£65,591,466	£66,085,647	£65,690,422	£66,184,602	£65,521,308	£65,620,263
15%	75%	£59,549,072	£60,290,344	£59,697,506	£60,438,778	£59,443,836	£59,592,269
20%	75%	£53,506,979	£54,495,041	£53,704,590	£54,692,852	£53,368,363	£53,564,275
25%	75%	£47,454,898	£48,699,738	£47,706,333	£48,947,127	£47,276,636	£47,528,071
30%	75%	£41,365,963	£42,872,753	£41,667,885	£43,174,475	£41,152,047	£41,453,769
35%	75%	£35,277,026	£37,034,948	£35,629,055	£37,386,957	£35,027,458	£35,379,467
40%	75%	£29,186,060	£31,197,144	£29,560,386	£31,599,439	£28,902,869	£29,305,165
45%	75%	£23,044,533	£25,341,685	£23,504,519	£25,801,870	£22,718,412	£23,178,397
50%	75%	£16,895,222	£19,447,612	£17,406,317	£19,658,708	£16,532,865	£17,043,960
10%	60%	£65,306,379	£66,491,464	£65,784,478	£66,512,062	£65,533,051	£65,672,235
15%	60%	£59,719,843	£60,905,878	£59,838,590	£61,024,625	£59,551,465	£59,670,211
20%	60%	£53,734,374	£55,315,754	£53,892,703	£55,474,083	£53,509,869	£53,588,199
25%	60%	£47,744,173	£49,725,629	£47,945,321	£49,923,540	£47,458,952	£47,660,100
30%	60%	£41,710,091	£44,123,356	£41,954,468	£44,365,333	£41,370,826	£41,612,293
35%	60%	£35,682,010	£38,494,685	£35,963,617	£38,776,292	£35,282,700	£35,564,307
40%	60%	£29,650,928	£32,865,414	£29,972,765	£33,167,251	£29,194,575	£29,516,411
45%	60%	£23,573,742	£27,236,144	£23,941,730	£27,598,210	£23,051,949	£23,419,936
50%	60%	£17,483,232	£21,567,057	£17,892,186	£21,975,933	£16,903,461	£17,312,337

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£19,928,390	-£19,928,390	-£19,928,390	-£19,928,390	-£19,928,390	-£19,928,390
10%	71%	-£31,928,390	-£31,928,390	-£31,928,390	-£31,928,390	-£31,928,390	-£31,928,390
15%	71%	-£37,928,390	-£37,928,390	-£37,928,390	-£37,928,390	-£37,928,390	-£37,928,390
20%	71%	-£43,928,390	-£43,928,390	-£43,928,390	-£43,928,390	-£43,928,390	-£43,928,390
25%	71%	-£49,928,390	-£49,928,390	-£49,928,390	-£49,928,390	-£49,928,390	-£49,928,390
30%	71%	-£55,928,390	-£55,928,390	-£55,928,390	-£55,928,390	-£55,928,390	-£55,928,390
35%	71%	-£61,928,390	-£61,928,390	-£61,928,390	-£61,928,390	-£61,928,390	-£61,928,390
40%	71%	-£67,928,390	-£67,928,390	-£67,928,390	-£67,928,390	-£67,928,390	-£67,928,390
45%	71%	-£73,928,390	-£73,928,390	-£73,928,390	-£73,928,390	-£73,928,390	-£73,928,390
50%	71%	-£79,928,390	-£79,928,390	-£79,928,390	-£79,928,390	-£79,928,390	-£79,928,390
100%	71%	-£144,076,108	-£137,951,117	-£143,054,044	-£136,929,051	-£144,845,660	-£143,923,594
10%	75%	-£31,928,390	-£31,928,390	-£31,928,390	-£31,928,390	-£31,928,390	-£31,928,390
15%	75%	-£37,928,390	-£37,928,390	-£37,928,390	-£37,928,390	-£37,928,390	-£37,928,390
20%	75%	-£43,928,390	-£43,928,390	-£43,928,390	-£43,928,390	-£43,928,390	-£43,928,390
25%	75%	-£49,928,390	-£49,928,390	-£49,928,390	-£49,928,390	-£49,928,390	-£49,928,390
30%	75%	-£55,928,390	-£55,928,390	-£55,928,390	-£55,928,390	-£55,928,390	-£55,928,390
35%	75%	-£61,928,390	-£61,928,390	-£61,928,390	-£61,928,390	-£61,928,390	-£61,928,390
40%	75%	-£67,928,390	-£67,928,390	-£67,928,390	-£67,928,390	-£67,928,390	-£67,928,390
45%	75%	-£73,928,390	-£73,928,390	-£73,928,390	-£73,928,390	-£73,928,390	-£73,928,390
50%	75%	-£79,928,390	-£79,928,390	-£79,928,390	-£79,928,390	-£79,928,390	-£79,928,390
100%	75%	-£144,040,198	-£143,051,836	-£143,842,267	-£142,853,925	-£144,100,513	-£143,952,602
10%	60%	-£31,928,390	-£31,928,390	-£31,928,390	-£31,928,390	-£31,928,390	-£31,928,390
15%	60%	-£37,928,390	-£37,928,390	-£37,928,390	-£37,928,390	-£37,928,390	-£37,928,390
20%	60%	-£43,928,390	-£43,928,390	-£43,928,390	-£43,928,390	-£43,928,390	-£43,928,390
25%	60%	-£49,928,390	-£49,928,390	-£49,928,390	-£49,928,390	-£49,928,390	-£49,928,390
30%	60%	-£55,928,390	-£55,928,390	-£55,928,390	-£55,928,390	-£55,928,390	-£55,928,390
35%	60%	-£61,928,390	-£61,928,390	-£61,928,390	-£61,928,390	-£61,928,390	-£61,928,390
40%	60%	-£67,928,390	-£67,928,390	-£67,928,390	-£67,928,390	-£67,928,390	-£67,928,390
45%	60%	-£73,928,390	-£73,928,390	-£73,928,390	-£73,928,390	-£73,928,390	-£73,928,390
50%	60%	-£79,928,390	-£79,928,390	-£79,928,390	-£79,928,390	-£79,928,390	-£79,928,390
100%	60%	-£144,040,198	-£143,051,836	-£143,842,267	-£142,853,925	-£144,100,513	-£143,952,602

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£771,267	-£771,267	-£771,267	-£771,267	-£771,267	-£771,267
10%	71%	-£12,771,181	-£12,206,403	-£12,676,938	-£12,112,159	-£12,851,362	-£12,757,118
15%	71%	-£18,800,022	-£17,952,854	-£18,658,657	-£17,811,489	-£18,920,293	-£18,778,927
20%	71%	-£24,828,863	-£23,699,305	-£24,680,375	-£23,610,819	-£24,989,223	-£24,800,265
25%	71%	-£30,857,704	-£29,445,756	-£30,626,516	-£29,210,143	-£31,069,709	-£30,820,248
30%	71%	-£36,886,545	-£35,192,207	-£36,653,787	-£34,351,741	-£37,150,671	-£36,898,262
35%	71%	-£42,915,386	-£40,938,658	-£42,681,057	-£40,672,903	-£43,301,524	-£43,096,278
40%	71%	-£48,944,227	-£46,685,109	-£48,708,328	-£46,412,254	-£49,412,451	-£49,054,292
45%	71%	-£54,973,068	-£52,431,560	-£54,735,599	-£52,155,622	-£55,501,929	-£55,153,848
50%	71%	-£61,001,909	-£58,178,011	-£60,762,870	-£57,950,754	-£61,769,607	-£61,291,894
100%	71%	-£124,019,088	-£118,788,961	-£123,808,961	-£117,721,925	-£125,288,531	-£124,768,472
10%	75%	-£12,798,288	-£12,304,107	-£12,699,332	-£12,205,152	-£12,968,446	-£12,769,491
15%	75%	-£18,840,682	-£18,099,410	-£18,692,248	-£17,950,976	-£18,945,918	-£18,797,485
20%	75%	-£24,882,076	-£23,894,713	-£24,685,164	-£23,696,802	-£25,023,291	-£24,825,479
25%	75%	-£30,923,470	-£29,690,016	-£30,680,421	-£29,492,627	-£31,113,119	-£30,861,669
30%	75%	-£36,964,864	-£35,485,317	-£36,722,069	-£35,245,279	-£37,237,707	-£36,935,985
35%	75%	-£43,006,258	-£41,280,618	-£42,760,719	-£41,002,797	-£43,362,296	-£43,010,287
40%	75%	-£49,047,652	-£47,075,919	-£48,799,368	-£46,790,315	-£49,486,885	-£49,088,600
45%	75%	-£55,089,046	-£52,871,220	-£54,835,258	-£52,582,084	-£55,617,342	-£55,211,357
50%	75%	-£61,130,440	-£58,666,521	-£60,869,437	-£58,431,040	-£61,859,889	-£61,345,794
10%	60%	-£12,684,441	-£12,195,700	-£12,605,276	-£12,117,692	-£12,796,693	-£12,717,529
15%	60%	-£18,725,835	-£17,990,901	-£18,616,126	-£17,865,126	-£19,049,268	-£18,910,265
20%	60%	-£24,767,229	-£23,786,102	-£24,621,051	-£23,615,511	-£24,879,885	-£24,721,555
25%	60%	-£30,808,623	-£29,581,303	-£30,644,433	-£29,466,214	-£30,930,802	-£30,729,654
30%	60%	-£36,849,017	-£35,376,504	-£36,758,815	-£35,261,421	-£37,021,929	-£36,771,551
35%	60%	-£42,889,411	-£41,171,705	-£42,768,197	-£41,056,162	-£43,107,056	-£42,825,447
40%	60%	-£48,929,805	-£46,966,906	-£48,847,579	-£46,841,403	-£49,192,183	-£48,873,343
45%	60%	-£54,970,199	-£52,762,107	-£54,866,961	-£52,626,644	-£55,307,310	-£54,999,818
50%	60%	-£61,010,593	-£58,557,308	-£60,917,343	-£58,411,885	-£61,469,236	-£61,027,417
100%	60%	-£124,019,088	-£118,788,961	-£123,808,961	-£117,721,925	-£125,288,531	-£124,768,472

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£32,582,177	£32,582,177	£32,582,177	£32,582,177	£32,582,177	£32,582,177
10%	71%	£20,392,285	£21,141,042	£20,875,907	£21,241,285	£20,392,285	£20,596,321
15%	71%	£14,553,423	£15,400,591	£14,694,788	£15,541,956	£14,433,152	£14,574,618
20%	71%	£8,524,563	£9,654,140	£8,713,070	£9,842,626	£8,364,222	£8,552,710
25%	71%	£2,587,704	£3,607,689	£2,769,227	£3,143,297	£2,253,296	£2,523,197
30%	71%	-£3,397,698	-£1,869,651	-£3,200,342	-£1,579,296	-£3,932,172	-£3,544,611
35%	71%	-£9,262,859	-£7,653,805	-£9,327,612	-£7		

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£47,678,099	£47,678,099	£47,678,099	£47,678,099	£47,678,099	£47,678,099
10%	71%	£35,376,185	£36,242,983	£35,377,498	£35,337,207	£35,368,004	£35,692,249
15%	71%	£33,846,344	£34,486,512	£33,736,009	£33,037,577	£33,525,073	£33,970,439
20%	71%	£23,620,604	£24,750,061	£23,808,991	£24,938,547	£23,460,143	£23,848,631
25%	71%	£17,583,385	£19,003,610	£17,822,848	£19,239,218	£17,379,657	£17,610,118
30%	71%	£11,508,224	£13,230,270	£11,786,579	£13,517,625	£11,263,745	£11,551,104
35%	71%	£5,433,082	£7,442,116	£5,768,309	£7,777,363	£5,147,842	£5,483,058
40%	71%	£-642,069	£1,653,963	£-258,960	£2,037,102	£-988,065	£-584,928
45%	71%	£-6,769,852	£-4,144,532	£-6,331,771	£-3,706,458	£-7,142,563	£-6,704,482
50%	71%	£-12,005,163	£-9,088,146	£-12,418,406	£-9,501,388	£-13,318,295	£-12,835,528
100%	71%	£-76,469,620	£-70,344,628	£-75,447,555	£-69,322,563	£-77,339,171	£-76,317,106
10%	75%	£39,808,884	£39,349,656	£39,781,116	£39,486,390	£39,303,445	£39,651,861
15%	75%	£23,966,291	£24,554,653	£23,764,202	£24,762,584	£23,425,975	£23,623,887
20%	75%	£17,514,610	£18,759,350	£17,765,945	£19,006,739	£17,336,246	£17,587,683
25%	75%	£11,428,575	£12,832,365	£11,727,297	£12,234,087	£11,211,659	£11,513,381
30%	75%	£5,398,138	£7,094,960	£5,696,647	£7,446,889	£5,087,070	£5,438,079
35%	75%	£-752,298	£1,756,758	£-350,002	£1,659,051	£-1,037,519	£-835,223
40%	75%	£-6,895,855	£-4,598,703	£-6,435,869	£-4,138,718	£-7,221,976	£-6,761,991
45%	75%	£-13,598,168	£-10,492,776	£-12,234,071	£-9,391,681	£-13,407,523	£-12,896,428
50%	75%	£-20,469,620	£-16,344,628	£-21,447,555	£-17,322,563	£-22,339,171	£-21,827,106
10%	75%	£29,808,884	£29,349,656	£29,781,116	£29,486,390	£29,303,445	£29,651,861
15%	75%	£17,514,610	£18,759,350	£17,765,945	£19,006,739	£17,336,246	£17,587,683
20%	75%	£11,428,575	£12,832,365	£11,727,297	£12,234,087	£11,211,659	£11,513,381
25%	75%	£5,398,138	£7,094,960	£5,696,647	£7,446,889	£5,087,070	£5,438,079
30%	75%	£-752,298	£1,756,758	£-350,002	£1,659,051	£-1,037,519	£-835,223
35%	75%	£-6,895,855	£-4,598,703	£-6,435,869	£-4,138,718	£-7,221,976	£-6,761,991
40%	75%	£-13,598,168	£-10,492,776	£-12,234,071	£-9,391,681	£-13,407,523	£-12,896,428
45%	75%	£-20,469,620	£-16,344,628	£-21,447,555	£-17,322,563	£-22,339,171	£-21,827,106
50%	75%	£-27,339,171	£-23,200,000	£-28,322,563	£-24,187,106	£-29,322,563	£-28,307,106
10%	60%	£35,376,185	£36,242,983	£35,377,498	£35,337,207	£35,368,004	£35,692,249
15%	60%	£33,846,344	£34,486,512	£33,736,009	£33,037,577	£33,525,073	£33,970,439
20%	60%	£23,620,604	£24,750,061	£23,808,991	£24,938,547	£23,460,143	£23,848,631
25%	60%	£17,583,385	£19,003,610	£17,822,848	£19,239,218	£17,379,657	£17,610,118
30%	60%	£11,508,224	£13,230,270	£11,786,579	£13,517,625	£11,263,745	£11,551,104
35%	60%	£5,433,082	£7,442,116	£5,768,309	£7,777,363	£5,147,842	£5,483,058
40%	60%	£-642,069	£1,653,963	£-258,960	£2,037,102	£-988,065	£-584,928
45%	60%	£-6,769,852	£-4,144,532	£-6,331,771	£-3,706,458	£-7,142,563	£-6,704,482
50%	60%	£-12,005,163	£-9,088,146	£-12,418,406	£-9,501,388	£-13,318,295	£-12,835,528
100%	60%	£-76,469,620	£-70,344,628	£-75,447,555	£-69,322,563	£-77,339,171	£-76,317,106
10%	75%	£39,808,884	£39,349,656	£39,781,116	£39,486,390	£39,303,445	£39,651,861
15%	75%	£23,966,291	£24,554,653	£23,764,202	£24,762,584	£23,425,975	£23,623,887
20%	75%	£17,514,610	£18,759,350	£17,765,945	£19,006,739	£17,336,246	£17,587,683
25%	75%	£11,428,575	£12,832,365	£11,727,297	£12,234,087	£11,211,659	£11,513,381
30%	75%	£5,398,138	£7,094,960	£5,696,647	£7,446,889	£5,087,070	£5,438,079
35%	75%	£-752,298	£1,756,758	£-350,002	£1,659,051	£-1,037,519	£-835,223
40%	75%	£-6,895,855	£-4,598,703	£-6,435,869	£-4,138,718	£-7,221,976	£-6,761,991
45%	75%	£-13,598,168	£-10,492,776	£-12,234,071	£-9,391,681	£-13,407,523	£-12,896,428
50%	75%	£-20,469,620	£-16,344,628	£-21,447,555	£-17,322,563	£-22,339,171	£-21,827,106
10%	60%	£35,376,185	£36,242,983	£35,377,498	£35,337,207	£35,368,004	£35,692,249
15%	60%	£33,846,344	£34,486,512	£33,736,009	£33,037,577	£33,525,073	£33,970,439
20%	60%	£23,620,604	£24,750,061	£23,808,991	£24,938,547	£23,460,143	£23,848,631
25%	60%	£17,583,385	£19,003,610	£17,822,848	£19,239,218	£17,379,657	£17,610,118
30%	60%	£11,508,224	£13,230,270	£11,786,579	£13,517,625	£11,263,745	£11,551,104
35%	60%	£5,433,082	£7,442,116	£5,768,309	£7,777,363	£5,147,842	£5,483,058
40%	60%	£-642,069	£1,653,963	£-258,960	£2,037,102	£-988,065	£-584,928
45%	60%	£-6,769,852	£-4,144,532	£-6,331,771	£-3,706,458	£-7,142,563	£-6,704,482
50%	60%	£-12,005,163	£-9,088,146	£-12,418,406	£-9,501,388	£-13,318,295	£-12,835,528
100%	60%	£-76,469,620	£-70,344,628	£-75,447,555	£-69,322,563	£-77,339,171	£-76,317,106

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£47,678,099	£47,678,099	£47,678,099	£47,678,099	£47,678,099	£47,678,099
10%	71%	£46,888,979	£47,433,757	£46,965,223	£47,528,001	£46,798,799	£46,883,042
15%	71%	£40,840,138	£41,687,306	£40,981,504	£41,828,672	£40,719,898	£40,861,233
20%	71%	£34,811,299	£35,940,855	£34,999,798	£36,129,242	£34,690,938	£34,839,425
25%	71%	£28,774,189	£29,199,404	£29,019,842	£30,430,812	£28,570,451	£28,809,913
30%	71%	£22,690,018	£24,421,064	£22,886,379	£24,708,410	£22,454,544	£22,741,898
35%	71%	£16,623,856	£18,652,911	£16,959,103	£18,988,158	£16,338,637	£16,673,883
40%	71%	£10,548,695	£12,884,757	£10,931,858	£13,227,886	£10,222,729	£10,605,888
45%	71%	£4,420,942	£7,045,623	£4,859,029	£7,464,339	£4,048,235	£4,486,313
50%	71%	£-1,714,368	£1,202,649	£-1,227,612	£1,689,406	£-2,128,490	£-1,841,734
100%	71%	£-806,278,825	£-800,159,834	£-804,256,761	£-799,131,768	£-806,149,377	£-805,426,811
10%	75%	£44,304,140	£44,502,915	£44,349,808	£44,547,583	£44,171,214	£44,369,994
15%	75%	£40,799,479	£41,541,751	£40,947,912	£41,689,184	£40,694,242	£40,842,675
20%	75%	£34,757,085	£35,745,447	£34,954,996	£35,943,359	£34,616,770	£34,814,681
25%	75%	£28,769,305	£29,855,144	£28,996,740	£30,187,533	£28,527,042	£28,778,478
30%	75%	£22,816,369	£24,123,809	£22,918,029	£24,424,981	£22,402,022	£22,704,549
35%	75%	£16,827,433	£18,285,354	£16,879,442	£18,637,364	£16,277,865	£16,629,874
40%	75%	£10,838,498	£12,447,550	£10,840,792	£12,849,846	£10,153,275	£10,555,572
45%	75%	£4,804,140	£6,502,925	£4,751,925	£7,052,077	£3,989,816	£4,428,894
50%	75%	£-1,854,371	£698,019	£-1,343,276	£1,209,114	£-2,216,728	£-1,705,633
10%	60%	£46,955,720	£47,744,460	£47,034,884	£47,822,469	£46,843,467	£46,922,632
15%	60%	£40,910,250	£42,156,284	£41,089,997	£42,275,032	£40,801,871	£40,926,618
20%	60%	£34,894,765	£36,366,166	£35,143,109	£36,424,489	£34,769,275	£34,918,695
25%	60%	£28,994,579	£30,976,035	£29,195,728	£31,173,946	£28,709,358	£28,910,507
30%	60%	£22,963,498	£25,374,362	£23,204,875	£25,615,739	£22,621,233	£22,862,610
35%	60%	£16,932,416	£19,745,091	£17,211,023	£20,286,698	£16,533,107	£16,814,714
40%	60%	£10,901,334	£14,115,820	£11,225,171	£14,437,658	£10,444,981	£10,766,818
45%	60%	£4,824,148	£6,486,550	£5,192,137	£8,848,617	£4,302,354	£4,670,343
50%	60%	£-1,266,361	£2,817,464	£-857,485	£3,226,340	£-1,846,133	£-1,437,257

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£70,265,620	£70,265,620	£70,265,620	£70,265,620	£70,265,620	£70,265,620
10%	71%	£58,265,706	£58,830,484	£58,369,949	£58,924,728	£58,185,625	£58,279,769
15%	71%	£52,236,865	£53,084,033	£52,378,230	£52,225,389	£52,116,595	£52,257,960
20%	71%	£46,208,025	£47,337,582	£46,366,513	£47,526,089	£46,047,665	£46,236,152
25%	71%	£40,170,906	£41,591,131	£40,410,389	£41,826,730	£39,967,178	£40,206,639
30%	71%	£34,095,745	£35,817,791	£34,383,100	£36,105,146	£33,851,271	£34,136,625
35%	71%	£28,020,585	£30,029,639	£28,363,830	£30,384,894	£27,735,365	£28,070,009
40%	71%	£21,945,423	£24,241,484	£22,328,561	£24,624,623	£21,619,455	£22,002,595
45%	71%	£15,817,669	£18,442,984	£16,256,750	£18,881,086	£15,444,958	£15,883,040
50%	71%	£9,692,508	£12,599,376	£10,180,115	£13,086,133	£9,269,236	£9,794,993
100%	71%	£-88,869,696	£-87,745,167	£-89,880,694	£-86,768,941	£-89,741,653	£-88,729,686
10%	75%	£58,238,590	£58,732,780	£58,337,555	£58,831,735	£58,184,441	£58,267,307
15%	75%	£52,196,206	£52,937,477	£52,344,639	£53,085,911	£52,090,959	£52,239,402
20%	75%	£46,153,812	£47,142,174	£46,351,723	£47,340,085	£46,013,497	£46,211,408
25%	75%	£40,102,031	£41,346,871	£40,35			

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£47,332,349	£47,332,349	£47,332,349	£47,332,349	£47,332,349	£47,332,349
10%	71%	£35,332,435	£35,897,213	£35,426,679	£35,891,457	£35,252,255	£35,246,498
15%	71%	£29,829,584	£30,159,762	£29,448,962	£30,282,725	£29,183,324	£29,324,688
20%	71%	£23,274,755	£24,404,311	£23,463,242	£24,562,798	£23,114,394	£23,302,881
25%	71%	£17,237,636	£18,657,860	£17,477,098	£18,893,468	£17,033,907	£17,273,369
30%	71%	£11,162,474	£12,884,520	£11,449,829	£13,117,875	£10,919,095	£11,205,354
35%	71%	£5,067,313	£7,096,367	£5,422,559	£7,431,814	£4,802,993	£5,137,339
40%	71%	£-987,848	£1,308,213	£-604,709	£1,691,352	£-1,313,815	£-930,676
45%	71%	£-7,115,802	£-4,490,286	£-6,677,521	£-4,032,205	£-7,488,312	£-7,050,231
50%	71%	£-13,260,912	£-10,333,895	£-12,764,156	£-9,847,136	£-13,993,034	£-13,129,278
100%	71%	£-76,815,369	£-70,660,378	£-75,793,305	£-69,668,312	£-77,684,921	£-76,662,855
10%	75%	£35,305,329	£35,799,509	£35,404,284	£35,898,465	£35,235,120	£35,334,126
15%	75%	£29,262,825	£29,004,207	£28,411,388	£29,152,640	£29,157,895	£29,306,131
20%	75%	£23,220,541	£24,208,903	£23,416,452	£24,406,815	£23,080,226	£23,278,137
25%	75%	£17,168,761	£18,413,600	£17,420,196	£18,660,989	£16,990,498	£17,241,934
30%	75%	£11,079,625	£12,586,615	£11,381,547	£12,688,237	£10,865,900	£11,167,631
35%	75%	£4,960,899	£6,748,810	£5,342,896	£7,103,820	£4,241,321	£5,093,330
40%	75%	£-1,088,048	£911,006	£-695,752	£1,313,302	£-1,383,269	£-980,972
45%	75%	£-7,241,604	£-4,844,453	£-6,781,619	£-4,484,467	£-7,567,726	£-7,107,740
50%	75%	£-13,590,915	£-10,635,525	£-12,879,820	£-10,327,430	£-13,753,272	£-13,242,177
100%	75%	£-81,816,175	£-76,801,816	£-83,498,346	£-78,285,925	£-83,398,923	£-82,396,085
15%	60%	£29,433,706	£30,619,740	£29,552,453	£30,738,488	£29,265,327	£29,384,074
20%	60%	£23,448,236	£25,029,616	£23,606,595	£25,187,945	£23,223,731	£23,382,061
25%	60%	£17,459,035	£19,439,494	£17,653,824	£19,637,402	£17,172,815	£17,373,953
30%	60%	£11,426,954	£13,837,819	£11,668,331	£14,079,196	£11,084,683	£11,326,066
35%	60%	£5,395,872	£8,208,547	£5,677,479	£8,490,154	£4,996,353	£5,278,170
40%	60%	£-635,209	£2,978,273	£-331,373	£2,391,114	£-1,091,563	£-769,726
45%	60%	£-3,112,366	£-3,049,954	£-3,344,407	£-2,687,927	£-4,294,190	£-3,866,201
50%	60%	£-12,802,905	£-8,719,080	£-12,394,029	£-8,310,204	£-13,382,676	£-12,973,800

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£51,014,721	£51,579,500	£51,108,985	£51,673,743	£50,934,541	£51,028,785
10%	71%	£44,985,881	£45,833,049	£45,127,246	£45,974,414	£44,865,610	£45,006,975
15%	71%	£38,957,041	£40,086,598	£38,145,528	£40,275,084	£38,796,680	£38,985,167
20%	71%	£32,919,201	£34,340,147	£32,106,814	£34,575,755	£32,716,193	£32,956,655
25%	71%	£26,884,765	£28,586,806	£27,132,116	£28,854,162	£26,800,286	£26,887,640
30%	71%	£20,789,599	£22,778,653	£21,104,846	£23,113,900	£20,484,379	£20,819,625
35%	71%	£14,694,438	£16,923,273	£15,071,527	£17,373,636	£14,368,472	£14,751,810
40%	71%	£8,566,684	£11,192,000	£9,904,766	£11,630,081	£8,193,974	£8,632,055
45%	71%	£2,431,374	£5,348,391	£2,918,130	£5,835,149	£2,017,252	£2,504,008
50%	71%	£-391,930	£-506,082	£-617,078	£-359,098	£-602,656	£-490,969
100%	71%	£-91,816,175	£-86,801,816	£-93,498,346	£-88,285,925	£-93,398,923	£-92,396,085
10%	75%	£44,945,221	£45,688,493	£45,093,654	£45,834,926	£44,930,984	£44,988,416
15%	75%	£38,902,827	£39,891,190	£38,100,738	£40,089,101	£38,762,512	£38,960,423
20%	75%	£32,851,047	£33,894,880	£32,104,814	£34,143,775	£32,444,220	£32,642,280
25%	75%	£26,792,111	£28,265,901	£27,065,834	£28,570,624	£26,546,195	£26,849,816
30%	75%	£20,673,175	£22,431,096	£21,025,184	£22,783,106	£20,423,607	£20,775,616
35%	75%	£14,584,238	£16,593,293	£14,986,535	£16,995,588	£14,299,017	£14,701,314
40%	75%	£8,440,892	£10,733,533	£8,900,667	£11,197,819	£8,114,560	£8,574,546
45%	75%	£2,291,371	£4,843,761	£2,802,496	£5,354,856	£1,929,014	£2,440,109
50%	75%	£-391,930	£-506,082	£-617,078	£-359,098	£-602,656	£-490,969
10%	60%	£51,101,462	£51,890,202	£51,180,626	£51,968,211	£50,989,210	£51,068,374
15%	60%	£45,115,992	£46,302,026	£45,234,739	£46,420,774	£44,947,613	£45,066,360
20%	60%	£39,130,622	£40,115,902	£38,289,021	£40,370,231	£39,906,071	£39,954,546
25%	60%	£33,140,322	£35,121,777	£33,341,470	£35,319,688	£32,855,101	£33,056,249
30%	60%	£27,109,240	£29,520,105	£27,350,617	£29,761,482	£26,766,975	£27,008,352
35%	60%	£21,078,158	£23,899,834	£21,359,765	£24,172,440	£20,678,845	£20,960,456
40%	60%	£15,047,077	£18,261,562	£15,368,013	£18,583,400	£14,590,723	£14,912,520
45%	60%	£8,969,891	£12,632,292	£9,337,879	£12,994,359	£8,448,097	£8,816,085
50%	60%	£2,879,381	£6,963,206	£3,288,257	£7,372,082	£2,299,810	£2,728,488

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£70,265,620	£70,265,620	£70,265,620	£70,265,620	£70,265,620	£70,265,620
10%	71%	£58,265,706	£58,830,484	£58,399,949	£58,924,726	£58,185,525	£58,279,769
15%	71%	£52,266,865	£53,084,033	£52,372,230	£53,225,399	£52,116,995	£52,257,960
20%	71%	£46,268,025	£47,337,582	£46,396,513	£47,526,068	£46,047,665	£46,236,152
25%	71%	£40,170,906	£41,591,131	£40,410,369	£41,826,739	£39,967,718	£40,206,839
30%	71%	£34,095,745	£35,817,791	£34,385,100	£36,105,146	£33,851,271	£34,138,625
35%	71%	£28,020,585	£30,029,638	£28,359,830	£30,394,894	£27,135,963	£28,073,699
40%	71%	£21,945,423	£24,241,484	£22,328,561	£24,624,623	£21,819,456	£22,002,595
45%	71%	£15,817,669	£18,442,984	£16,255,750	£18,881,066	£15,444,958	£15,883,040
50%	71%	£9,692,508	£12,599,375	£10,169,115	£13,086,133	£9,389,236	£9,754,993
100%	71%	£-83,882,060	£-74,757,107	£-82,660,034	£-76,738,041	£-84,751,650	£-83,729,555
10%	75%	£68,238,699	£68,732,780	£68,337,565	£68,831,735	£68,168,441	£68,267,397
15%	75%	£62,186,205	£62,937,477	£62,344,639	£63,085,911	£62,080,969	£62,239,402
20%	75%	£56,153,812	£57,142,174	£56,351,723	£57,340,085	£56,013,497	£56,211,408
25%	75%	£50,102,031	£51,346,871	£50,353,487	£51,584,260	£50,023,769	£50,175,204
30%	75%	£44,013,096	£45,519,886	£44,314,818	£45,821,608	£43,799,180	£44,100,902
35%	75%	£37,924,155	£39,665,081	£38,276,189	£39,034,060	£37,674,591	£38,026,601
40%	75%	£31,835,224	£33,844,277	£32,231,919	£33,172,466	£31,650,902	£32,062,286
45%	75%	£25,691,666	£27,988,818	£26,151,652	£27,448,804	£25,365,545	£25,825,530
50%	75%	£19,542,355	£21,094,746	£19,053,450	£21,605,841	£19,179,998	£19,691,093
10%	60%	£68,352,447	£69,141,187	£68,431,611	£69,219,195	£68,240,194	£68,319,358
15%	60%	£62,367,977	£63,553,011	£62,485,723	£63,671,750	£62,198,598	£62,317,345
20%	60%	£56,381,507	£57,562,887	£56,539,836	£58,121,216	£56,157,002	£56,315,332
25%	60%	£50,391,306	£52,372,782	£50,592,454	£52,870,873	£49,169,085	£49,307,233
30%	60%	£44,380,224	£46,773,086	£44,612,466	£47,012,466	£43,017,466	£43,255,336
35%	60%	£38,329,143	£41,141,818	£38,610,750	£41,423,425	£37,929,834	£38,211,441
40%	60%	£32,298,061	£35,512,547	£32,618,898	£35,834,385	£32,841,708	£33,163,545
45%	60%	£26,220,875	£29,895,277	£26,588,863	£30,245,343	£26,599,081	£26,917,069
50%	60%	£20,130,365	£24,214,190	£20,539,241	£24,622,086	£20,560,594	£20,959,470

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 6

CIL Zone 2  
Value Area Med

No Units 300  
Site Area 1.08 Ha

Sales value inflation 10%  
Build cost inflation 5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£37,173,526	£37,173,526	£37,173,526	£37,173,526	£37,173,526	£37,173,526
10%	71%	£28,943,512	£29,383,658	£29,156,546	£29,596,693	£28,812,186	£29,025,221
15%	71%	£24,809,682	£25,469,385	£25,128,718	£25,789,938	£24,612,177	£24,901,730
20%	71%	£20,674,820	£21,555,112	£21,108,889	£21,981,182	£20,412,168	£20,833,238
25%	71%	£16,526,164	£17,640,839	£17,067,462	£18,173,427	£16,192,479	£16,733,778
30%	71%	£12,343,141	£13,685,175	£12,992,698	£14,334,732	£11,942,720	£12,592,277
35%	71%	£8,160,118	£9,729,825	£9,917,934	£10,483,641	£7,992,959	£8,450,777
40%	71%	£3,928,135	£5,746,779	£4,808,376	£6,627,021	£3,385,508	£4,265,750
45%	71%	£-318,966	£1,732,142	£676,439	£2,722,415	£-939,404	£65,985
50%	71%	£-4,630,310	£-2,319,824	£-3,512,013	£-1,201,527	£-5,319,687	£-4,201,390
100%	71%	£-47,743,792	£-43,122,759	£-45,507,167	£-40,888,194	£-49,122,515	£-46,885,020
10%	75%	£28,909,727	£29,294,855	£29,133,414	£29,518,542	£28,794,817	£29,018,504
15%	75%	£24,758,489	£25,236,180	£25,094,019	£25,671,711	£24,586,124	£24,921,854
20%	75%	£20,607,251	£21,150,506	£21,054,639	£21,824,890	£20,377,433	£20,824,804
25%	75%	£16,440,321	£17,148,832	£17,008,684	£17,978,049	£16,148,347	£16,716,710
30%	75%	£12,240,129	£13,144,409	£12,922,164	£14,096,445	£11,889,761	£12,571,796
35%	75%	£8,039,937	£9,409,931	£8,835,645	£10,255,639	£7,831,174	£8,426,882
40%	75%	£3,788,539	£5,379,853	£4,715,793	£6,394,108	£3,313,747	£4,237,965
45%	75%	£-478,578	£1,319,351	£568,908	£2,359,137	£-1,021,463	£34,760
50%	75%	£-4,807,659	£-2,785,983	£-3,633,446	£-1,611,770	£-5,410,963	£-4,236,650
60%	60%	£29,931,623	£29,697,828	£29,230,572	£29,846,776	£29,367,766	£29,048,716
15%	60%	£24,971,332	£25,895,639	£25,239,756	£26,164,063	£24,695,548	£24,963,972
20%	60%	£20,891,042	£22,123,451	£21,248,940	£22,481,350	£20,523,330	£20,881,228
25%	60%	£16,800,862	£18,351,263	£17,255,552	£18,798,636	£16,333,704	£16,786,394
30%	60%	£12,672,778	£14,511,626	£13,218,498	£15,097,255	£12,112,188	£12,857,816
35%	60%	£8,544,693	£10,736,684	£9,181,261	£11,373,250	£7,890,873	£8,827,240
40%	60%	£4,374,839	£6,920,942	£5,114,242	£7,649,246	£3,615,462	£4,354,565
45%	60%	£188,709	£3,053,075	£1,020,539	£3,894,904	£-676,819	£1,653,902
50%	60%	£-4,062,798	£-828,116	£-1,233,427	£1,009,463	£-5,027,925	£-4,088,554

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£80,373,351	£80,373,351	£80,373,351	£80,373,351	£80,373,351	£80,373,351
10%	71%	£69,380,039	£69,380,039	£69,380,039	£69,380,039	£69,380,039	£69,380,039
15%	71%	£57,737,711	£57,737,451	£57,418,159	£57,757,393	£57,334,659	£57,615,147
20%	71%	£46,072,057	£46,071,765	£45,445,987	£45,865,694	£45,134,709	£45,708,638
25%	71%	£34,397,713	£34,397,038	£33,479,414	£33,479,350	£33,354,397	£33,813,098
30%	71%	£22,712,187	£22,712,187	£21,581,179	£21,581,144	£21,581,144	£21,581,144
35%	71%	£11,027,187	£11,027,187	£9,898,236	£9,898,236	£9,898,236	£9,898,236
40%	71%	£-388,759	£-388,759	£-827,052	£-827,052	£-827,052	£-827,052
45%	71%	£-1,818,742	£-1,818,742	£-3,800,097	£-3,800,097	£-3,800,097	£-3,800,097
50%	71%	£-5,807,842	£-5,807,842	£-8,814,734	£-8,814,734	£-8,814,734	£-8,814,734
60%	60%	£102,171,837	£102,171,837	£102,171,837	£102,171,837	£102,171,837	£102,171,837
100%	60%	£-145,290,639	£-145,290,639	£-145,290,639	£-145,290,639	£-145,290,639	£-145,290,639
10%	75%	£68,637,149	£68,637,149	£68,637,149	£68,637,149	£68,637,149	£68,637,149
15%	75%	£57,198,389	£57,198,389	£57,198,389	£57,198,389	£57,198,389	£57,198,389
20%	75%	£45,639,628	£45,639,628	£45,639,628	£45,639,628	£45,639,628	£45,639,628
25%	75%	£34,076,555	£34,076,555	£34,076,555	£34,076,555	£34,076,555	£34,076,555
30%	75%	£22,509,466	£22,509,466	£22,509,466	£22,509,466	£22,509,466	£22,509,466
35%	75%	£10,942,377	£10,942,377	£10,942,377	£10,942,377	£10,942,377	£10,942,377
40%	75%	£-6,624,706	£-6,624,706	£-13,249,412	£-13,249,412	£-13,249,412	£-13,249,412
45%	75%	£-12,307,545	£-12,307,545	£-19,924,260	£-19,924,260	£-19,924,260	£-19,924,260
50%	75%	£-18,990,414	£-18,990,414	£-27,579,110	£-27,579,110	£-27,579,110	£-27,579,110
60%	60%	£-27,579,110	£-27,579,110	£-35,234,000	£-35,234,000	£-35,234,000	£-35,234,000
15%	60%	£22,575,545	£22,575,545	£22,575,545	£22,575,545	£22,575,545	£22,575,545
20%	60%	£18,461,016	£18,461,016	£18,461,016	£18,461,016	£18,461,016	£18,461,016
25%	60%	£14,346,489	£14,346,489	£14,346,489	£14,346,489	£14,346,489	£14,346,489
30%	60%	£10,231,962	£10,231,962	£10,231,962	£10,231,962	£10,231,962	£10,231,962
35%	60%	£6,117,435	£6,117,435	£6,117,435	£6,117,435	£6,117,435	£6,117,435
40%	60%	£2,002,908	£2,002,908	£2,002,908	£2,002,908	£2,002,908	£2,002,908
45%	60%	£-2,112,621	£-2,112,621	£-4,225,242	£-4,225,242	£-4,225,242	£-4,225,242
50%	60%	£-4,225,242	£-4,225,242	£-6,337,863	£-6,337,863	£-6,337,863	£-6,337,863

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£72,325,000	£72,325,000	£72,325,000	£72,325,000	£72,325,000	£72,325,000
10%	71%	£61,446,242	£61,446,242	£61,446,242	£61,446,242	£61,446,242	£61,446,242
15%	71%	£50,567,484	£50,567,484	£50,567,484	£50,567,484	£50,567,484	£50,567,484
20%	71%	£39,688,726	£39,688,726	£39,688,726	£39,688,726	£39,688,726	£39,688,726
25%	71%	£28,809,968	£28,809,968	£28,809,968	£28,809,968	£28,809,968	£28,809,968
30%	71%	£17,931,210	£17,931,210	£17,931,210	£17,931,210	£17,931,210	£17,931,210
35%	71%	£7,052,452	£7,052,452	£7,052,452	£7,052,452	£7,052,452	£7,052,452
40%	71%	£-3,826,306	£-3,826,306	£-7,652,612	£-7,652,612	£-7,652,612	£-7,652,612
45%	71%	£-7,652,612	£-7,652,612	£-11,478,918	£-11,478,918	£-11,478,918	£-11,478,918
50%	71%	£-11,478,918	£-11,478,918	£-15,305,224	£-15,305,224	£-15,305,224	£-15,305,224
60%	60%	£-15,305,224	£-15,305,224	£-19,131,530	£-19,131,530	£-19,131,530	£-19,131,530
100%	60%	£-19,131,530	£-19,131,530	£-22,957,836	£-22,957,836	£-22,957,836	£-22,957,836
10%	75%	£60,567,484	£60,567,484	£60,567,484	£60,567,484	£60,567,484	£60,567,484
15%	75%	£48,708,326	£48,708,326	£48,708,326	£48,708,326	£48,708,326	£48,708,326
20%	75%	£36,849,168	£36,849,168	£36,849,168	£36,849,168	£36,849,168	£36,849,168
25%	75%	£24,990,010	£24,990,010	£24,990,010	£24,990,010	£24,990,010	£24,990,010
30%	75%	£13,130,852	£13,130,852	£13,130,852	£13,130,852	£13,130,852	£13,130,852
35%	75%	£1,271,694	£1,271,694	£1,271,694	£1,271,694	£1,271,694	£1,271,694
40%	75%	£-9,402,906	£-9,402,906	£-18,805,812	£-18,805,812	£-18,805,812	£-18,805,812
45%	75%	£-18,805,812	£-18,805,812	£-28,208,718	£-28,208,718	£-28,208,718	£-28,208,718
50%	75%	£-28,208,718	£-28,208,718	£-37,611,624	£-37,611,624	£-37,611,624	£-37,611,624
60%	60%	£-37,611,624	£-37,611,624	£-47,014,530	£-47,014,530	£-47,014,530	£-47,014,530
100%	60%	£-47,014,530	£-47,014,530	£-56,417,436	£-56,417,436	£-56,417,436	£-56,417,436

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£41,552,000	£41,552,000	£41,552,000	£41,552,000	£41,552,000	£41,552,000
10%	71%	£30,672,242	£30,672,242	£30,672,242	£30,672,242	£30,672,242	£30,672,242
15%	71%	£19,792,484	£19,792,484	£19,792,484	£19,792,484	£19,792,484	£19,792,484
20%	71%	£8,912,726	£8,912,726	£8,912,726	£8,912,726	£8,912,726	£8,912,726
25%	71%	£-2,067,032	£-2,067,032	£-4,134,064	£-4,134,064	£-4,134,064	£-4,134,064
30%	71%	£-6,201,096	£-6,201,096	£-12,402,192	£-12,402,192	£-12,402,192	£-12,402,192
35%	71%	£-10,335,160	£-10,335,160	£-16,503,280	£-16,503,280	£-16,503,280	£-16,503,280
40%	71%	£-14,469,224	£-14,469,224	£-20,604,368	£-20,604,368	£-20,604,368	£-20,604,368
45%	71%	£-18,603,288	£-18,603,288	£-24,705,456	£-24,705,456	£-24,705,456	£-24,705,456
50%	71%	£-22,737,352	£-22,737,352	£-28,806,544	£-28,806,544	£-28,806,544	£-28,806,544
60%	60%	£-28,806,544	£-28,806,544	£-34,907,632	£-34,907,632	£-34,907,632	£-34,907,632
100%	60%	£-34,907,632	£-34,907,632	£-41,008,720	£-41,008,720	£-41,008,720	£-41,008,720
10%	75%	£30,672,242	£30,672,242	£30,672,242	£30,672,242	£30,672,242	£30,672,242
15%	75%	£19,792,484	£19,792,484	£19,792,484	£19,792,484	£19,792,484	£19,792,484
20%	75%	£8,912,726	£8,91				

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£7,233,138	£7,233,138	£7,233,138	£7,233,138	£7,233,138	£7,233,138
1%	71%	-£966,876	-£556,720	-£763,842	-£343,695	-£1,128,203	-£915,167
15%	71%	-£5,131,223	-£4,471,003	-£4,811,670	-£4,151,450	-£5,326,211	-£5,008,658
20%	71%	-£9,265,668	-£8,385,276	-£8,839,499	-£7,969,206	-£9,828,220	-£9,102,150
25%	71%	-£13,414,224	-£12,299,549	-£12,872,926	-£11,766,961	-£13,747,909	-£13,205,610
30%	71%	-£19,037,247	-£18,252,213	-£18,977,662	-£17,805,565	-£19,897,668	-£19,244,411
35%	71%	-£24,780,271	-£20,214,563	-£21,022,454	-£19,456,747	-£22,247,429	-£21,489,611
40%	71%	-£28,012,253	-£24,193,609	-£25,132,012	-£23,313,367	-£26,554,880	-£25,074,638
45%	71%	-£30,258,354	-£26,205,446	-£26,263,949	-£24,217,973	-£30,879,793	-£29,074,403
50%	71%	-£34,570,458	-£29,259,212	-£30,492,401	-£27,141,915	-£35,203,075	-£34,141,778
100%	71%	-£77,684,150	-£73,063,177	-£75,447,555	-£70,826,582	-£79,062,903	-£76,828,308
10%	75%	-£1,030,661	-£945,533	-£806,974	-£421,846	-£1,145,571	-£921,884
15%	75%	-£5,181,999	-£4,804,206	-£4,846,389	-£4,268,677	-£5,354,264	-£5,018,734
20%	75%	-£9,333,137	-£8,562,882	-£8,885,764	-£8,115,508	-£9,562,957	-£9,115,584
25%	75%	-£13,500,067	-£12,521,556	-£12,931,704	-£11,962,339	-£13,792,041	-£13,223,678
30%	75%	-£17,700,259	-£16,525,979	-£17,018,224	-£15,843,943	-£18,699,627	-£17,868,592
35%	75%	-£22,009,451	-£20,539,457	-£21,104,743	-£19,794,749	-£22,309,214	-£21,513,696
40%	75%	-£26,151,849	-£24,569,535	-£25,227,595	-£23,636,280	-£26,626,647	-£25,702,393
45%	75%	-£30,418,966	-£28,621,037	-£29,371,480	-£27,581,251	-£30,961,857	-£29,905,628
50%	75%	-£34,248,007	-£32,726,371	-£33,532,934	-£31,552,158	-£35,311,251	-£34,177,098
10%	80%	-£868,765	-£727,560	-£709,816	-£393,612	-£1,072,622	-£893,672
15%	80%	-£4,969,056	-£4,044,749	-£4,700,632	-£3,776,325	-£5,244,840	-£4,976,416
20%	80%	-£9,048,347	-£7,815,937	-£8,691,448	-£7,459,038	-£9,417,058	-£9,059,160
25%	80%	-£13,139,326	-£10,369,126	-£10,684,636	-£9,111,452	-£13,006,684	-£12,151,994
30%	80%	-£17,267,610	-£15,388,762	-£16,721,982	-£14,843,133	-£17,828,209	-£17,282,572
35%	80%	-£21,395,695	-£19,203,704	-£20,739,127	-£18,597,138	-£22,049,718	-£21,413,149
40%	80%	-£25,568,549	-£23,019,446	-£24,389,146	-£22,381,142	-£26,326,228	-£25,595,393
45%	80%	-£29,751,679	-£26,857,313	-£28,119,850	-£26,055,484	-£30,617,206	-£29,774,456
50%	80%	-£34,003,186	-£30,768,504	-£33,063,815	-£29,839,925	-£34,968,315	-£34,028,942

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£10,985,932	£10,985,932	£10,985,932	£10,985,932	£10,985,932	£10,985,932
10%	71%	£10,193,918	£10,634,964	£10,406,553	£10,947,100	£10,062,592	£10,275,627
15%	71%	£8,059,672	£6,719,792	£6,378,124	£7,039,344	£5,862,584	£6,182,136
20%	71%	£1,025,236	£2,805,516	£2,351,206	£3,221,189	£1,692,374	£2,086,645
25%	71%	£1,025,236	£1,108,755	£1,859,131	£2,761,114	£2,587,114	£2,019,815
30%	71%	£6,406,453	£5,064,418	£5,756,895	£4,414,661	£6,806,674	£5,157,317
35%	71%	£10,589,478	£9,023,769	£9,831,680	£8,265,952	£11,058,634	£10,298,817
40%	71%	£14,821,459	£12,012,814	£13,941,218	£12,122,973	£15,364,085	£14,483,844
45%	71%	£19,068,659	£17,017,455	£18,073,158	£16,027,173	£19,838,998	£18,853,699
50%	71%	£23,379,904	£21,069,417	£22,261,607	£19,951,120	£24,089,280	£22,950,983
100%	71%	£98,493,366	£61,872,352	£69,256,751	£99,658,797	£97,812,105	£65,635,513
10%	75%	£10,949,134	£10,545,284	£10,389,829	£10,768,945	£10,945,224	£10,268,659
15%	75%	£5,008,895	£6,586,587	£5,344,425	£6,022,117	£5,836,530	£5,172,050
20%	75%	£1,857,657	£2,627,913	£2,305,031	£3,075,296	£1,627,810	£2,075,210
25%	75%	£2,309,272	£1,330,762	£1,749,910	£771,545	£2,601,247	£2,032,883
30%	75%	£6,509,465	£5,821,459	£5,821,459	£6,653,149	£5,945,613	£5,177,736
35%	75%	£10,709,657	£9,339,663	£9,913,949	£8,543,955	£11,118,420	£10,322,712
40%	75%	£14,961,054	£13,369,740	£14,036,801	£12,445,486	£15,435,852	£14,511,599
45%	75%	£19,217,075	£17,439,242	£18,180,665	£16,560,457	£19,771,056	£18,714,833
50%	75%	£23,557,252	£21,535,576	£22,383,040	£20,361,364	£24,160,458	£22,965,244
10%	80%	£10,302,029	£10,918,234	£10,480,978	£11,097,183	£10,118,173	£10,297,123
15%	80%	£5,221,738	£7,146,045	£6,493,163	£7,414,469	£5,945,354	£6,214,378
20%	80%	£2,141,446	£3,373,867	£2,496,346	£3,751,756	£1,713,736	£2,131,834
25%	80%	£1,948,732	£1,938,331	£1,494,042	£49,043	£2,215,899	£1,961,199
30%	80%	£6,076,816	£4,197,968	£5,531,187	£3,652,339	£6,637,405	£6,091,777
35%	80%	£10,304,903	£9,012,910	£9,563,333	£7,376,344	£10,958,939	£10,222,354
40%	80%	£14,374,754	£11,828,651	£13,635,352	£11,100,348	£15,134,431	£14,305,029
45%	80%	£18,560,884	£15,696,518	£17,729,055	£14,864,690	£19,426,411	£18,583,692
50%	80%	£22,812,391	£19,877,710	£21,873,021	£18,646,781	£23,727,518	£22,838,148

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£29,820,658	£29,820,658	£29,820,658	£29,820,658	£29,820,658	£29,820,658
10%	71%	£21,980,645	£22,030,791	£21,803,679	£22,243,826	£21,459,319	£21,672,354
15%	71%	£17,456,299	£18,116,518	£17,775,851	£18,436,071	£17,259,310	£17,576,863
20%	71%	£13,321,953	£14,202,245	£13,749,053	£14,608,315	£13,059,301	£13,485,372
25%	71%	£9,173,297	£9,287,972	£9,714,596	£10,820,560	£8,839,613	£9,380,911
30%	71%	£4,990,274	£6,332,305	£5,639,831	£6,981,866	£4,589,653	£5,239,410
35%	71%	£3,871,251	£2,322,957	£1,565,087	£3,130,274	£3,003,093	£1,971,915
40%	71%	£3,424,732	£1,606,087	£2,544,491	£2,725,846	£3,967,358	£3,087,117
45%	71%	£7,671,832	£5,620,724	£6,676,428	£4,630,452	£8,292,271	£7,286,882
50%	71%	£11,983,177	£9,672,690	£10,864,880	£8,554,393	£12,672,553	£11,554,256
100%	71%	£68,099,029	£50,476,666	£60,969,034	£66,299,661	£66,476,352	£54,236,787
10%	75%	£21,556,861	£21,941,988	£21,780,547	£22,165,675	£21,441,951	£21,665,637
15%	75%	£17,405,622	£17,983,313	£17,741,152	£18,318,844	£17,233,257	£17,568,787
20%	75%	£13,254,384	£14,024,640	£13,701,757	£14,472,013	£13,024,564	£13,471,937
25%	75%	£9,087,455	£10,085,965	£9,555,817	£10,625,182	£8,795,480	£9,363,844
30%	75%	£4,887,262	£6,061,542	£5,569,297	£6,743,578	£4,536,894	£5,218,929
35%	75%	£6,687,070	£2,957,064	£1,482,778	£2,852,772	£2,78,307	£1,074,015
40%	75%	£3,844,327	£1,912,014	£2,640,074	£1,048,159	£4,039,125	£3,114,672
45%	75%	£7,831,445	£6,033,516	£6,783,958	£4,993,730	£8,374,330	£7,318,106
50%	75%	£12,160,526	£10,138,850	£10,986,313	£8,964,637	£12,763,730	£11,589,517
10%	80%	£21,686,756	£22,178,961	£21,877,705	£22,483,910	£21,114,900	£21,689,489
15%	80%	£17,616,465	£16,542,773	£17,866,680	£16,811,796	£17,342,881	£17,611,106
20%	80%	£13,538,175	£14,770,584	£13,896,073	£15,128,483	£13,170,463	£13,528,361
25%	80%	£9,447,095	£10,958,396	£9,902,685	£11,445,770	£8,980,638	£9,435,528
30%	80%	£5,319,911	£7,198,759	£5,895,539	£7,744,288	£4,759,322	£5,304,950
35%	80%	£1,191,827	£3,383,817	£1,828,394	£4,020,383	£537,807	£1,174,373
40%	80%	£2,978,027	£431,924	£2,238,625	£296,379	£3,737,705	£2,998,302
45%	80%	£7,164,157	£4,299,791	£6,332,229	£3,467,863	£8,029,684	£7,186,965
50%	80%	£11,415,665	£5,180,953	£10,416,294	£5,243,404	£12,680,792	£11,441,421

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£6,887,388	£6,887,388	£6,887,388	£6,887,388	£6,887,388	£6,887,388
10%	71%	£1,342,626	£2,402,480	£1,129,591	£688,444	£1,473,952	£1,280,917
15%	71%	£5,476,972	£4,518,722	£5,151,420	£4,407,200	£5,673,360	£5,354,408
20%	71%	£9,811,318	£8,731,026	£9,185,248	£8,304,955	£9,873,970	£9,447,899
25%	71%	£13,759,974	£12,645,298	£13,218,875	£12,112,711	£14,093,658	£13,552,359
30%	71%	£17,943,086	£16,899,982	£17,293,698	£15,951,405	£18,348,418	£17,693,680
35%	71%	£22,126,020	£20,560,313	£21,368,203	£19,802,496	£22,593,178	£21,833,361
40%	71%	£26,358,003	£24,539,358	£25,477,762	£23,659,117	£26,900,629	£26,020,388
45%	71%	£30,608,103	£28,553,886	£29,609,899	£27,583,723	£31,229,542	£30,229,153
50%	71%	£34,918,446	£32,603,981	£33,758,191	£31,487,884	£35,605,824	£34,457,597
100%	71%	£78,029,900	£73,408,926	£75,793,305	£71,172,331	£79,408,652	£77,172,957
10%	75%	£1,376,410	£981,283	£1,152,724	£767,596	£1,491,320	£1,267,634
15%	75%	£5,327,948	£4,949,857	£5,192,119	£4,614,427	£5,700,014	£5,398,484
20%	75%	£9,676,887	£8,908,831	£9,231,513	£8,461,258	£9,908,707	£9,461,334
25%	75%	£13,845,818	£12,867,306	£13,277,454	£12,388,089	£14,137,791	£13,569,427
30%	75%	£18,048,009	£16,871,729	£17,363,973	£16,189,993	£18,396,377	£17,714,342
35%	75%	£22,246,201	£20,876,207	£21,450,493	£20,080,489	£22,654,864	£21,859,286
40%	75%	£26,497,598	£24,906,284	£25,573,345	£23,982,030	£26,972,386	£26,048,143
45%	75%	£30,764,718	£28,968,786	£29,717,229	£27,927,001	£31,307,600	£30,251,377
50%	75%	£35,099,198	£33,072,280	£33,910,884	£31,887,868	£35,639,008	£34,522,788
10%	60%	£1,234,515	£918,310	£1,055,566	£439,351	£1,418,371	£1,239,421
15%	60%	£5,314,808	£4,390,498	£5,046,381	£4,122,074	£5,590,590	£5,322,166
20%	60%	£9,395,096	£8,162,686	£9,037,197	£7,804,788	£9,762,808	£9,404,909
25%	60%	£13,509,276	£11,891,005	£13,030,966	£11,487,651	£14,132,433	£13,457,743
30%	60%	£17,613,360	£15,734,512	£17,067,731	£15,188,883	£18,173,499	£17,628,321
35%	60%	£21,741,444	£19,549,454	£21,104,377	£18,912,888	£22,395,464	£21,758,998
40%	60%	£25,911,298	£23,365,195	£23,171,895	£22,636,891	£26,670,975	£25,931,573
45%	60%	£30,007,428	£27,223,062	£27,265,599	£26,401,424	£30,956,956	£30,120,226
50%	60%	£34,348,935	£31,114,253	£33,409,565	£30,176,679	£35,314,062	£34,374,692

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£12,479,819	£12,479,819	£12,479,819	£12,479,819	£12,479,819	£12,479,819
10%	71%	£14,336,661	£14,779,807	£14,552,695	£14,992,542	£14,298,334	£14,421,370
15%	71%	£10,205,314	£10,865,534	£10,524,867	£11,185,086	£10,008,326	£10,327,878
20%	71%	£6,070,969	£6,951,260	£6,497,038	£7,377,331	£5,808,317	£6,234,387
25%	71%	£1,922,412	£3,038,986	£2,463,611	£3,569,675	£1,988,626	£2,129,927
30%	71%	£2,280,710	£918,676	£1,611,153	£269,119	£2,661,311	£2,011,574
35%	71%	£6,443,734	£4,878,027	£5,695,917	£4,130,210	£6,910,892	£6,153,074
40%	71%	£10,975,217	£8,257,072	£9,785,476	£7,076,631	£11,218,343	£10,338,102
45%	71%	£14,922,817	£12,871,709	£13,927,412	£11,881,437	£15,543,258	£14,537,667
50%	71%	£19,234,162	£18,923,675	£18,116,865	£15,805,378	£19,923,598	£18,805,241
100%	71%	£62,547,632	£57,226,640	£60,110,018	£55,499,945	£63,738,965	£61,469,771
10%	75%	£14,805,276	£14,891,005	£14,520,842	£14,814,891	£14,190,896	£14,144,091
15%	75%	£10,154,638	£10,732,329	£10,490,188	£11,067,860	£9,982,733	£10,317,802
20%	75%	£6,003,399	£6,773,655	£6,450,773	£7,224,029	£5,773,679	£6,200,953
25%	75%	£1,922,412	£3,038,986	£2,463,611	£3,569,675	£1,988,626	£2,129,927
30%	75%	£2,283,723	£1,189,442	£1,681,687	£507,407	£2,714,090	£2,032,056
35%	75%	£6,563,915	£5,193,920	£5,768,207	£4,398,212	£6,972,677	£6,178,969
40%	75%	£10,815,312	£9,223,998	£9,891,059	£8,299,744	£11,290,110	£10,365,857
45%	75%	£15,022,400	£13,284,500	£14,034,945	£12,244,715	£15,625,314	£14,569,091
50%	75%	£19,411,510	£17,389,834	£18,237,298	£16,215,622	£20,014,714	£18,840,502
10%	60%	£14,447,772	£15,063,976	£14,626,720	£15,242,925	£14,265,915	£14,442,865
15%	60%	£10,267,460	£11,291,788	£10,635,965	£11,560,212	£10,051,897	£10,360,120
20%	60%	£6,087,190	£7,159,967	£6,645,089	£7,571,498	£5,919,476	£6,277,376
25%	60%	£2,197,010	£3,747,412	£2,651,700	£4,194,785	£1,729,853	£2,184,543
30%	60%	£1,931,073	£52,226	£1,385,445	£493,404	£2,491,693	£1,846,035
35%	60%	£6,609,158	£3,867,168	£5,422,591	£3,230,601	£6,713,178	£6,076,612
40%	60%	£10,229,012	£7,682,909	£9,489,609	£6,954,605	£10,988,689	£10,249,286
45%	60%	£14,415,142	£11,550,776	£13,583,313	£10,718,947	£15,280,669	£14,437,949
50%	60%	£18,868,668	£15,431,967	£17,727,278	£14,484,389	£19,631,776	£18,692,408

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£29,820,659	£29,820,659	£29,820,659	£29,820,659	£29,820,659	£29,820,659
10%	71%	£21,990,645	£22,030,791	£21,803,679	£22,243,626	£21,459,819	£21,672,354
15%	71%	£17,456,298	£18,116,516	£17,773,851	£18,486,871	£17,259,315	£17,578,893
20%	71%	£13,321,953	£14,202,245	£13,748,023	£14,628,315	£13,059,301	£13,485,372
25%	71%	£9,173,297	£10,287,972	£9,714,596	£10,820,560	£8,839,613	£9,380,911
30%	71%	£4,990,274	£6,332,308	£5,639,831	£6,981,896	£4,589,653	£5,239,410
35%	71%	£9,231,513	£12,939,967	£11,965,067	£13,103,174	£8,003,693	£11,091,910
40%	71%	£3,424,732	£1,606,087	£2,544,491	£725,846	£3,967,358	£3,087,117
45%	71%	£7,671,832	£5,620,724	£6,676,428	£4,630,452	£8,292,271	£7,286,882
50%	71%	£11,983,177	£9,672,690	£10,864,890	£8,554,393	£12,672,353	£11,554,256
100%	71%	£55,096,629	£50,476,656	£52,860,034	£48,239,061	£56,475,382	£54,238,787
10%	75%	£21,556,861	£21,841,988	£21,780,547	£22,165,675	£21,441,951	£21,665,637
15%	75%	£17,405,622	£17,983,313	£17,741,152	£18,318,844	£17,233,257	£17,568,787
20%	75%	£13,254,384	£14,024,640	£13,701,757	£14,412,613	£13,024,564	£13,671,937
25%	75%	£9,087,455	£10,065,965	£9,655,817	£10,625,182	£8,795,480	£9,363,844
30%	75%	£4,887,262	£6,061,542	£5,569,297	£6,743,578	£4,536,894	£5,218,929
35%	75%	£8,671,070	£12,057,064	£11,462,729	£12,352,722	£7,913,307	£10,714,015
40%	75%	£3,564,327	£1,973,014	£2,640,074	£1,048,759	£4,039,125	£3,114,872
45%	75%	£7,831,445	£6,033,516	£6,783,958	£4,993,730	£8,374,330	£7,318,106
50%	75%	£12,160,626	£10,138,850	£10,986,313	£8,964,637	£12,763,730	£11,589,517
10%	60%	£21,698,766	£22,314,961	£21,871,705	£22,469,810	£21,114,009	£21,693,849
15%	60%	£17,618,465	£18,542,773	£17,886,890	£18,811,196	£17,342,681	£17,611,105
20%	60%	£13,538,176	£14,770,584	£13,896,073	£15,128,483	£13,170,463	£13,528,361
25%	60%	£9,447,968	£10,998,396	£9,802,885	£11,445,770	£9,980,538	£10,436,526
30%	60%	£5,319,911	£7,188,759	£6,865,636	£7,744,388	£4,799,322	£5,304,963
35%	60%	£1,191,827	£3,383,817	£1,828,394	£4,020,383	£1,537,807	£1,174,373
40%	60%	£2,978,027	£4,631,924	£2,238,625	£2,995,378	£3,737,705	£2,898,302
45%	60%	£7,184,157	£4,269,791	£5,333,339	£3,407,983	£8,020,684	£7,188,965
50%	60%	£11,415,665	£8,180,983	£10,476,294	£7,243,404	£12,380,792	£11,441,421

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 6		CIL Zone	2
No Units		Value Area	Low
Site Area	300 1.08 Ha	Sales value inflation	10%
		Build cost inflation	5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£19,474,795	£19,474,795	£19,474,795	£19,474,795	£19,474,795	£19,474,795
10%	71%	£12,784,780	£13,140,284	£13,122,827	£13,478,332	£12,572,810	£12,910,866
15%	71%	£9,499,822	£9,972,522	£9,946,336	£10,479,994	£9,231,224	£9,626,396
20%	71%	£6,066,342	£6,786,961	£6,753,497	£7,478,135	£5,653,488	£6,025,641
25%	71%	£2,674,031	£3,677,329	£3,532,973	£4,436,272	£2,135,463	£2,994,405
30%	71%	-£730,027	£365,677	£312,451	£1,396,408	-£1,386,880	-£339,291
35%	71%	-£4,177,820	-£2,892,534	-£2,955,534	-£1,670,334	-£3,944,463	-£3,721,962
40%	71%	-£7,625,614	-£6,156,700	-£6,228,828	-£4,759,915	-£8,501,417	-£7,104,632
45%	71%	-£11,073,406	-£9,420,879	-£9,502,023	-£7,849,495	-£12,058,685	-£10,487,302
50%	71%	-£14,521,199	-£12,685,058	-£12,775,219	-£10,839,076	-£15,615,954	-£13,869,973
100%	71%	-£48,999,129	-£46,326,845	-£45,507,167	-£41,834,983	-£51,198,638	-£47,696,671
0%	75%	£12,744,366	£13,055,433	£13,099,317	£13,410,383	£12,558,900	£12,913,851
10%	75%	£9,378,645	£9,845,244	£9,911,071	£10,377,671	£9,100,446	£9,632,872
15%	75%	£6,016,193	£6,516,502	£6,570,085	£7,133,013	£6,007,195	£6,298,707
20%	75%	£2,671,345	£3,961,730	£3,473,234	£4,263,619	£2,100,097	£3,001,987
30%	75%	-£855,267	£106,958	£240,764	£1,189,226	-£1,430,012	-£330,045
35%	75%	-£4,323,833	-£3,199,296	-£3,040,637	-£1,916,000	-£4,994,470	-£3,711,174
40%	75%	-£7,792,596	-£6,507,299	-£6,325,075	-£3,040,676	-£8,558,927	-£7,090,365
45%	75%	-£11,261,266	-£9,815,303	-£9,611,313	-£8,165,351	-£12,123,384	-£10,473,432
50%	75%	-£14,729,931	-£13,123,307	-£12,896,652	-£11,290,027	-£15,687,842	-£13,854,561
60%	75%	£12,744,366	£13,411,810	£13,198,064	£13,695,710	£12,517,353	£12,901,318
15%	60%	£9,833,251	£10,379,811	£10,059,192	£10,805,752	£9,188,133	£9,614,074
20%	60%	£6,329,220	£7,340,913	£6,906,429	£7,915,732	£5,726,023	£6,303,232
25%	60%	£3,002,828	£4,267,245	£3,724,140	£4,988,756	£2,248,532	£2,970,144
30%	60%	-£3,029,692	£1,193,576	£341,351	£2,091,300	-£1,248,866	-£398,981
35%	60%	-£7,100,260	-£1,910,841	-£2,683,624	-£884,204	-£4,783,120	-£3,756,483
40%	60%	-£10,991,259	-£5,034,781	-£5,917,961	-£3,861,481	-£8,317,384	-£7,144,095
45%	60%	-£14,972,259	-£8,159,720	-£9,152,207	-£5,838,758	-£11,951,649	-£10,531,687
50%	60%	-£18,953,257	-£11,282,658	-£12,386,632	-£9,816,034	-£15,385,913	-£13,919,289

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£78,072,082	-£78,072,082	-£78,072,082	-£78,072,082	-£78,072,082	-£78,072,082
10%	71%	-£34,498,982	-£34,498,982	-£34,498,982	-£34,498,982	-£34,498,982	-£34,498,982
15%	71%	-£28,107,612	-£27,574,354	-£27,500,538	-£27,067,283	-£28,452,552	-£27,919,480
20%	71%	-£21,480,534	-£20,757,896	-£20,783,380	-£20,070,742	-£21,911,389	-£21,224,235
25%	71%	-£14,872,845	-£13,993,548	-£14,013,930	-£13,100,605	-£15,411,414	-£14,552,472
30%	71%	-£8,276,304	-£7,191,126	-£7,234,426	-£6,150,469	-£9,630,756	-£8,580,756
35%	71%	-£1,724,697	-£100,439,398	-£100,502,510	-£99,217,211	-£102,401,025	-£101,268,339
40%	71%	-£105,172,490	-£103,703,577	-£103,775,705	-£102,308,791	-£108,048,234	-£104,651,508
45%	71%	-£108,620,283	-£106,967,795	-£107,048,900	-£105,398,372	-£109,605,562	-£106,034,179
50%	71%	-£112,069,076	-£110,322,066	-£110,403,169	-£108,465,659	-£113,162,831	-£110,168,869
100%	71%	-£146,546,006	-£142,873,722	-£143,054,044	-£139,381,760	-£148,735,514	-£145,243,552
0%	75%	-£84,802,510	-£84,491,444	-£84,447,560	-£84,136,494	-£84,987,977	-£84,633,026
10%	75%	-£38,169,232	-£37,701,438	-£37,687,208	-£37,169,208	-£38,446,438	-£38,014,038
15%	75%	-£1,562,683	-£1,930,375	-£1,904,171	-£1,520,864	-£1,933,682	-£1,518,170
20%	75%	-£4,975,532	-£4,185,146	-£4,073,642	-£3,283,257	-£5,446,760	-£4,544,890
25%	75%	-£8,402,144	-£7,439,918	-£7,306,113	-£6,357,651	-£8,976,889	-£7,816,922
30%	75%	-£11,870,810	-£10,746,173	-£10,587,513	-£9,462,876	-£12,541,347	-£11,376,523
35%	75%	-£15,339,475	-£14,054,176	-£13,872,851	-£12,687,552	-£16,105,804	-£14,839,180
40%	75%	-£18,808,142	-£17,367,180	-£17,158,189	-£15,712,228	-£19,670,261	-£18,020,309
45%	75%	-£22,276,808	-£20,670,163	-£20,443,328	-£18,838,033	-£23,232,718	-£21,451,438
50%	75%	-£25,745,474	-£24,135,067	-£24,349,813	-£22,851,106	-£26,795,519	-£24,645,558
15%	60%	-£87,813,628	-£87,167,068	-£87,487,685	-£86,741,125	-£88,358,744	-£87,332,803
20%	60%	-£81,217,697	-£80,205,963	-£80,640,448	-£79,691,145	-£81,620,854	-£80,304,645
25%	60%	-£74,644,246	-£73,276,738	-£73,827,796	-£72,558,121	-£75,298,244	-£74,576,523
30%	60%	-£68,076,139	-£66,353,301	-£67,005,026	-£65,487,487	-£68,795,732	-£67,915,758
35%	60%	-£61,507,137	-£59,457,718	-£60,230,900	-£58,431,981	-£62,329,996	-£61,303,390
40%	60%	-£54,938,136	-£52,192,658	-£53,064,837	-£51,108,358	-£54,864,261	-£53,680,962
45%	60%	-£48,369,135	-£45,706,596	-£46,689,173	-£44,385,634	-£48,398,525	-£46,878,564
50%	60%	-£41,800,133	-£38,859,535	-£40,933,509	-£37,362,911	-£41,932,790	-£40,146,188

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£58,811,957	-£58,811,957	-£58,811,957	-£58,811,957	-£58,811,957	-£58,811,957
10%	71%	-£25,604,974	-£25,249,470	-£25,266,927	-£24,911,422	-£25,816,933	-£25,478,887
15%	71%	-£18,950,489	-£18,417,232	-£18,443,416	-£18,010,160	-£19,585,430	-£18,761,358
20%	71%	-£12,349,417	-£11,690,713	-£11,693,851	-£11,319,219	-£12,754,269	-£12,061,313
25%	71%	-£5,715,723	-£4,812,425	-£4,856,781	-£4,553,482	-£6,254,291	-£5,395,349
30%	71%	-£1,179,761	-£78,024,077	-£78,077,303	-£76,393,346	-£79,776,834	-£78,729,045
35%	71%	-£182,967,674	-£181,293,275	-£181,345,288	-£180,060,988	-£183,333,602	-£182,111,716
40%	71%	-£256,015,369	-£254,346,454	-£254,618,592	-£253,149,869	-£256,891,177	-£255,484,385
45%	71%	-£330,063,160	-£327,810,633	-£328,811,777	-£326,239,240	-£330,448,438	-£328,877,056
50%	71%	-£404,110,953	-£401,074,812	-£401,164,973	-£399,328,830	-£402,905,709	-£400,259,727
100%	71%	-£127,388,683	-£123,718,991	-£123,988,931	-£120,224,637	-£129,578,393	-£126,388,629
10%	75%	-£65,645,988	-£65,334,321	-£65,290,437	-£64,979,371	-£65,803,854	-£65,475,903
15%	75%	-£99,011,109	-£98,544,510	-£98,478,683	-£98,012,083	-£99,289,308	-£98,756,882
20%	75%	-£132,405,561	-£131,713,252	-£131,694,048	-£131,051,741	-£132,782,559	-£132,061,947
25%	75%	-£165,800,013	-£164,809,520	-£164,916,229	-£164,126,136	-£165,298,453	-£164,507,317
30%	75%	-£199,245,021	-£198,282,796	-£198,148,990	-£197,810,528	-£198,719,768	-£198,179,998
35%	75%	-£232,713,697	-£231,589,050	-£231,430,391	-£230,305,754	-£231,384,224	-£230,100,928
40%	75%	-£266,182,653	-£264,991,229	-£264,715,229	-£263,430,429	-£264,448,429	-£263,163,629
45%	75%	-£299,651,020	-£298,205,057	-£298,001,067	-£296,555,108	-£297,513,138	-£296,068,186
50%	75%	-£333,119,685	-£331,513,061	-£331,286,405	-£329,679,781	-£330,577,596	-£329,044,313
10%	60%	-£95,475,651	-£94,977,944	-£95,191,590	-£94,693,984	-£95,772,396	-£95,488,436
15%	60%	-£68,746,503	-£68,065,921	-£68,339,492	-£67,589,002	-£69,048,002	-£68,772,622
20%	60%	-£42,060,534	-£41,048,841	-£41,483,325	-£40,474,022	-£42,663,731	-£42,066,522
25%	60%	-£15,387,126	-£14,122,509	-£14,695,814	-£13,400,968	-£16,141,122	-£15,419,610
30%	60%	-£1,710,016	-£7,186,178	-£7,067,963	-£6,330,364	-£7,639,610	-£7,076,366
35%	60%	-£82,100,016	-£80,300,695	-£81,073,378	-£79,273,958	-£83,172,876	-£81,466,237
40%	60%	-£156,481,013	-£153,424,535	-£153,307,715	-£152,251,235	-£154,707,138	-£153,333,899
45%	60%	-£230,862,013	-£228,248,474	-£228,202,050	-£226,228,512	-£230,241,622	-£228,021,441
50%	60%	-£305,243,011	-£302,672,412	-£302,676,386	-£300,756,768	-£302,775,697	-£300,600,043

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£25,561,514	-£25,561,514	-£25,561,514	-£25,561,514	-£25,561,514	-£25,561,514
10%	71%	-£12,251,570	-£11,896,025	-£11,913,682	-£11,567,077	-£12,463,498	-£12,125,443
15%	71%	-£8,597,044	-£8,063,787	-£8,089,971	-£7,746,515	-£8,914,985	-£8,407,913
20%	71%	-£4,969,967	-£4,247,328	-£4,282,812	-£3,950,175	-£5,400,822	-£4,873,668
25%	71%	-£1,362,278	-£1,458,980	-£1,533,326	-£1,600,037	-£2,900,846	-£2,041,904
30%	71%	£45,766,336	£44,670,632	£44,761,659	£43,639,901	£46,423,189	£45,376,601
35%	71%	£82,861,923	£81,929,009	£81,265,137	£80,796,224	£83,537,728	£82,149,941
40%	71%	£119,100,116	£117,945,980	£117,607,963	£116,330,364	£118,969,371	£117,596,364
45%	71%	£155,507,508	£154,121,367	£153,811,528	£152,535,885	£155,298,282	£153,906,282
50%	71%	£191,933,439	£190,363,154	£190,543,476	£189,071,192	£191,624,947	£190,232,947

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

E27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-10,465,593	-10,465,593	-10,465,593	-10,465,593	-10,465,593	-10,465,593
10%	71%	-17,155,680	-16,861,194	-16,817,561	-16,462,958	-17,387,589	-17,028,592
15%	71%	-20,501,123	-19,967,966	-19,934,050	-19,466,794	-20,818,064	-20,311,992
20%	71%	-23,874,048	-23,151,407	-23,186,891	-22,464,253	-24,304,900	-23,617,747
25%	71%	-27,268,357	-26,353,059	-26,407,415	-25,504,116	-27,804,925	-26,945,983
30%	71%	-30,687,415	-29,574,711	-29,627,637	-28,643,809	-31,321,265	-30,270,299
35%	71%	-34,118,208	-32,823,009	-32,896,022	-31,610,722	-34,844,534	-33,662,350
40%	71%	-37,568,002	-36,097,088	-36,189,216	-34,700,303	-38,364,805	-37,045,020
45%	71%	-41,033,794	-39,361,267	-39,442,411	-37,789,884	-41,889,073	-40,427,680
50%	71%	-44,514,587	-42,625,446	-42,715,607	-40,879,464	-45,415,342	-43,810,361
100%	71%	-78,939,517	-75,267,233	-75,447,555	-71,775,271	-81,129,028	-77,637,063
10%	75%	-17,195,022	-16,884,955	-16,841,071	-16,530,005	-17,381,488	-17,026,537
15%	75%	-20,581,743	-20,095,144	-20,093,317	-19,892,117	-20,939,947	-20,397,516
20%	75%	-23,956,195	-23,323,886	-23,324,683	-22,602,975	-24,333,193	-23,611,681
25%	75%	-27,389,043	-26,578,658	-26,467,154	-25,676,769	-27,840,291	-26,938,401
30%	75%	-30,795,655	-29,833,430	-29,689,624	-28,751,162	-31,370,400	-30,210,433
35%	75%	-34,264,321	-33,139,684	-33,061,025	-31,856,398	-34,934,858	-33,951,567
40%	75%	-37,732,987	-36,447,887	-36,266,363	-34,981,063	-38,499,318	-37,032,891
45%	75%	-41,201,654	-39,755,691	-39,551,701	-38,105,739	-42,063,772	-40,413,830
50%	75%	-44,670,321	-43,063,695	-42,837,040	-41,230,415	-45,628,230	-43,784,389
10%	60%	-17,026,285	-16,528,578	-16,742,324	-16,244,618	-17,323,050	-17,039,070
15%	60%	-20,307,137	-19,560,577	-19,881,196	-19,134,836	-20,752,253	-20,326,314
20%	60%	-23,611,168	-22,599,475	-22,033,559	-22,024,886	-24,214,365	-23,637,156
25%	60%	-26,937,766	-25,627,143	-25,215,485	-24,951,832	-27,691,758	-26,970,244
30%	60%	-30,269,650	-28,748,812	-29,398,537	-27,880,998	-31,180,244	-30,309,269
35%	60%	-33,600,648	-31,851,229	-32,624,012	-30,824,592	-34,723,508	-33,696,871
40%	60%	-36,931,646	-34,975,189	-35,863,340	-33,801,869	-38,261,772	-37,084,473
45%	60%	-40,262,644	-38,099,108	-39,092,685	-36,779,148	-41,792,035	-40,472,075
50%	60%	-43,593,642	-41,223,048	-42,327,020	-39,756,422	-45,326,301	-43,859,672

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

E17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-5,964,814	-5,609,309	-5,626,766	-5,271,262	-6,176,775	-5,838,727
10%	71%	-9,310,328	-8,777,071	-8,803,256	-8,269,959	-9,628,269	-9,121,197
15%	71%	-12,683,251	-11,960,613	-11,995,097	-11,273,459	-13,114,106	-12,426,952
20%	71%	-16,056,174	-15,175,250	-15,215,322	-14,513,322	-16,555,994	-15,755,945
25%	71%	-19,429,097	-18,383,916	-18,437,143	-17,353,186	-20,036,473	-19,088,885
30%	71%	-22,802,020	-21,592,582	-21,650,965	-20,192,928	-23,517,952	-22,471,558
35%	71%	-26,174,943	-24,801,248	-24,874,787	-23,032,770	-27,000,431	-25,854,225
40%	71%	-29,547,866	-28,010,914	-28,103,609	-25,872,612	-30,482,910	-29,236,896
45%	71%	-32,920,789	-31,220,580	-31,257,431	-28,712,454	-33,965,389	-32,619,567
100%	71%	-67,748,722	-64,078,439	-64,256,761	-60,388,477	-69,939,261	-66,446,209
0%	75%	-6,905,227	-6,604,161	-6,620,277	-6,309,211	-6,910,694	-6,595,743
10%	75%	-9,307,943	-8,904,349	-8,938,523	-8,371,923	-9,640,147	-9,116,722
15%	75%	-11,765,400	-11,233,092	-11,243,888	-10,411,581	-11,142,399	-10,420,886
20%	75%	-14,222,857	-13,690,844	-13,701,640	-12,870,323	-13,632,646	-12,909,633
25%	75%	-16,680,314	-16,148,596	-16,159,392	-15,339,057	-16,122,892	-15,747,607
30%	75%	-19,137,771	-18,606,348	-18,617,144	-17,807,800	-18,613,139	-18,076,360
35%	75%	-21,595,228	-21,064,100	-21,074,896	-20,276,543	-21,103,586	-20,545,113
40%	75%	-24,052,685	-23,521,852	-23,532,648	-22,745,286	-23,593,330	-23,013,866
45%	75%	-26,510,142	-25,979,604	-25,990,400	-25,214,029	-26,082,073	-25,482,619
50%	75%	-28,967,599	-28,437,356	-28,448,152	-27,682,772	-28,570,816	-27,951,372
10%	60%	-5,835,491	-5,337,784	-5,551,530	-5,053,823	-6,123,236	-5,848,275
15%	60%	-8,116,342	-7,366,763	-7,680,492	-7,163,842	-8,361,461	-8,135,520
20%	60%	-10,407,193	-9,435,742	-9,749,221	-9,241,861	-10,552,690	-10,319,771
25%	60%	-12,698,044	-11,504,721	-11,813,164	-11,320,881	-12,743,919	-12,446,361
30%	60%	-14,988,895	-13,573,700	-13,882,103	-13,400,901	-14,935,148	-14,617,951
35%	60%	-17,279,746	-15,642,679	-15,951,042	-15,480,921	-17,126,377	-16,749,142
40%	60%	-19,570,597	-17,711,658	-17,920,083	-17,560,941	-19,317,606	-18,820,333
45%	60%	-21,861,448	-19,780,637	-19,989,124	-19,640,961	-21,508,835	-20,891,524
50%	60%	-24,152,299	-21,849,616	-22,058,165	-21,720,981	-23,699,064	-22,962,715

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

E6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	12,121,928	12,121,928	12,121,928	12,121,928	12,121,928	12,121,928
10%	71%	15,431,913	15,787,418	15,769,960	16,125,465	15,219,952	15,558,000
15%	71%	18,786,398	19,169,655	19,152,197	19,476,727	18,189,438	18,275,500
20%	71%	22,140,883	22,573,892	22,556,439	22,827,989	21,160,924	21,030,226
25%	71%	25,495,368	25,999,129	25,982,681	26,179,251	24,132,410	23,801,952
30%	71%	28,849,853	29,435,366	29,418,923	29,530,513	27,103,896	26,773,678
35%	71%	32,204,338	32,881,603	32,865,180	32,881,775	30,075,382	29,745,404
40%	71%	35,558,823	36,337,840	36,321,457	36,233,037	33,046,868	32,717,130
45%	71%	38,913,308	39,804,077	39,788,074	39,584,300	36,018,354	35,688,856
50%	71%	42,267,793	43,270,314	43,253,991	42,935,562	39,000,840	38,660,582
10%	75%	15,391,900	15,702,566	15,746,450	16,057,516	15,208,933	15,560,984
15%	75%	18,025,778	18,492,377	18,556,264	18,974,804	18,147,678	18,280,005
20%	75%	20,659,656	21,282,186	21,346,073	21,893,092	21,245,872	21,024,160
25%	75%	23,293,534	24,071,995	24,135,880	24,811,380	24,101,066	23,582,448
30%	75%	25,927,412	26,861,804	26,925,691	27,729,670	26,951,262	26,142,736
35%	75%	28,561,290	29,651,613	29,719,578	30,647,960	29,801,458	28,932,924
40%	75%	31,195,168	32,441,422	32,509,465	33,566,250	32,651,654	31,723,112
45%	75%	33,829,046	35,231,231	35,299,352	36,484,540	35,501,850	34,513,300
50%	75%	36,462,924	38,021,040	38,079,243	39,402,830	38,352,046	37,303,488
10%	60%	15,561,236	15,958,943	15,945,197	16,342,804	15,204,491	15,548,452
15%	60%	18,200,394	18,756,944	18,743,205	19,140,811	17,852,286	18,261,207
20%	60%	20,839,552	21,546,945	21,533,206	21,938,818	20,500,082	20,768,408
25%	60%	23,478,710	24,336,946	24,323,207	24,736,825	23,147,878	23,525,614
30%	60%	26,117,868	27,126,947	27,113,208	27,534,832	25,795,674	25,872,820
35%	60%	28,757,026	29,916,948	29,903,209	30,332,839	28,443,470	28,619,026
40%	60%	31,396,184	32,706,949	32,693,210	33,130,846	31,091,266	31,365,232
45%	60%	34,035,342	35,496,950	35,483,211	35,928,853	33,739,062	34,110,438
50%	60%	36,674,500	38,286,951	38,273,212	38,726,860	36,386,858	36,855,644

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£10,811,342	-£10,811,342	-£10,811,342	-£10,811,342	-£10,811,342	-£10,811,342
10%	71%	-£17,501,258	-£17,145,853	-£17,163,210	-£16,807,805	-£17,713,319	-£17,319,271
15%	71%	-£20,546,872	-£20,313,515	-£20,330,799	-£19,806,543	-£21,164,813	-£20,657,741
20%	71%	-£24,219,795	-£23,407,157	-£23,532,641	-£22,810,003	-£24,650,650	-£23,963,456
25%	71%	-£27,812,106	-£26,708,809	-£26,753,164	-£25,849,866	-£28,150,675	-£27,291,732
30%	71%	-£31,016,165	-£29,920,460	-£29,973,687	-£28,688,730	-£31,673,017	-£30,625,499
35%	71%	-£34,463,957	-£33,178,659	-£33,241,771	-£31,956,472	-£35,230,286	-£34,006,099
40%	71%	-£37,811,751	-£36,442,838	-£36,514,366	-£35,046,052	-£38,787,554	-£37,390,789
45%	71%	-£41,389,544	-£39,707,016	-£39,788,161	-£38,135,633	-£42,344,823	-£40,773,440
50%	71%	-£44,907,337	-£42,971,195	-£43,061,356	-£41,225,214	-£45,902,951	-£44,156,301
100%	71%	-£79,285,266	-£75,612,982	-£75,793,305	-£72,121,021	-£81,474,775	-£77,952,813
15%	75%	-£20,807,493	-£20,440,693	-£20,375,086	-£19,869,467	-£21,165,691	-£20,653,286
10%	75%	-£17,541,771	-£17,230,705	-£17,196,821	-£16,875,754	-£17,727,238	-£17,372,288
20%	75%	-£24,901,944	-£23,669,636	-£23,580,432	-£22,948,125	-£24,678,943	-£23,957,430
25%	75%	-£27,714,793	-£26,924,407	-£26,812,903	-£26,022,618	-£28,186,040	-£27,284,151
30%	75%	-£31,141,405	-£30,179,179	-£30,045,373	-£29,086,912	-£31,715,150	-£30,616,182
35%	75%	-£34,929,070	-£33,465,453	-£33,326,774	-£32,202,157	-£35,260,608	-£33,997,211
40%	75%	-£38,078,738	-£36,793,437	-£36,612,112	-£35,326,813	-£38,845,065	-£37,378,440
45%	75%	-£41,547,403	-£40,101,441	-£39,897,450	-£38,451,489	-£42,409,521	-£40,759,589
50%	75%	-£45,216,068	-£43,409,444	-£43,182,789	-£41,576,164	-£45,973,979	-£44,140,688
10%	60%	-£17,572,035	-£16,874,328	-£17,088,074	-£16,590,367	-£17,665,750	-£17,384,819
15%	60%	-£20,652,686	-£19,906,327	-£20,226,946	-£19,480,386	-£21,098,005	-£20,672,064
20%	60%	-£23,995,818	-£22,945,224	-£23,379,708	-£22,370,405	-£24,560,115	-£23,982,905
25%	60%	-£27,659,355	-£26,014,163	-£26,503,482	-£25,107,482	-£28,044,356	-£27,316,994
30%	60%	-£30,615,400	-£29,092,561	-£29,744,287	-£28,226,747	-£31,534,903	-£30,655,019
35%	60%	-£33,996,398	-£32,196,979	-£32,989,761	-£31,170,342	-£35,069,257	-£34,042,621
40%	60%	-£37,377,397	-£35,200,918	-£35,204,685	-£34,147,618	-£38,603,521	-£37,456,223
45%	60%	-£40,758,396	-£38,244,857	-£38,438,434	-£37,124,866	-£42,137,785	-£40,817,824
50%	60%	-£44,139,394	-£41,268,796	-£42,672,770	-£40,102,172	-£45,672,051	-£44,205,426

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,819,072	-£1,463,567	-£1,481,024	-£1,125,519	-£2,091,032	-£1,692,985
10%	71%	-£5,164,586	-£4,631,329	-£4,657,513	-£4,124,257	-£5,482,527	-£4,875,455
15%	71%	-£8,537,609	-£7,814,970	-£7,850,354	-£7,127,717	-£8,968,364	-£8,281,210
20%	71%	-£11,929,820	-£11,026,523	-£11,070,878	-£10,167,890	-£12,466,388	-£11,636,446
25%	71%	-£15,333,879	-£14,238,174	-£14,291,400	-£13,207,443	-£15,960,731	-£14,943,143
30%	71%	-£18,781,671	-£17,496,373	-£17,559,485	-£16,274,185	-£19,548,000	-£18,325,813
35%	71%	-£22,296,685	-£20,760,581	-£20,832,680	-£19,383,768	-£23,105,268	-£21,708,483
40%	71%	-£25,677,258	-£24,024,730	-£24,106,874	-£22,453,347	-£26,662,537	-£25,091,153
45%	71%	-£29,125,050	-£27,288,909	-£27,379,070	-£25,542,927	-£30,219,805	-£28,473,824
50%	71%	-£33,602,689	-£30,690,696	-£30,811,018	-£28,638,735	-£33,792,459	-£32,000,596
100%	71%	-£1,819,072	-£1,463,567	-£1,481,024	-£1,125,519	-£2,091,032	-£1,692,985
15%	75%	-£5,225,207	-£4,758,607	-£4,692,780	-£4,226,181	-£5,503,405	-£4,970,980
20%	75%	-£8,619,658	-£7,987,350	-£7,898,146	-£7,265,839	-£8,996,656	-£8,275,144
25%	75%	-£12,060,201	-£11,242,127	-£11,340,223	-£10,340,223	-£12,510,754	-£11,601,381
30%	75%	-£15,455,119	-£14,456,893	-£14,363,087	-£13,414,626	-£16,033,854	-£14,933,896
35%	75%	-£18,927,784	-£17,803,147	-£17,644,488	-£16,519,851	-£19,598,321	-£18,315,025
40%	75%	-£22,395,450	-£21,111,150	-£20,929,826	-£19,644,526	-£23,162,778	-£21,696,154
45%	75%	-£25,869,117	-£24,419,155	-£24,215,164	-£22,769,203	-£26,727,235	-£25,077,265
50%	75%	-£29,333,783	-£27,727,158	-£27,500,503	-£25,893,878	-£30,291,693	-£28,458,412
10%	60%	-£1,889,748	-£1,192,041	-£1,405,788	-£908,081	-£1,986,493	-£1,702,533
15%	60%	-£4,370,600	-£4,224,040	-£4,544,659	-£3,786,100	-£5,415,715	-£4,868,777
20%	60%	-£6,874,697	-£6,691,422	-£7,047,422	-£5,688,119	-£8,977,629	-£8,300,619
25%	60%	-£11,601,223	-£10,336,606	-£10,879,711	-£9,615,095	-£12,355,219	-£11,633,708
30%	60%	-£14,933,114	-£13,410,275	-£14,062,001	-£12,544,461	-£15,852,707	-£14,972,732
35%	60%	-£18,314,112	-£16,514,692	-£17,267,475	-£15,489,556	-£19,386,871	-£18,366,394
40%	60%	-£21,695,111	-£19,633,632	-£20,521,312	-£18,465,332	-£22,921,235	-£21,747,936
45%	60%	-£25,076,110	-£22,762,571	-£23,786,148	-£21,442,809	-£26,455,499	-£25,135,538
50%	60%	-£28,457,108	-£25,896,510	-£26,998,484	-£24,419,885	-£29,989,794	-£28,523,140

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£12,121,928	£12,121,928	£12,121,928	£12,121,928	£12,121,928	£12,121,928
10%	71%	£5,431,913	£5,787,416	£5,769,960	£6,125,465	£5,219,452	£5,588,000
15%	71%	£2,086,998	£2,199,855	£2,593,471	£3,128,127	£1,089,168	£2,275,530
20%	71%	-£1,286,525	-£563,886	-£599,370	-£123,268	-£1,717,374	-£1,030,226
25%	71%	-£4,676,835	-£3,775,538	-£3,819,893	-£2,916,595	-£5,217,404	-£4,358,462
30%	71%	-£8,082,894	-£6,967,189	-£7,040,416	-£5,956,459	-£8,739,746	-£7,692,158
35%	71%	-£11,530,887	-£10,245,388	-£10,368,501	-£9,053,201	-£12,291,015	-£11,074,509
40%	71%	-£14,978,480	-£13,509,567	-£13,581,695	-£12,112,782	-£15,854,284	-£14,457,498
45%	71%	-£18,428,273	-£16,773,746	-£16,854,890	-£15,202,362	-£19,411,352	-£17,840,189
50%	71%	-£21,874,066	-£20,037,924	-£20,128,085	-£18,289,948	-£22,968,821	-£21,222,239
100%	71%	-£56,351,966	-£52,679,712	-£52,860,034	-£49,187,750	-£58,541,505	-£55,049,542
10%	75%	£5,391,600	£5,702,566	£5,746,450	£6,067,516	£5,206,033	£5,560,984
15%	75%	£2,025,778	£2,492,377	£2,553,204	£3,024,804	£1,747,876	£2,280,005
20%	75%	-£1,369,674	-£736,365	-£847,161	-£14,854	-£1,745,672	-£1,024,160
25%	75%	-£4,781,522	-£3,901,136	-£3,879,632	-£3,089,248	-£5,252,770	-£4,350,880
30%	75%	-£8,206,134	-£7,245,908	-£7,112,103	-£6,163,841	-£8,782,879	-£7,662,912
35%	75%	-£11,678,800	-£10,552,163	-£10,393,504	-£9,268,868	-£12,347,337	-£11,064,041
40%	75%	-£15,145,466	-£13,860,166	-£13,678,841	-£12,393,542	-£15,911,794	-£14,445,170
45%	75%	-£18,614,132	-£17,168,170	-£16,964,179	-£15,518,219	-£19,476,251	-£17,826,299
50%	75%	-£22,082,798	-£20,476,173	-£20,220,518	-£18,642,694	-£23,040,709	-£21,207,428
10%	60%	£5,861,236	£6,058,943	£6,845,187	£6,843,004	£5,384,491	£5,546,458
15%	60%	£2,280,384	£3,026,944	£2,706,325	£3,452,885	£1,835,266	£2,261,207
20%	60%	-£1,023,647	-£1,119,953	-£446,438	-£562,865	-£1,626,844	-£1,049,635
25%	60%	-£4,350,239	-£3,085,622	-£3,628,726	-£2,364,111	-£5,104,234	-£4,382,723
30%	60%	-£7,882,128	-£6,159,291	-£6,811,016	-£5,385,477	-£8,601,723	-£7,721,745
35%	60%	-£11,063,127	-£9,263,708	-£10,036,490	-£8,237,071	-£12,135,687	-£11,109,350
40%	60%	-£14,444,126	-£12,387,648	-£13,270,827	-£11,214,348	-£15,670,251	-£14,496,952
45%	60%	-£17,826,126	-£15,511,586	-£16,365,863	-£14,191,624	-£19,204,516	-£17,864,594
50%	60%	-£21,206,123	-£18,635,525	-£19,739,499	-£17,168,901	-£22,738,780	-£21,272,156

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 6

CIL Zone  
Value Area 3

No Units 300  
Site Area 1.08 Ha

Sales value inflation 10%  
Build cost inflation 5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£30,485,812	£30,485,812	£30,485,812	£30,485,812	£30,485,812	£30,485,812
10%	71%	£22,834,741	£23,241,828	£23,102,794	£23,509,882	£22,725,126	£22,993,179
15%	71%	£19,039,266	£19,619,336	£19,411,286	£19,822,916	£18,944,363	£19,246,962
20%	71%	£15,154,815	£15,982,305	£15,689,690	£16,527,179	£14,931,999	£15,476,873
25%	71%	£11,283,992	£12,318,353	£11,965,084	£12,999,447	£11,005,471	£11,686,564
30%	71%	£7,413,096	£8,654,402	£8,230,479	£9,471,714	£7,073,406	£7,896,254
35%	71%	£3,497,064	£4,959,395	£4,458,720	£5,325,220	£3,091,299	£4,060,424
40%	71%	£-4,434,745	£-2,511,493	£-3,168,347	£-1,245,096	£-4,952,614	£-3,686,217
45%	71%	£-8,424,439	£-6,287,493	£-7,017,331	£-4,880,385	£-8,989,850	£-7,592,741
50%	71%	£-12,424,439	£-10,063,493	£-11,866,315	£-9,413,376	£-13,027,086	£-11,198,765
100%	71%	£-48,321,383	£-44,947,492	£-45,507,187	£-41,233,276	£-49,472,204	£-46,057,888
10%	75%	£22,798,206	£23,154,407	£23,079,681	£23,435,862	£22,702,293	£22,983,748
15%	75%	£18,954,403	£19,488,704	£19,376,587	£19,910,887	£18,810,533	£19,232,716
20%	75%	£15,100,549	£15,904,603	£15,652,667	£16,376,721	£14,885,984	£15,457,703
25%	75%	£11,191,159	£12,096,225	£11,906,307	£12,811,373	£10,947,453	£11,682,601
30%	75%	£7,299,875	£8,387,848	£8,159,945	£9,248,025	£7,002,645	£7,867,498
35%	75%	£3,355,512	£4,643,329	£4,373,084	£5,660,911	£3,008,745	£4,026,327
40%	75%	£-698,481	£392,940	£374,101	£505,801	£-1,001,268	£-177,766
45%	75%	£-4,607,354	£-2,924,509	£-3,277,637	£-1,594,792	£-5,060,490	£-3,730,773
50%	75%	£-8,616,227	£-6,746,399	£-7,138,764	£-5,268,936	£-9,119,711	£-7,642,248
10%	60%	£2,581,659	£2,313,576	£2,217,819	£2,374,614	£2,798,344	£2,323,388
15%	60%	£19,184,577	£20,039,459	£19,522,323	£20,377,206	£18,954,384	£19,292,132
20%	60%	£15,392,467	£16,550,953	£15,850,161	£17,007,670	£15,080,524	£15,538,219
25%	60%	£11,581,056	£13,029,162	£12,153,175	£13,601,281	£11,191,128	£11,763,245
30%	60%	£7,769,046	£9,507,373	£8,456,187	£10,193,915	£7,299,338	£7,988,273
35%	60%	£3,910,296	£5,970,804	£4,724,362	£6,784,869	£3,355,468	£4,169,534
40%	60%	£45,189	£2,400,054	£975,550	£3,330,414	£-958,831	£341,461
45%	60%	£-3,882,394	£-1,189,842	£-2,818,621	£-1,218,069	£-4,807,411	£-3,543,634
50%	60%	£-7,810,716	£-4,818,952	£-6,628,746	£-3,937,021	£-8,616,291	£-7,434,320

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£87,081,065	£87,081,065	£87,081,065	£87,081,065	£87,081,065	£87,081,065
10%	71%	£74,712,135	£76,386,088	£74,480,889	£76,144,088	£74,821,750	£74,558,688
15%	71%	£78,537,671	£77,827,040	£78,135,581	£77,524,960	£78,000,015	£78,300,015
20%	71%	£82,392,061	£81,584,572	£81,847,187	£81,019,688	£82,614,878	£82,070,003
25%	71%	£86,282,885	£85,228,524	£85,581,782	£84,547,430	£86,541,405	£85,899,319
30%	71%	£90,205,681	£88,893,476	£89,293,386	£88,075,186	£90,971,471	£89,938,627
35%	71%	£94,169,272	£92,587,452	£93,090,147	£91,618,357	£94,455,578	£93,488,453
40%	71%	£98,191,927	£96,302,718	£96,677,193	£95,195,148	£96,452,255	£97,330,114
45%	71%	£102,281,621	£100,058,370	£100,715,224	£98,791,973	£102,499,490	£101,233,884
50%	71%	£106,447,316	£103,834,210	£104,564,208	£102,467,491	£106,549,747	£105,138,616
100%	71%	£145,868,260	£141,594,388	£143,054,044	£138,780,152	£147,019,081	£144,204,884
10%	75%	£74,748,870	£74,392,470	£74,487,215	£74,111,014	£74,844,584	£74,563,129
15%	75%	£78,592,474	£78,058,173	£78,170,889	£77,635,344	£78,376,344	£78,141,140
20%	75%	£82,468,328	£81,742,274	£81,894,209	£81,170,158	£82,661,292	£82,089,174
25%	75%	£86,355,718	£85,450,651	£85,600,570	£84,735,503	£86,599,423	£85,884,275
30%	75%	£90,241,002	£89,159,029	£89,386,332	£88,300,652	£90,544,231	£89,619,378
35%	75%	£94,129,384	£92,903,546	£93,163,683	£91,865,968	£94,538,132	£93,368,532
40%	75%	£98,015,358	£96,663,937	£96,972,776	£95,500,986	£98,548,143	£97,389,082
45%	75%	£102,154,231	£100,471,395	£100,824,514	£99,441,869	£102,607,387	£101,277,650
50%	75%	£106,352,104	£104,293,276	£104,685,941	£103,215,813	£106,699,588	£105,180,295
10%	60%	£74,595,221	£74,025,300	£74,370,057	£73,800,135	£74,748,684	£74,523,519
15%	60%	£78,382,300	£77,507,417	£77,824,554	£77,169,671	£78,592,493	£78,254,745
20%	60%	£82,154,410	£80,995,924	£81,686,716	£80,539,206	£82,486,353	£82,008,658
25%	60%	£85,926,421	£84,517,114	£85,363,102	£84,045,096	£86,355,749	£85,763,631
30%	60%	£89,777,232	£88,039,503	£88,690,690	£87,352,962	£90,247,039	£89,558,604
35%	60%	£93,636,580	£91,578,073	£92,292,515	£90,762,007	£94,191,409	£93,377,343
40%	60%	£97,501,689	£95,446,922	£96,111,327	£94,216,463	£98,146,408	£97,205,416
45%	60%	£101,429,271	£98,736,719	£100,365,498	£97,872,948	£102,154,288	£101,090,514
50%	60%	£105,367,592	£102,355,869	£104,175,823	£101,183,856	£106,163,168	£104,951,197

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£47,933,172	£47,933,172	£47,933,172	£47,933,172	£47,933,172	£47,933,172
10%	71%	£55,555,013	£55,147,926	£55,286,960	£54,879,872	£56,664,628	£55,396,575
15%	71%	£59,580,548	£58,769,918	£58,978,468	£58,397,838	£59,544,971	£59,142,892
20%	71%	£63,644,339	£62,401,469	£62,680,264	£61,892,676	£63,457,755	£62,912,885
25%	71%	£67,745,762	£66,071,401	£66,424,670	£65,390,507	£67,384,283	£66,703,190
30%	71%	£71,886,658	£69,735,352	£70,199,275	£68,918,040	£71,316,348	£70,493,500
35%	71%	£76,068,150	£73,439,359	£73,933,024	£72,461,234	£75,298,455	£74,329,330
40%	71%	£80,290,406	£77,145,970	£77,720,970	£76,038,023	£79,295,132	£78,172,911
45%	71%	£84,554,499	£80,901,247	£81,558,101	£79,634,850	£83,342,368	£82,075,971
50%	71%	£88,864,193	£84,677,247	£85,407,085	£83,270,139	£87,389,604	£85,982,495
100%	71%	£128,711,137	£122,432,246	£123,988,931	£119,623,039	£133,957,058	£132,057,712
10%	75%	£55,591,548	£55,235,347	£55,310,093	£54,953,992	£55,687,461	£55,406,006
15%	75%	£59,435,351	£58,901,050	£59,013,167	£58,478,867	£59,579,221	£59,157,037
20%	75%	£63,309,205	£62,585,151	£62,737,587	£62,013,933	£63,504,704	£62,932,051
25%	75%	£67,226,999	£66,293,447	£66,463,447	£65,578,301	£67,442,301	£66,772,372
30%	75%	£71,189,879	£70,001,906	£70,229,899	£69,143,729	£71,387,109	£70,522,255
35%	75%	£75,194,242	£73,748,425	£74,016,660	£72,728,843	£75,381,009	£74,383,427
40%	75%	£79,240,284	£77,506,314	£77,815,853	£76,435,863	£79,591,222	£78,212,885
45%	75%	£83,329,108	£81,314,263	£81,687,391	£79,984,548	£83,450,244	£82,120,527
50%	75%	£87,450,981	£85,136,151	£85,528,518	£83,658,690	£87,509,465	£86,032,002
10%	60%	£55,438,099	£55,888,178	£55,212,935	£54,843,913	£55,591,581	£55,396,396
15%	60%	£59,025,174	£59,597,433	£59,367,433	£58,912,549	£60,012,319	£59,818,319
20%	60%	£62,697,287	£63,388,801	£63,239,593	£62,384,084	£63,309,239	£63,155,355
25%	60%	£66,460,698	£67,309,592	£67,269,579	£66,788,473	£67,198,620	£67,069,509
30%	60%	£70,320,109	£70,882,381	£70,933,587	£70,195,839	£71,089,916	£70,901,481
35%	60%	£74,279,458	£74,178,950	£74,358,392	£73,604,885	£75,034,296	£74,820,220
40%	60%	£78,344,565	£78,089,700	£78,414,204	£77,559,340	£78,988,285	£78,648,293
45%	60%	£82,522,148	£80,579,596	£81,208,375	£78,515,823	£82,997,105	£81,933,391
50%	60%	£86,800,470	£83,298,746	£84,018,600	£82,069,775	£87,006,045	£85,824,674

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£14,550,497	£14,550,497	£14,550,497	£14,550,497	£14,550,497	£14,550,497
10%	71%	£22,201,588	£21,794,481	£21,983,815	£21,886,428	£22,311,183	£22,043,130
15%	71%	£26,027,104	£25,416,473	£25,625,023	£25,014,393	£26,101,526	£25,789,447
20%	71%	£29,881,494	£29,054,004	£29,326,620	£28,509,130	£30,104,310	£29,559,436
25%	71%	£33,792,817	£32,717,956	£33,071,225	£32,038,862	£34,030,838	£33,349,745
30%	71%	£37,763,213	£36,391,907	£36,805,930	£35,564,996	£37,962,923	£37,140,055
35%	71%	£41,788,705	£40,076,914	£40,579,580	£39,107,789	£41,945,011	£40,975,885
40%	71%	£45,861,360	£43,792,151	£44,366,626	£42,884,579	£45,941,697	£44,819,548
45%	71%	£49,989,006	£47,546,698	£48,383,867	£46,891,808	£50,000,923	£48,722,536
50%	71%	£54,166,748	£51,333,802	£52,053,640	£49,916,69		

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
		£545,424	£545,424	£545,424	£545,424		
0%	71%	-£545,424	-£545,424	-£545,424	-£545,424	-£545,424	-£545,424
10%	71%	-£7,106,847	-£6,898,560	-£3,837,594	-£8,480,598	-£7,215,262	-£8,947,200
15%	71%	-£10,931,152	-£10,320,552	-£10,529,102	-£9,918,472	-£11,095,655	-£10,859,526
20%	71%	-£14,755,573	-£13,958,083	-£14,240,698	-£13,413,209	-£15,008,389	-£14,463,515
25%	71%	-£18,580,000	-£17,622,038	-£17,975,304	-£16,940,941	-£18,934,917	-£18,253,824
30%	71%	-£22,404,427	-£21,285,996	-£21,708,600	-£20,468,674	-£22,866,352	-£22,044,184
35%	71%	-£26,228,854	-£24,950,063	-£25,453,656	-£24,011,868	-£26,843,089	-£25,879,664
40%	71%	-£30,053,281	-£28,614,130	-£29,206,712	-£27,588,858	-£30,845,768	-£29,723,625
45%	71%	-£33,877,708	-£32,278,197	-£33,959,768	-£31,185,484	-£34,893,002	-£33,626,605
50%	71%	-£37,702,135	-£35,942,264	-£36,650,824	-£34,600,713	-£38,940,236	-£37,553,129
100%	71%	-£78,261,712	-£73,987,880	-£75,447,555	-£71,173,664	-£79,412,592	-£78,598,376
10%	75%	-£7,142,182	-£6,785,981	-£6,850,727	-£6,504,526	-£7,238,095	-£6,956,640
15%	75%	-£10,966,985	-£10,451,684	-£10,563,801	-£10,029,501	-£11,129,855	-£10,707,672
20%	75%	-£14,791,788	-£14,135,785	-£14,287,721	-£13,563,868	-£15,054,804	-£14,482,685
25%	75%	-£18,616,591	-£17,844,163	-£18,034,081	-£17,129,018	-£18,982,938	-£18,277,787
30%	75%	-£22,441,394	-£21,552,540	-£21,780,443	-£20,694,363	-£22,917,743	-£22,072,880
35%	75%	-£26,266,197	-£25,260,917	-£25,487,294	-£24,279,477	-£26,841,843	-£25,914,081
40%	75%	-£30,091,000	-£28,969,293	-£29,236,250	-£27,854,497	-£30,841,658	-£29,762,593
45%	75%	-£33,915,803	-£32,677,669	-£32,918,025	-£31,535,180	-£34,890,878	-£33,671,161
50%	75%	-£37,740,606	-£36,386,045	-£36,659,787	-£35,209,324	-£38,940,098	-£37,582,686
10%	60%	-£6,968,733	-£6,418,812	-£6,763,569	-£6,103,647	-£7,142,195	-£6,917,030
15%	60%	-£10,793,536	-£9,900,929	-£10,418,065	-£9,563,182	-£10,986,004	-£10,848,256
20%	60%	-£14,618,339	-£13,389,435	-£14,000,227	-£12,932,718	-£14,859,854	-£14,402,169
25%	60%	-£18,443,142	-£16,878,941	-£17,382,813	-£16,539,107	-£18,748,256	-£18,117,148
30%	60%	-£22,267,945	-£20,368,447	-£21,484,201	-£19,746,473	-£22,640,550	-£21,952,115
35%	60%	-£26,092,748	-£23,857,953	-£24,216,026	-£23,185,819	-£26,544,800	-£25,770,854
40%	60%	-£29,917,551	-£27,347,459	-£27,947,851	-£26,364,688	-£30,449,074	-£29,598,927
45%	60%	-£33,742,354	-£30,836,965	-£31,759,009	-£29,568,457	-£34,347,799	-£33,484,025
50%	60%	-£37,567,157	-£34,326,471	-£35,569,134	-£32,777,400	-£38,255,679	-£37,374,708

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
		£1,111,848	£1,111,848	£1,111,848	£1,111,848		
0%	71%	-£1,111,848	-£1,111,848	-£1,111,848	-£1,111,848	-£1,111,848	-£1,111,848
10%	71%	-£4,085,148	-£4,492,234	-£4,353,201	-£4,760,288	-£3,975,533	-£4,243,586
15%	71%	-£6,969,612	-£6,702,243	-£6,811,652	-£7,272,323	-£56,189	-£497,269
20%	71%	-£9,854,076	-£9,767,289	-£9,049,904	-£12,222,415	-£3,917,594	-£3,272,720
25%	71%	-£12,738,540	-£12,440,240	-£9,784,589	-£15,760,147	-£7,744,147	-£7,063,033
30%	71%	-£15,622,999	-£15,095,192	-£10,519,115	-£19,277,880	-£11,678,187	-£10,853,339
35%	71%	-£18,507,458	-£17,799,199	-£14,292,864	-£22,821,073	-£15,658,295	-£14,689,170
40%	71%	-£21,391,917	-£20,501,435	-£16,079,610	-£26,364,266	-£19,654,872	-£18,533,261
45%	71%	-£24,276,376	-£24,261,087	-£21,917,941	-£29,907,459	-£23,652,207	-£22,435,811
50%	71%	-£27,160,835	-£27,037,087	-£25,766,925	-£33,450,652	-£27,749,443	-£26,342,335
100%	71%	-£97,070,977	-£92,797,654	-£86,256,761	-£99,889,269	-£88,221,707	-£85,407,651
10%	75%	-£4,085,148	-£3,811,810	-£4,330,068	-£4,686,269	-£3,852,604	-£4,234,124
15%	75%	-£6,049,899	-£5,730,110	-£6,266,903	-£6,161,284	-£60,939	-£483,123
20%	75%	-£8,014,650	-£7,444,991	-£7,996,026	-£7,372,873	-£3,864,009	-£3,291,890
25%	75%	-£10,000,401	-£9,653,368	-£9,843,267	-£9,598,220	-£7,802,140	-£7,086,992
30%	75%	-£12,000,152	-£11,440,719	-£10,363,648	-£13,146,949	-£11,746,949	-£10,853,339
35%	75%	-£14,000,003	-£14,106,264	-£14,376,499	-£13,088,883	-£15,740,848	-£14,723,267
40%	75%	-£16,000,000	-£16,856,683	-£16,175,480	-£16,703,702	-£17,750,862	-£16,571,799
45%	75%	-£18,000,000	-£19,607,102	-£18,007,904	-£19,418,524	-£20,760,876	-£19,583,811
50%	75%	-£20,000,000	-£22,357,521	-£20,818,327	-£23,129,346	-£23,760,890	-£22,486,367
10%	60%	-£4,202,062	-£4,771,983	-£4,427,226	-£4,997,148	-£4,048,800	-£4,273,765
15%	60%	-£6,303,093	-£6,888,966	-£6,772,727	-£7,277,712	-£5,241,891	-£5,142,538
20%	60%	-£8,404,124	-£8,127,127	-£7,899,432	-£8,141,923	-£3,989,993	-£3,211,975
25%	60%	-£10,505,155	-£10,220,431	-£9,596,419	-£10,312,312	-£7,558,466	-£6,986,348
30%	60%	-£12,606,186	-£12,422,220	-£10,293,407	-£12,555,679	-£11,449,756	-£10,761,320
35%	60%	-£14,707,217	-£14,274,100	-£12,007,500	-£14,844,868	-£13,540,084	-£12,486,367
40%	60%	-£16,808,248	-£16,349,539	-£13,717,044	-£16,419,179	-£15,648,125	-£14,408,133
45%	60%	-£18,909,279	-£18,339,435	-£15,428,214	-£18,875,662	-£17,750,876	-£16,293,231
50%	60%	-£21,010,310	-£20,329,331	-£17,137,259	-£21,332,015	-£19,858,895	-£18,183,914

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
		£3,392,945	£3,392,945	£3,392,945	£3,392,945		
0%	71%	-£3,392,945	-£3,392,945	-£3,392,945	-£3,392,945	-£3,392,945	-£3,392,945
10%	71%	-£11,811,875	-£11,888,961	-£15,749,927	-£16,157,015	-£15,372,260	-£15,640,312
15%	71%	-£17,717,812	-£17,266,969	-£12,028,419	-£17,669,049	-£11,491,916	-£11,893,995
20%	71%	-£23,623,749	-£22,826,436	-£16,346,823	-£19,174,312	-£17,670,132	-£18,124,007
25%	71%	-£29,529,686	-£28,488,488	-£20,665,227	-£20,686,580	-£23,681,604	-£23,333,604
30%	71%	-£35,435,623	-£34,148,540	-£24,983,631	-£22,191,847	-£27,693,076	-£27,346,104
35%	71%	-£41,341,560	-£40,008,592	-£29,302,035	-£23,703,110	-£31,704,548	-£31,358,604
40%	71%	-£47,247,497	-£45,868,644	-£33,620,439	-£25,214,373	-£35,716,020	-£35,370,104
45%	71%	-£53,153,434	-£51,928,696	-£37,938,843	-£26,725,636	-£39,727,492	-£39,381,604
50%	71%	-£59,059,371	-£56,088,748	-£42,257,247	-£28,236,899	-£43,738,964	-£43,393,104
100%	71%	-£236,118,712	-£228,118,712	-£211,118,712	-£223,118,712	-£211,118,712	-£211,118,712
10%	75%	-£4,085,148	-£3,811,810	-£4,330,068	-£4,686,269	-£3,852,604	-£4,234,124
15%	75%	-£6,049,899	-£5,730,110	-£6,266,903	-£6,161,284	-£60,939	-£483,123
20%	75%	-£8,014,650	-£7,444,991	-£7,996,026	-£7,372,873	-£3,864,009	-£3,291,890
25%	75%	-£10,000,401	-£9,653,368	-£9,843,267	-£9,598,220	-£7,802,140	-£7,086,992
30%	75%	-£12,000,152	-£11,440,719	-£10,363,648	-£13,146,949	-£11,746,949	-£10,853,339
35%	75%	-£14,000,003	-£14,106,264	-£14,376,499	-£13,088,883	-£15,740,848	-£14,723,267
40%	75%	-£16,000,000	-£16,856,683	-£16,175,480	-£16,703,702	-£17,750,862	-£16,571,799
45%	75%	-£18,000,000	-£19,607,102	-£18,007,904	-£19,418,524	-£20,760,876	-£19,583,811
50%	75%	-£20,000,000	-£22,357,521	-£20,818,327	-£23,129,346	-£23,760,890	-£22,486,367
10%	60%	-£4,202,062	-£4,771,983	-£4,427,226	-£4,997,148	-£4,048,800	-£4,273,765
15%	60%	-£6,303,093	-£6,888,966	-£6,772,727	-£7,277,712	-£5,241,891	-£5,142,538
20%	60%	-£8,404,124	-£8,127,127	-£7,899,432	-£8,141,923	-£3,989,993	-£3,211,975
25%	60%	-£10,505,155	-£10,220,431	-£9,596,419	-£10,312,312	-£7,558,466	-£6,986,348
30%	60%	-£12,606,186	-£12,422,220	-£10,293,407	-£12,555,679	-£11,449,756	-£10,761,320
35%	60%	-£14,707,217	-£14,274,100	-£12,007,500	-£14,844,868	-£13,540,084	-£12,486,367
40%	60%	-£16,808,248	-£16,349,539	-£13,717,044	-£16,419,179	-£15,648,125	-£14,408,133
45%	60%	-£18,909,279	-£18,339,435	-£15,428,214	-£18,875,662	-£17,750,876	-£16,293,231
50%	60%	-£21,010,310	-£20,329,331	-£17,137,259	-£21,332,015	-£19,858,895	-£18,183,914

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£199,675	-£199,675	-£199,675	-£199,675	-£199,675	-£199,675
10%	71%	-£7,451,396	-£7,044,310	-£7,182,343	-£6,776,256	-£7,361,011	-£7,292,958
15%	71%	-£11,276,322	-£10,666,301	-£10,874,622	-£10,268,611	-£11,441,354	-£11,032,715
20%	71%	-£15,131,322	-£14,303,833	-£14,586,448	-£13,758,959	-£15,354,138	-£14,800,264
25%	71%	-£19,002,146	-£17,967,784	-£18,321,053	-£17,286,891	-£19,280,699	-£18,599,574
30%	71%	-£22,873,041	-£21,631,736	-£22,055,658	-£20,814,424	-£23,212,731	-£22,389,893
35%	71%	-£26,743,936	-£25,295,688	-£25,829,408	-£24,357,617	-£27,144,839	-£26,225,714
40%	71%	-£30,614,831	-£28,959,640	-£29,603,158	-£27,900,407	-£31,076,945	-£30,069,375
45%	71%	-£34,485,726	-£32,623,592	-£33,376,908	-£31,453,294	-£35,009,051	-£33,912,355
50%	71%	-£38,356,621	-£36,287,544	-£37,150,658	-£34,930,181	-£38,941,157	-£37,759,235
100%	71%	-£78,807,521	-£74,333,629	-£75,793,305	-£71,519,413	-£79,758,341	-£78,944,125
10%	75%	-£7,487,931	-£7,131,730	-£7,206,476	-£6,850,275	-£7,583,845	-£7,302,389
15%	75%	-£11,331,735	-£10,797,434	-£10,999,551	-£10,375,250	-£11,475,695	-£11,053,421
20%	75%	-£15,205,589	-£14,481,535	-£14,633,470	-£13,909,417	-£15,400,553	-£14,828,434
25%	75%	-£19,094,979	-£18,189,912	-£18,379,831	-£17,474,764	-£19,338,684	-£18,823,536
30%	75%	-£22,989,262	-£21,895,290	-£22,126,192	-£21,040,112	-£23,293,492	-£22,418,639
35%	75%	-£26,883,545	-£25,600,668	-£25,813,043	-£24,625,227	-£27,277,392	-£26,259,811
40%	75%	-£30,777,828	-£29,306,041	-£29,517,902	-£28,210,246	-£31,287,406	-£30,108,343
45%	75%	-£34,672,111	-£33,011,414	-£33,263,774	-£31,800,930	-£35,346,628	-£34,016,911
50%	75%	-£38,566,394	-£36,716,787	-£37,464,901	-£35,385,074	-£39,405,849	-£37,825,386
10%	60%	-£7,334,482	-£6,764,561	-£7,109,318	-£6,539,396	-£7,487,944	-£7,262,779
15%	60%	-£11,151,561	-£10,246,678	-£10,763,814	-£9,908,932	-£11,331,753	-£10,994,006
20%	60%	-£14,968,640	-£13,735,185	-£14,435,976	-£13,278,467	-£15,205,613	-£14,747,919
25%	60%	-£18,785,719	-£17,223,692	-£18,088,858	-£16,689,492	-£19,089,510	-£18,522,862
30%	60%	-£22,602,798	-£20,712,199	-£21,829,951	-£20,092,222	-£22,969,300	-£22,297,864
35%	60%	-£26,419,877	-£24,199,706	-£25,561,775	-£23,501,268	-£26,839,699	-£26,116,604
40%	60%	-£30,236,956	-£27,687,213	-£29,300,288	-£26,905,723	-£30,709,698	-£29,844,672
45%	60%	-£34,054,035	-£31,174,720	-£33,038,795	-£30,310,228	-£34,579,697	-£33,625,716
50%	60%	-£37,871,114	-£34,662,227	-£36,777,302	-£33,714,733	-£38,449,696	-£37,406,744

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,339,989	-£1,339,989	-£1,339,989	-£1,339,989	-£1,339,989	-£1,339,989
10%	71%	-£8,230,890	-£8,637,977	-£8,498,943	-£8,906,030	-£8,121,275	-£8,389,328
15%	71%	-£4,405,354	-£5,015,985	-£4,807,434	-£5,418,065	-£4,240,932	-£4,643,011
20%	71%	-£5,561,861	-£1,916,453	-£1,984,626	-£1,928,146	-£2,281,462	-£1,973,922
25%	71%	-£3,919,860	-£2,285,498	-£2,634,405	-£1,894,405	-£3,398,380	-£2,917,258
30%	71%	-£7,190,755	-£5,945,450	-£6,373,372	-£5,132,138	-£7,530,445	-£6,707,597
35%	71%	-£11,118,247	-£9,644,456	-£10,147,122	-£8,675,331	-£11,512,653	-£10,543,428
40%	71%	-£15,045,739	-£13,343,462	-£13,934,185	-£12,252,121	-£15,508,239	-£14,387,088
45%	71%	-£19,038,696	-£17,115,345	-£17,772,109	-£15,848,947	-£19,558,465	-£18,290,669
50%	71%	-£23,029,290	-£20,891,345	-£21,621,182	-£19,484,238	-£23,603,701	-£22,196,593
100%	71%	-£92,925,225	-£86,951,243	-£87,171,318	-£85,807,127	-£94,076,025	-£91,267,859
10%	75%	-£8,194,355	-£8,484,852	-£8,470,810	-£8,832,810	-£8,089,441	-£8,356,654
15%	75%	-£4,350,551	-£4,884,852	-£4,772,735	-£5,307,036	-£4,206,881	-£4,628,855
20%	75%	-£4,787,897	-£1,200,752	-£1,048,816	-£1,172,898	-£2,811,733	-£2,653,852
25%	75%	-£2,601,600	-£2,601,600	-£2,601,600	-£2,601,600	-£3,656,398	-£3,656,398
30%	75%	-£7,303,976	-£6,216,003	-£6,443,906	-£5,357,826	-£7,001,205	-£6,736,353
35%	75%	-£11,248,339	-£9,960,522	-£10,230,757	-£8,942,940	-£11,595,106	-£10,577,524
40%	75%	-£15,202,332	-£13,720,911	-£14,029,751	-£12,357,960	-£15,605,119	-£14,426,057
45%	75%	-£19,156,325	-£17,569,291	-£17,961,489	-£16,199,544	-£19,616,341	-£18,334,649
50%	75%	-£23,220,078	-£21,350,251	-£21,742,615	-£19,872,787	-£23,723,562	-£22,248,099
10%	60%	-£8,347,804	-£8,917,725	-£8,572,968	-£9,142,890	-£8,194,342	-£8,419,507
15%	60%	-£4,580,725	-£5,436,606	-£4,918,472	-£5,773,354	-£4,350,533	-£4,588,290
20%	60%	-£7,863,615	-£1,947,101	-£1,246,319	-£1,246,319	-£2,403,919	-£1,976,619
25%	60%	-£3,022,795	-£1,574,689	-£2,450,677	-£1,002,570	-£3,412,724	-£2,840,606
30%	60%	-£6,834,205	-£5,096,478	-£5,147,954	-£4,409,936	-£7,304,014	-£6,615,578
35%	60%	-£10,639,555	-£8,633,046	-£9,570,489	-£7,618,982	-£11,248,383	-£10,434,317
40%	60%	-£14,558,662	-£12,203,797	-£13,628,301	-£11,273,437	-£15,202,383	-£14,262,391
45%	60%	-£18,486,245	-£15,793,693	-£17,422,472	-£14,729,920	-£19,211,263	-£18,147,489
50%	60%	-£22,414,567	-£19,422,844	-£21,292,587	-£18,280,873	-£23,220,143	-£22,038,172

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£23,132,945	-£23,132,945	-£23,132,945	-£23,132,945	-£23,132,945	-£23,132,945
10%	71%	-£15,481,875	-£15,888,961	-£15,749,927	-£16,157,015	-£15,372,260	-£15,640,312
15%	71%	-£11,556,325	-£12,269,969	-£12,051,419	-£12,669,949	-£11,491,915	-£11,893,995
20%	71%	-£7,801,848	-£8,629,438	-£8,346,823	-£8,174,312	-£7,576,132	-£8,124,007
25%	71%	-£3,931,125	-£4,965,486	-£4,812,217	-£5,646,580	-£3,652,804	-£4,333,697
30%	71%	-£90,226	-£1,301,535	-£97,812	-£2,118,847	-£279,461	-£543,587
35%	71%	-£3,965,043	-£2,893,472	-£2,896,124	-£1,424,947	-£4,011,568	-£3,292,443
40%	71%	-£7,797,917	-£6,108,708	-£6,683,183	-£5,001,136	-£8,258,245	-£7,136,104
45%	71%	-£11,787,611	-£9,864,360	-£10,521,214	-£8,597,963	-£12,305,480	-£11,039,084
50%	71%	-£15,777,305	-£13,640,360	-£14,370,198	-£12,233,252	-£16,380,717	-£14,945,608
100%	71%	-£55,674,250	-£51,400,358	-£52,860,034	-£48,588,142	-£56,825,071	-£54,010,855
10%	75%	-£15,445,330	-£15,801,540	-£15,726,795	-£16,082,996	-£15,349,426	-£15,630,881
15%	75%	-£11,601,538	-£12,135,837	-£12,024,720	-£12,558,021	-£11,457,666	-£11,870,850
20%	75%	-£7,737,692	-£8,451,745	-£8,290,850	-£8,021,854	-£7,532,716	-£8,104,836
25%	75%	-£3,838,292	-£4,743,359	-£4,553,440	-£4,258,506	-£3,984,587	-£4,309,735
30%	75%	-£2,992	-£1,034,981	-£907,078	-£1,893,158	-£350,221	-£514,832
35%	75%	-£3,367,364	-£2,709,538	-£2,978,773	-£1,691,956	-£4,344,122	-£3,326,540
40%	75%	-£7,951,348	-£6,469,927	-£6,776,566	-£5,306,976	-£8,354,155	-£7,175,072
45%	75%	-£11,960,221	-£10,277,376	-£10,630,504	-£8,947,659	-£12,413,357	-£11,083,640
50%	75%	-£15,969,094	-£14,099,206	-£14,491,631	-£12,621,903	-£16,422,676	-£14,995,115
10%	60%	-£15,598,785	-£16,168,700	-£16,823,963	-£18,393,774	-£15,445,326	-£16,870,491
15%	60%	-£11,831,710	-£12,686,592	-£12,169,459	-£13,024,330	-£11,801,517	-£11,939,265
20%	60%	-£8,039,600	-£9,198,086	-£8,497,294	-£9,654,803	-£7,727,857	-£8,185,352
25%	60%	-£4,228,189	-£5,876,296	-£4,800,399	-£6,248,414	-£3,639,261	-£4,110,379
30%	60%	-£4,616,778	-£2,154,505	-£1,103,326	-£2,841,046	-£33,009	-£656,406
35%	60%	-£3,442,570	-£1,382,063	-£2,628,505	-£567,997	-£3,997,399	-£3,183,333
40%	60%	-£7,307,678	-£4,952,812	-£5,377,317	-£4,022,453	-£7,951,398	-£7,011,406
45%	60%	-£11,235,261	-£8,242,709	-£9,117,488	-£7,478,936	-£11,360,278	-£10,396,504
50%	60%	-£15,163,583	-£12,171,859	-£13,081,613	-£10,989,888	-£15,969,158	-£14,787,187



Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£5,789,364	-£5,789,364	-£5,789,364	-£5,789,364	-£5,789,364	-£5,789,364
10%	71%	-£12,869,011	-£12,500,087	-£12,546,104	-£12,177,160	-£13,031,769	-£12,708,862
15%	71%	-£16,444,269	-£15,850,841	-£15,559,398	-£15,406,480	-£16,888,636	-£16,204,034
20%	71%	-£20,019,505	-£19,281,616	-£19,373,691	-£18,635,801	-£20,345,021	-£19,699,207
25%	71%	-£23,612,614	-£22,676,167	-£22,792,143	-£21,865,122	-£24,026,164	-£22,805,893
30%	71%	-£27,239,240	-£26,113,313	-£26,253,694	-£25,128,747	-£27,734,509	-£26,749,943
35%	71%	-£30,878,987	-£29,551,458	-£29,715,224	-£28,402,799	-£31,467,426	-£30,299,081
40%	71%	-£34,563,921	-£33,039,474	-£33,229,697	-£31,705,250	-£35,236,422	-£33,902,198
45%	71%	-£38,288,853	-£36,533,851	-£36,747,852	-£35,032,948	-£39,050,418	-£37,504,416
50%	71%	-£42,053,786	-£40,032,228	-£40,258,207	-£38,389,468	-£42,874,413	-£41,106,633
100%	71%	-£78,783,115	-£74,971,998	-£75,447,555	-£71,636,438	-£80,464,368	-£77,128,808
10%	75%	-£12,908,668	-£12,585,842	-£12,599,615	-£12,246,788	-£13,051,081	-£12,712,029
15%	75%	-£16,508,743	-£16,010,533	-£15,985,165	-£15,510,924	-£16,711,283	-£16,206,784
20%	75%	-£20,098,818	-£19,453,165	-£19,420,713	-£18,775,060	-£20,383,645	-£19,705,540
25%	75%	-£23,713,377	-£22,893,111	-£22,851,882	-£22,039,196	-£24,075,233	-£23,213,390
30%	75%	-£27,359,165	-£26,374,845	-£26,326,371	-£25,341,052	-£27,793,392	-£26,799,598
35%	75%	-£31,022,364	-£29,856,580	-£29,798,860	-£28,650,467	-£31,537,247	-£30,311,429
40%	75%	-£34,727,778	-£33,383,887	-£33,326,844	-£31,962,952	-£35,316,217	-£33,915,282
45%	75%	-£38,433,193	-£36,932,568	-£36,857,141	-£35,356,514	-£39,095,196	-£37,519,135
50%	75%	-£42,138,608	-£40,471,244	-£40,387,440	-£38,720,078	-£42,874,158	-£41,122,988
10%	60%	-£12,742,110	-£12,225,587	-£12,470,868	-£11,956,667	-£12,969,971	-£12,696,729
15%	60%	-£16,253,906	-£15,479,123	-£15,847,044	-£15,072,259	-£16,595,698	-£16,188,835
20%	60%	-£19,765,703	-£18,732,657	-£19,223,218	-£18,190,174	-£20,221,425	-£19,678,841
25%	60%	-£23,277,500	-£21,986,197	-£22,474,917	-£21,308,057	-£23,849,141	-£23,170,946
30%	60%	-£26,851,319	-£25,278,408	-£25,024,284	-£24,449,373	-£27,466,083	-£26,719,047
35%	60%	-£30,420,188	-£28,575,070	-£28,447,592	-£27,610,168	-£31,244,001	-£30,293,347
40%	60%	-£34,039,577	-£31,893,382	-£31,819,829	-£30,784,803	-£35,061,078	-£33,880,331
45%	60%	-£37,658,966	-£35,252,962	-£35,398,125	-£33,997,121	-£38,718,156	-£37,457,315
50%	60%	-£41,278,356	-£38,610,574	-£38,877,421	-£37,209,639	-£42,455,234	-£41,054,299

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,078,217	-£1,309,272	-£1,355,310	-£986,365	-£1,840,975	-£1,518,068
10%	71%	-£2,253,484	-£4,700,046	-£4,769,103	-£4,215,686	-£5,497,601	-£5,013,240
20%	71%	-£3,828,710	-£3,090,822	-£3,187,896	-£7,445,007	-£9,151,226	-£8,506,412
30%	71%	-£5,403,936	-£1,484,317	-£1,601,347	-£10,674,327	-£12,325,369	-£11,014,899
40%	71%	-£6,979,162	-£1,922,518	-£1,952,889	-£13,937,953	-£16,543,714	-£15,559,149
50%	71%	-£8,554,388	-£1,890,664	-£1,824,430	-£17,212,095	-£20,278,632	-£19,109,187
100%	71%	-£22,813,126	-£21,848,679	-£22,088,863	-£20,814,468	-£24,945,627	-£22,711,484
10%	75%	-£27,038,059	-£26,345,847	-£25,557,067	-£23,842,058	-£27,814,853	-£26,313,621
15%	75%	-£30,742,992	-£28,837,433	-£29,075,212	-£27,189,654	-£31,583,619	-£29,915,838
20%	75%	-£34,447,925	-£31,329,019	-£31,852,357	-£29,534,255	-£35,353,385	-£33,418,055
25%	75%	-£38,152,858	-£33,820,605	-£34,625,502	-£31,878,856	-£39,123,151	-£36,920,272
30%	75%	-£41,857,791	-£36,312,191	-£37,398,647	-£34,223,457	-£42,892,927	-£40,422,489
35%	75%	-£45,562,724	-£38,803,777	-£39,169,792	-£36,568,058	-£46,662,703	-£43,924,706
40%	75%	-£49,267,657	-£41,295,363	-£41,940,937	-£38,912,659	-£50,432,479	-£46,926,923
45%	75%	-£52,972,590	-£43,786,949	-£44,712,082	-£41,257,260	-£54,202,255	-£49,929,140
50%	75%	-£56,677,523	-£46,278,535	-£47,483,227	-£43,601,861	-£57,972,031	-£52,931,357
10%	60%	-£1,551,316	-£1,034,793	-£1,280,073	-£765,673	-£1,779,177	-£1,507,935
15%	60%	-£3,063,111	-£4,286,328	-£4,656,249	-£3,861,465	-£5,404,904	-£4,996,040
20%	60%	-£4,574,906	-£2,671,771	-£2,841,854	-£6,035,479	-£7,636,369	-£6,468,146
25%	60%	-£6,086,701	-£1,095,398	-£1,141,013	-£10,117,293	-£12,678,347	-£11,989,152
30%	60%	-£7,598,496	-£1,085,613	-£1,483,490	-£13,258,579	-£16,355,288	-£15,528,253
35%	60%	-£9,110,291	-£2,203,093	-£2,219,049	-£19,802,158	-£24,125,422	-£22,724,487
40%	60%	-£10,622,086	-£2,741,771	-£2,568,347	-£24,105,720	-£27,044,392	-£26,336,340
45%	60%	-£12,133,881	-£2,260,450	-£2,916,645	-£27,520,282	-£31,683,362	-£29,932,193
50%	60%	-£13,645,676	-£1,034,793	-£1,280,073	-£765,673	-£1,779,177	-£1,507,935
10%	60%	-£5,063,111	-£4,286,328	-£4,656,249	-£3,861,465	-£5,404,904	-£4,996,040
15%	60%	-£6,574,906	-£2,671,771	-£2,841,854	-£6,035,479	-£7,636,369	-£6,468,146
20%	60%	-£8,086,701	-£1,095,398	-£1,141,013	-£10,117,293	-£12,678,347	-£11,989,152
25%	60%	-£9,598,496	-£1,085,613	-£1,483,490	-£13,258,579	-£16,355,288	-£15,528,253
30%	60%	-£11,110,291	-£2,203,093	-£2,219,049	-£19,802,158	-£24,125,422	-£22,724,487
35%	60%	-£12,622,086	-£2,741,771	-£2,568,347	-£24,105,720	-£27,044,392	-£26,336,340
40%	60%	-£14,133,881	-£2,260,450	-£2,916,645	-£27,520,282	-£31,683,362	-£29,932,193
45%	60%	-£15,645,676	-£1,034,793	-£1,280,073	-£765,673	-£1,779,177	-£1,507,935
50%	60%	-£17,157,471	-£4,286,328	-£4,656,249	-£3,861,465	-£5,404,904	-£4,996,040
10%	60%	-£3,063,111	-£4,286,328	-£4,656,249	-£3,861,465	-£5,404,904	-£4,996,040
15%	60%	-£4,574,906	-£2,671,771	-£2,841,854	-£6,035,479	-£7,636,369	-£6,468,146
20%	60%	-£6,086,701	-£1,095,398	-£1,141,013	-£10,117,293	-£12,678,347	-£11,989,152
25%	60%	-£7,598,496	-£1,085,613	-£1,483,490	-£13,258,579	-£16,355,288	-£15,528,253
30%	60%	-£9,110,291	-£2,203,093	-£2,219,049	-£19,802,158	-£24,125,422	-£22,724,487
35%	60%	-£10,622,086	-£2,741,771	-£2,568,347	-£24,105,720	-£27,044,392	-£26,336,340
40%	60%	-£12,133,881	-£2,260,450	-£2,916,645	-£27,520,282	-£31,683,362	-£29,932,193
45%	60%	-£13,645,676	-£1,034,793	-£1,280,073	-£765,673	-£1,779,177	-£1,507,935
50%	60%	-£15,157,471	-£4,286,328	-£4,656,249	-£3,861,465	-£5,404,904	-£4,996,040

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£16,798,157	£16,798,157	£16,798,157	£16,798,157	£16,798,157	£16,798,157
10%	71%	£9,718,510	£10,087,454	£10,041,417	£10,410,361	£9,555,752	£9,878,659
15%	71%	£5,143,262	£6,696,680	£6,627,824	£7,181,041	£5,899,128	£6,383,487
20%	71%	£2,668,016	£3,305,905	£3,213,830	£3,991,720	£2,642,500	£2,888,314
25%	71%	-£1,025,092	-£87,846	-£204,622	-£722,309	-£1,438,642	-£818,172
30%	71%	-£4,050,728	-£3,525,791	-£3,666,162	-£2,541,226	-£5,146,987	-£4,162,422
35%	71%	-£7,081,464	-£6,063,937	-£6,127,703	-£4,815,878	-£8,879,805	-£7,712,480
40%	71%	-£11,078,400	-£10,451,952	-£10,642,176	-£9,117,729	-£12,648,901	-£11,314,677
45%	71%	-£15,061,332	-£13,946,330	-£14,160,330	-£12,445,328	-£16,417,898	-£14,916,894
50%	71%	-£19,046,265	-£17,440,708	-£17,678,486	-£15,712,927	-£20,196,892	-£18,519,112
100%	71%	-£56,106,895	-£52,364,865	-£52,364,865	-£48,608,818	-£57,876,847	-£54,541,267
10%	75%	£9,678,853	£10,001,680	£10,017,906	£10,340,733	£9,536,440	£9,875,402
15%	75%	£6,083,778	£6,568,018	£6,592,357	£7,076,597	£5,870,158	£6,378,737
20%	75%	£2,489,703	£3,134,356	£3,163,909	£3,612,461	£2,202,877	£2,381,981
25%	75%	-£1,125,855	-£305,580	-£264,361	-£566,325	-£1,487,712	-£826,215
30%	75%	-£4,771,644	-£3,787,324	-£3,737,850	-£2,753,531	-£5,205,871	-£4,172,077
35%	75%	-£8,434,842	-£7,269,058	-£7,211,338	-£6,062,988	-£8,949,726	-£7,723,907
40%	75%	-£12,100,296	-£10,806,386	-£10,739,322	-£9,405,431	-£11,728,696	-£11,327,760
45%	75%	-£15,845,672	-£14,345,045	-£14,269,620	-£12,768,993	-£16,507,665	-£14,913,614
50%	75%	-£19,591,087	-£17,883,723	-£17,799,918	-£16,132,555	-£20,286,635	-£18,536,467
10%	60%	£9,845,411	£10,361,934	£10,360,854	£10,630,854	£9,617,550	£9,888,762
15%	60%	£5,333,615	£7,108,395	£7,040,476	£7,515,262	£5,901,823	£6,386,855
20%	60%	£2,821,818	£3,854,864	£3,864,303	£4,397,347	£2,366,096	£2,908,580
25%	60%	-£702,651	-£661,929	-£613,456	-£1,279,434	-£1,281,620	-£902,425
30%	60%	-£4,383,798	-£2,888,886	-£2,436,763	-£1,881,832	-£4,058,562	-£4,131,526
35%	60%	-£7,832,665	-£5,987,549	-£6,860,071	-£5,022,674	-£8,656,480	-£7,675,828
40%	60%	-£11,452,056	-£9,317,830	-£10,331,307	-£8,197,082	-£12,393,557	-£11,272,810
45%	60%	-£15,071,445	-£12,670,441	-£13,610,604	-£11,409,800	-£16,130,635	-£14,869,734
50%	60%	-£18,680,834	-£16,023,053	-£17,268,698	-£14,622,118	-£19,867,714	-£18,466,778

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£6,135,114	-£6,135,114	-£6,135,114	-£6,135,114	-£6,135,114	-£6,135,114
10%	71%	-£13,214,761	-£12,845,816	-£12,891,854	-£12,522,909	-£13,377,519	-£13,054,612
15%	71%	-£16,736,037	-£16,235,597	-£16,305,647	-£15,192,430	-£17,034,148	-£16,545,784
20%	71%	-£20,365,254	-£19,627,365	-£19,719,440	-£18,981,551	-£20,690,770	-£20,044,956
25%	71%	-£23,998,363	-£23,020,917	-£23,137,893	-£22,210,871	-£24,371,913	-£23,551,442
30%	71%	-£27,633,999	-£26,459,093	-£26,599,433	-£24,474,497	-£28,036,258	-£27,095,693
35%	71%	-£31,224,737	-£29,897,208	-£30,060,974	-£28,748,549	-£31,813,176	-£30,645,731
40%	71%	-£34,809,670	-£33,385,223	-£33,575,447	-£32,050,989	-£35,582,177	-£34,247,948
45%	71%	-£38,594,603	-£36,879,601	-£37,093,601	-£35,378,999	-£39,361,167	-£37,859,165
50%	71%	-£42,376,535	-£40,376,977	-£40,611,756	-£38,709,198	-£43,120,153	-£41,452,362
100%	71%	-£79,128,864	-£75,717,747	-£75,793,305	-£71,982,188	-£80,810,117	-£77,474,558
15%	75%	-£10,849,492	-£10,385,293	-£10,380,814	-£10,959,973	-£11,963,112	-£10,558,534
10%	75%	-£13,254,418	-£12,931,591	-£12,915,364	-£12,592,538	-£13,399,831	-£13,057,778
20%	75%	-£20,444,567	-£19,798,914	-£19,766,463	-£19,120,810	-£20,729,304	-£20,051,289
25%	75%	-£24,059,128	-£22,238,860	-£22,197,632	-£22,384,945	-£24,420,983	-£23,599,488
30%	75%	-£27,704,614	-£24,720,595	-£24,671,121	-£24,686,801	-£28,139,147	-£27,195,348
35%	75%	-£31,326,113	-£27,202,329	-£27,144,609	-£26,999,237	-£31,982,997	-£30,057,178
40%	75%	-£35,073,527	-£33,739,637	-£33,672,593	-£32,338,702	-£35,861,968	-£34,261,031
45%	75%	-£38,778,942	-£37,278,315	-£37,202,891	-£35,702,264	-£39,740,938	-£37,864,884
50%	75%	-£42,493,358	-£40,816,984	-£40,733,186	-£39,065,826	-£43,619,908	-£41,468,137
10%	60%	-£13,087,860	-£12,571,337	-£12,816,617	-£12,302,417	-£13,315,721	-£13,044,479
15%	60%	-£16,599,655	-£15,824,872	-£16,192,793	-£15,418,009	-£16,941,448	-£16,534,584
20%	60%	-£20,111,452	-£19,078,407	-£19,588,968	-£18,235,923	-£20,567,175	-£20,024,890
25%	60%	-£23,635,992	-£22,331,942	-£22,366,837	-£21,653,837	-£24,214,891	-£23,526,966
30%	60%	-£27,167,069	-£25,622,157	-£26,370,033	-£24,795,123	-£27,891,832	-£27,064,797
35%	60%	-£30,765,938	-£28,920,819	-£29,793,341	-£27,955,943	-£31,589,751	-£30,699,098
40%	60%	-£34,385,326	-£32,251,104	-£33,294,876	-£31,130,853	-£35,336,826	-£34,206,090
45%	60%	-£38,004,716	-£35,603,712	-£36,743,915	-£34,342,871	-£39,093,905	-£37,803,064
50%	60%	-£41,624,105	-£38,956,324	-£40,223,170	-£37,555,388	-£42,800,983	-£41,400,048

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£2,467,526	-£2,836,470	-£2,790,432	-£3,159,377	-£2,304,768	-£2,827,674
10%	71%	-£1,107,721	-£554,304	-£623,361	-£69,944	-£1,351,859	-£867,497
20%	71%	-£4,682,868	-£3,945,079	-£4,037,154	-£3,299,264	-£5,008,484	-£4,362,670
25%	71%	-£9,276,071	-£7,338,631	-£7,455,695	-£6,509,685	-£9,869,627	-£8,869,156
30%	71%	-£11,901,712	-£10,778,776	-£10,917,147	-£9,792,211	-£12,397,972	-£11,413,406
35%	71%	-£15,542,451	-£14,214,921	-£14,378,688	-£13,066,262	-£16,130,890	-£14,963,444
40%	71%	-£19,221,388	-£17,650,067	-£17,881,981	-£16,389,718	-£20,099,955	-£18,568,382
45%	71%	-£22,912,317	-£21,107,314	-£21,411,315	-£19,698,312	-£23,668,981	-£22,167,879
50%	71%	-£26,597,249	-£24,691,691	-£24,929,470	-£23,023,912	-£27,437,878	-£25,770,096
100%	71%	-£98,449,876	-£95,485,461	-£95,911,918	-£93,269,902	-£98,197,827	-£95,026,272
15%	75%	-£2,427,869	-£2,750,895	-£2,789,522	-£3,069,148	-£2,288,148	-£2,824,245
20%	75%	-£4,782,281	-£4,116,628	-£4,084,177	-£3,438,824	-£5,047,108	-£4,369,003
25%	75%	-£7,140,841	-£6,566,574	-£6,515,389	-£6,760,899	-£7,738,696	-£7,877,202
30%	75%	-£12,022,628	-£11,035,308	-£10,988,335	-£10,004,515	-£12,456,855	-£11,423,052
35%	75%	-£15,685,827	-£14,520,043	-£14,462,323	-£13,313,950	-£16,200,710	-£14,974,992
40%	75%	-£19,391,241	-£18,057,351	-£17,990,307	-£16,658,416	-£19,979,699	-£18,578,725
45%	75%	-£23,098,656	-£21,596,009	-£21,501,604	-£20,019,977	-£23,768,650	-£22,162,598
50%	75%	-£26,802,073	-£25,134,708	-£25,050,903	-£23,383,539	-£27,537,619	-£25,768,451
10%	60%	-£2,884,427	-£3,110,949	-£2,885,699	-£3,379,669	-£2,366,965	-£2,837,808
15%	60%	-£917,989	-£412,586	-£510,507	-£264,277	-£1,259,162	-£852,298
20%	60%	-£4,425,166	-£3,356,121	-£3,866,682	-£2,853,637	-£4,894,885	-£4,342,404
25%	60%	-£7,953,636	-£6,649,656	-£7,264,440	-£5,971,550	-£8,532,605	-£7,843,410
30%	60%	-£11,514,793	-£9,939,871	-£10,697,747	-£9,112,837	-£12,209,548	-£11,352,511
35%	60%	-£15,033,650	-£13,236,533	-£14,111,055	-£12,273,659	-£16,507,465	-£14,926,810
40%	60%	-£18,703,040	-£16,563,815	-£17,582,292	-£15,448,067	-£19,644,541	-£18,523,794
45%	60%	-£22,322,430	-£19,921,426	-£21,061,588	-£18,660,584	-£23,381,619	-£22,120,778
50%	60%	-£25,941,819	-£23,274,637	-£24,540,888	-£21,873,102	-£27,119,697	-£25,917,762

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£16,798,157	£16,798,157	£16,798,157	£16,798,157	£16,798,157	£16,798,157
10%	71%	£9,718,610	£10,087,454	£10,041,417	£10,410,361	£9,855,752	£9,878,659
15%	71%	£8,143,263	£9,996,890	£9,927,624	£7,181,041	£8,899,126	£9,363,487
20%	71%	£2,568,016	£3,905,905	£3,213,830	£3,951,720	£2,242,500	£2,888,314
25%	71%	-£1,025,092	-£87,846	-£204,622	-£722,399	-£1,436,642	-£816,172
30%	71%	-£4,650,728	-£3,525,791	-£3,666,162	-£2,541,226	-£5,146,987	-£4,162,422
35%	71%	-£9,291,466	-£8,363,937	-£8,127,703	-£6,815,276	-£9,976,905	-£8,712,460
40%	71%	-£11,976,400	-£10,451,952	-£10,642,176	-£9,117,720	-£12,648,901	-£11,314,677
45%	71%	-£15,661,332	-£13,946,330	-£14,160,330	-£12,445,328	-£16,417,898	-£14,916,894
50%	71%	-£19,346,266	-£17,440,706	-£17,678,886	-£15,772,927	-£20,188,892	-£18,510,110
100%	71%	-£56,195,593	-£52,384,476	-£52,960,034	-£49,048,917	-£57,876,347	-£54,541,287
10%	75%	£9,678,853	£10,001,680	£10,017,906	£10,340,733	£9,536,440	£9,875,492
15%	75%	£6,083,778	£6,588,018	£6,592,357	£7,076,297	£5,870,158	£6,376,237
20%	75%	£2,499,703	£3,134,295	£3,169,809	£3,812,461	£2,293,977	£2,891,981
25%	75%	-£1,125,855	-£305,580	-£264,361	-£48,326	-£1,487,712	-£626,218
30%	75%	-£4,771,644	-£3,787,324	-£3,737,850	-£2,753,531	-£5,205,871	-£4,172,077
35%	75%	-£8,434,842	-£7,290,058	-£7,211,338	-£6,062,491	-£9,349,726	-£7,723,907
40%	75%	-£12,140,256	-£10,806,366	-£10,739,322	-£9,466,131	-£12,728,696	-£11,327,760
45%	75%	-£15,845,672	-£14,345,045	-£14,269,620	-£12,768,993	-£16,507,668	-£14,931,614
50%	75%	-£19,591,087	-£17,883,724	-£17,798,818	-£16,132,555	-£20,296,635	-£18,936,467
10%	60%	£9,845,111	£10,361,934	£10,116,665	£10,600,854	£9,617,550	£9,898,797
15%	60%	£8,333,615	£7,108,398	£6,740,478	£7,515,262	£5,991,923	£6,998,686
20%	60%	£2,821,818	£3,854,864	£3,364,303	£4,397,347	£2,368,096	£2,908,580
25%	60%	-£702,661	-£601,329	-£413,456	-£1,279,434	-£1,281,620	-£592,425
30%	60%	-£4,063,798	-£2,688,886	-£3,436,763	-£1,861,652	-£4,958,562	-£4,131,526
35%	60%	-£7,332,665	-£5,887,549	-£6,860,071	-£5,022,674	-£8,656,480	-£7,675,826
40%	60%	-£11,452,056	-£9,317,830	-£10,331,307	-£8,197,082	-£12,393,557	-£11,272,810
45%	60%	-£15,071,445	-£12,670,441	-£13,610,604	-£11,409,630	-£16,130,635	-£14,869,794
50%	60%	-£18,690,834	-£16,023,053	-£17,289,599	-£14,622,118	-£19,867,713	-£18,466,778

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 6		CIL Zone	3
No Units		Value Area	Low
Site Area	300 1.08 Ha	Sales value inflation	10%
		Build cost inflation	5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£14,597,510	£14,597,510	£14,597,510	£14,597,510	£14,597,510	£14,597,510
10%	71%	£8,333,747	£8,635,492	£8,732,359	£9,034,104	£8,044,090	£8,482,701
15%	71%	£5,163,250	£5,623,270	£5,770,948	£6,230,967	£4,782,639	£5,396,336
20%	71%	£1,997,401	£2,600,761	£2,757,665	£3,411,023	£1,479,919	£2,290,182
25%	71%	£-1,207,885	£-426,646	£-178,491	£591,080	£-1,862,612	£-823,219
30%	71%	£-4,435,675	£-3,500,589	£-3,200,403	£-2,265,316	£-5,209,348	£-3,974,076
35%	71%	£-8,383,466	£-6,225,532	£-5,222,214	£-3,193,890	£-9,566,084	£-7,124,933
40%	71%	£-10,891,256	£-8,644,475	£-7,944,227	£-7,997,444	£-11,922,820	£-10,275,790
45%	71%	£-14,119,047	£-12,716,418	£-12,266,138	£-10,863,508	£-15,279,556	£-13,426,647
50%	71%	£-17,346,837	£-15,788,360	£-15,288,050	£-13,729,573	£-18,636,292	£-16,577,506
100%	71%	£-249,624,741	£-246,507,787	£-245,507,167	£-242,390,213	£-252,203,650	£-248,085,076
10%	75%	£8,290,306	£8,554,332	£8,708,848	£8,972,875	£8,071,855	£8,490,398
15%	75%	£5,097,021	£5,499,539	£5,735,104	£6,137,621	£4,763,987	£5,402,069
20%	75%	£1,699,086	£2,435,785	£2,740,875	£3,288,562	£1,456,050	£2,356,821
25%	75%	£-1,320,071	£-638,237	£-230,208	£435,503	£-1,884,208	£-803,344
30%	75%	£-4,570,299	£-3,752,099	£-3,273,263	£-2,465,062	£-5,247,263	£-3,950,226
35%	75%	£-7,820,527	£-6,865,959	£-6,307,317	£-5,352,751	£-8,610,317	£-7,097,108
40%	75%	£-11,070,756	£-9,976,823	£-9,341,973	£-8,250,439	£-11,024,960	£-9,102,243
45%	75%	£-14,320,982	£-13,093,681	£-12,375,428	£-11,148,127	£-15,336,427	£-13,390,874
50%	75%	£-17,571,209	£-16,207,541	£-15,409,483	£-14,045,815	£-18,699,482	£-16,537,756
60%	75%	£-23,723,621	£-22,362,954	£-21,307,596	£-20,230,038	£-23,723,621	£-22,458,074
15%	60%	£5,375,181	£6,019,208	£6,885,647	£6,529,674	£4,842,325	£5,362,791
20%	60%	£2,269,976	£3,128,679	£2,950,597	£3,809,300	£1,559,502	£2,240,123
25%	60%	£-484,889	£238,149	£15,547	£1,088,925	£-1,751,508	£-886,817
30%	60%	£-4,034,880	£-2,895,760	£-2,961,251	£-1,658,131	£-5,988,022	£-4,050,394
35%	60%	£-7,180,872	£-5,633,564	£-5,950,305	£-4,422,997	£-8,424,537	£-7,213,970
40%	60%	£-10,316,864	£-8,571,369	£-8,933,358	£-7,167,864	£-11,761,052	£-10,377,547
45%	60%	£-13,472,854	£-11,509,173	£-11,916,411	£-9,952,730	£-15,997,567	£-13,541,124
50%	60%	£-16,628,846	£-14,446,978	£-14,899,465	£-12,717,597	£-18,434,082	£-16,704,700

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£82,949,368	£82,949,368	£82,949,368	£82,949,368	£82,949,368	£82,949,368
10%	71%	£89,219,130	£89,011,384	£89,414,773	£89,462,973	£89,462,973	£89,084,175
15%	71%	£92,583,627	£91,823,607	£91,775,328	£91,315,910	£92,764,238	£92,156,840
20%	71%	£95,559,478	£94,946,118	£94,749,212	£94,135,853	£96,066,957	£95,256,694
25%	71%	£98,574,762	£97,975,523	£97,725,358	£96,955,797	£99,399,489	£98,370,095
30%	71%	£101,622,595	£101,041,466	£100,747,279	£99,102,752	£102,745,223	£101,442,877
35%	71%	£105,210,342	£104,119,498	£103,769,191	£102,678,257	£106,112,661	£104,671,809
40%	71%	£108,438,133	£107,191,351	£106,791,104	£105,544,321	£109,469,697	£107,622,886
45%	71%	£111,685,923	£110,263,294	£109,815,015	£108,410,385	£112,826,433	£110,973,593
50%	71%	£114,933,714	£113,335,237	£112,834,927	£111,276,459	£116,183,168	£114,643,866
100%	71%	£147,171,618	£144,054,684	£143,054,044	£139,937,090	£149,750,522	£145,632,952
10%	75%	£89,256,571	£89,992,545	£89,838,029	£88,574,002	£89,475,022	£89,056,479
15%	75%	£92,449,855	£93,041,738	£92,811,773	£91,409,258	£92,745,223	£92,142,877
20%	75%	£95,647,780	£95,111,091	£94,797,004	£94,260,315	£96,091,826	£95,241,050
25%	75%	£98,866,948	£98,185,114	£97,786,084	£97,111,374	£99,431,084	£98,350,221
30%	75%	£102,117,118	£101,288,275	£100,280,139	£100,901,939	£102,746,138	£101,497,193
35%	75%	£105,391,403	£104,412,658	£103,854,194	£102,809,627	£106,157,198	£104,643,866
40%	75%	£108,617,631	£107,526,697	£106,888,250	£105,797,318	£109,520,248	£107,790,887
45%	75%	£111,867,859	£110,640,558	£109,922,305	£108,695,003	£112,883,303	£110,937,750
50%	75%	£115,139,088	£113,754,416	£112,656,359	£111,602,699	£116,246,258	£114,084,602
10%	60%	£89,074,115	£88,651,673	£88,319,281	£88,316,839	£89,423,690	£89,068,802
15%	60%	£92,171,696	£91,527,668	£91,681,230	£91,017,202	£92,704,551	£92,194,085
20%	60%	£95,276,901	£94,418,198	£94,586,280	£93,737,577	£95,987,215	£95,306,754
25%	60%	£98,366,766	£97,306,727	£97,301,229	£96,457,851	£99,298,394	£98,433,694
30%	60%	£101,551,757	£100,242,637	£100,514,128	£99,205,007	£102,634,899	£101,597,270
35%	60%	£104,707,748	£103,190,441	£103,497,182	£101,969,874	£105,971,413	£104,709,847
40%	60%	£107,863,740	£106,119,345	£106,480,255	£104,734,741	£109,307,929	£107,934,424
45%	60%	£111,019,731	£109,050,050	£109,463,288	£107,499,607	£112,644,444	£111,088,000
50%	60%	£114,175,723	£111,993,855	£112,446,341	£110,264,474	£115,960,858	£114,251,577

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£63,792,241	£63,792,241	£63,792,241	£63,792,241	£63,792,241	£63,792,241
10%	71%	£70,056,007	£69,754,262	£69,657,395	£69,355,650	£70,305,664	£69,907,053
15%	71%	£76,325,504	£76,796,484	£76,618,806	£76,158,787	£77,607,115	£77,099,418
20%	71%	£82,593,253	£83,782,993	£83,582,089	£82,978,839	£84,278,231	£83,699,927
25%	71%	£87,507,639	£88,748,400	£88,558,245	£87,798,674	£89,242,366	£88,712,973
30%	71%	£92,225,429	£93,890,343	£93,590,157	£92,655,070	£93,599,102	£92,363,830
35%	71%	£96,693,220	£98,962,286	£98,612,068	£98,521,134	£98,958,838	£98,514,687
40%	71%	£100,981,010	£104,034,229	£103,633,981	£103,487,198	£103,312,374	£102,865,544
45%	71%	£105,008,801	£109,106,172	£108,655,892	£108,253,262	£108,660,310	£108,118,401
50%	71%	£108,736,591	£114,178,114	£113,677,804	£113,119,327	£113,026,046	£112,477,259
100%	71%	£128,473,435	£123,891,541	£123,388,951	£120,779,965	£130,593,404	£127,475,830
10%	75%	£70,099,448	£69,833,422	£69,680,906	£69,416,870	£70,317,899	£69,899,356
15%	75%	£73,292,733	£72,890,215	£72,654,650	£72,252,133	£73,625,767	£73,187,685
20%	75%	£76,490,658	£76,953,968	£76,539,881	£75,103,192	£76,934,704	£76,083,928
25%	75%	£79,629,593	£79,027,969	£78,659,862	£77,654,262	£79,654,262	£78,193,962
30%	75%	£82,660,523	£82,141,853	£81,683,016	£80,844,816	£83,637,617	£82,339,990
35%	75%	£85,510,281	£85,255,713	£84,697,071	£83,742,505	£87,000,071	£85,489,882
40%	75%	£88,160,694	£88,969,514	£88,331,127	£86,640,193	£89,635,178	£88,033,814
45%	75%	£90,710,736	£91,483,435	£90,785,162	£89,557,881	£93,726,181	£91,780,628
50%	75%	£93,060,963	£94,597,295	£93,799,237	£92,435,569	£97,089,238	£94,927,510
10%	60%	£69,916,992	£69,494,550	£69,582,158	£69,159,716	£70,295,514	£69,931,680
15%	60%	£72,114,374	£72,372,004	£72,304,090	£71,860,090	£72,547,426	£72,114,374
20%	60%	£74,119,778	£75,261,075	£75,439,157	£74,580,454	£76,830,252	£76,149,631
25%	60%	£76,339,643	£78,151,605	£78,374,206	£77,300,829	£80,141,262	£79,276,571
30%	60%	£78,594,634	£81,066,514	£81,367,065	£80,047,868	£83,477,776	£82,440,146
35%	60%	£80,800,620	£84,023,318	£84,340,059	£82,512,751	£86,814,201	£85,603,724
40%	60%	£82,706,617	£86,961,123	£87,323,112	£85,577,618	£90,150,600	£88,767,301
45%	60%	£84,302,608	£90,898,927	£90,306,165	£88,342,844	£93,487,321	£91,939,876
50%	60%	£85,618,600	£94,836,732	£94,289,219	£91,107,851	£96,823,636	£95,094,654

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£30,438,799	£30,438,799	£30,438,799	£30,438,799	£30,438,799	£30,438,799
10%	71%	£36,703,567	£36,499,617	£36,303,950	£36,000,205	£36,265,219	£35,955,688
15%	71%	£39,673,059	£39,413,039	£39,265,361	£38,805,342	£40,253,670	£39,645,973
20%	71%	£43,048,909	£42,435,549	£42,238,644	£41,625,286	£43,556,390	£42,746,127
25%	71%	£46,244,139	£45,464,955	£45,214,800	£44,445,229	£46,898,921	£45,899,528
30%	71%	£49,471,994	£48,536,698	£48,236,712	£47,301,929	£50,245,657	£49,010,365
35%	71%	£52,699,775	£51,608,841	£51,258,623	£50,167,690	£53,602,393	£52,161,242
40%	71%	£55,927,565	£54,680,784	£54,280,536	£53,033,753	£56,959,129	£55,319,099
45%	71%	£59,155,355	£57,752,727	£57,302,447	£55,89		

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£15,342,878	-£15,342,878	-£15,342,878	-£15,342,878	-£15,342,878	-£15,342,878
10%	71%	-£21,696,641	-£21,696,641	-£21,696,641	-£21,696,641	-£21,696,641	-£21,696,641
15%	71%	-£24,177,139	-£24,177,139	-£24,169,440	-£25,709,421	-£25,157,749	-£24,550,052
20%	71%	-£27,652,687	-£27,652,687	-£27,639,627	-£27,142,723	-£26,529,365	-£26,460,469
25%	71%	-£31,148,273	-£30,369,034	-£30,118,879	-£29,349,308	-£31,793,000	-£30,763,607
30%	71%	-£34,676,053	-£33,440,297	-£33,140,781	-£32,055,724	-£35,146,735	-£33,014,446
35%	71%	-£37,603,654	-£36,512,020	-£36,162,702	-£35,071,768	-£38,505,472	-£37,065,321
40%	71%	-£40,831,644	-£39,584,863	-£39,184,615	-£37,937,832	-£41,863,208	-£40,216,178
45%	71%	-£44,059,435	-£42,656,806	-£42,206,526	-£40,803,896	-£45,219,944	-£43,367,035
50%	71%	-£47,287,226	-£45,728,748	-£45,228,438	-£43,669,951	-£48,576,680	-£46,517,893
100%	71%	-£79,565,130	-£78,448,175	-£75,447,555	-£72,330,601	-£82,144,038	-£78,026,464
10%	75%	-£21,650,082	-£21,386,056	-£21,231,540	-£20,967,513	-£21,868,533	-£21,449,990
15%	75%	-£24,945,267	-£24,440,840	-£24,285,284	-£23,802,767	-£25,176,401	-£24,536,319
20%	75%	-£28,041,292	-£27,504,602	-£27,190,516	-£26,653,626	-£28,485,338	-£27,634,562
25%	75%	-£31,260,459	-£30,578,625	-£30,179,596	-£29,504,885	-£31,824,596	-£30,743,732
30%	75%	-£34,510,687	-£33,652,487	-£33,213,651	-£32,385,450	-£35,187,651	-£33,890,614
35%	75%	-£37,769,915	-£36,726,347	-£36,287,705	-£35,293,139	-£38,550,705	-£37,037,486
40%	75%	-£41,011,142	-£39,800,209	-£39,281,761	-£38,190,827	-£41,913,769	-£40,184,378
45%	75%	-£44,261,370	-£43,034,069	-£42,315,816	-£41,088,515	-£45,276,815	-£43,331,282
50%	75%	-£47,511,597	-£46,147,929	-£45,349,871	-£43,988,203	-£48,639,870	-£46,478,144
10%	60%	-£21,467,626	-£21,045,184	-£21,132,792	-£20,710,350	-£21,817,148	-£21,482,314
15%	60%	-£24,585,207	-£23,921,180	-£24,054,741	-£23,410,714	-£25,098,063	-£24,587,597
20%	60%	-£27,670,412	-£26,811,709	-£26,989,791	-£26,131,088	-£28,380,886	-£27,700,265
25%	60%	-£30,769,477	-£29,704,841	-£29,762,841	-£28,851,463	-£31,691,896	-£30,827,265
30%	60%	-£33,945,268	-£32,636,148	-£32,907,639	-£31,588,519	-£35,028,410	-£33,990,782
35%	60%	-£37,101,260	-£35,573,952	-£35,890,693	-£34,363,385	-£38,364,925	-£37,154,358
40%	60%	-£40,269,252	-£38,511,757	-£38,813,746	-£37,129,252	-£41,701,440	-£40,317,938
45%	60%	-£43,413,242	-£41,449,561	-£41,858,799	-£39,893,118	-£45,037,955	-£43,481,512
50%	60%	-£46,589,234	-£44,387,365	-£44,639,853	-£42,657,985	-£48,374,470	-£46,645,058

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£10,415,847	-£10,114,101	-£10,114,234	-£9,715,490	-£10,665,504	-£10,266,892
10%	71%	-£13,586,343	-£13,126,323	-£12,978,646	-£12,518,827	-£13,966,955	-£13,359,257
15%	71%	-£16,762,193	-£16,148,833	-£15,951,929	-£15,338,570	-£17,269,674	-£16,459,411
20%	71%	-£19,948,043	-£19,176,085	-£18,925,212	-£18,158,314	-£20,572,393	-£19,572,012
25%	71%	-£23,185,269	-£22,250,182	-£21,949,996	-£21,014,910	-£23,958,942	-£22,723,699
30%	71%	-£26,413,059	-£25,322,125	-£24,971,308	-£23,880,974	-£27,315,678	-£25,874,526
35%	71%	-£29,640,850	-£28,394,068	-£27,993,620	-£26,747,038	-£30,672,414	-£28,025,383
40%	71%	-£32,868,640	-£31,466,011	-£31,015,732	-£29,613,102	-£34,025,149	-£32,176,240
45%	71%	-£36,096,431	-£34,537,954	-£34,037,843	-£32,479,167	-£37,385,885	-£35,327,098
100%	71%	-£68,374,335	-£66,257,981	-£64,256,761	-£61,139,805	-£70,893,243	-£68,836,669
10%	75%	-£10,450,285	-£10,195,262	-£10,040,746	-£9,776,719	-£10,677,738	-£10,259,196
15%	75%	-£13,652,572	-£13,250,055	-£13,014,490	-£12,611,973	-£13,985,607	-£13,347,524
20%	75%	-£16,850,497	-£16,313,807	-£15,999,720	-£15,463,031	-£17,294,543	-£16,443,767
25%	75%	-£20,069,665	-£19,387,831	-£18,988,861	-£18,314,990	-£20,633,801	-£19,552,998
30%	75%	-£23,288,833	-£22,461,855	-£21,994,656	-£21,204,856	-£23,973,059	-£22,662,256
35%	75%	-£26,570,120	-£25,615,553	-£25,056,911	-£24,102,344	-£27,359,910	-£25,846,702
40%	75%	-£29,820,248	-£28,729,414	-£28,090,967	-£27,000,933	-£30,722,965	-£28,999,584
45%	75%	-£33,070,376	-£31,843,275	-£31,125,022	-£29,807,720	-£34,086,020	-£32,146,467
50%	75%	-£36,320,802	-£34,957,135	-£34,159,076	-£32,796,409	-£37,445,075	-£35,287,349
10%	60%	-£10,276,832	-£9,854,390	-£9,941,998	-£9,519,555	-£10,626,353	-£10,219,519
15%	60%	-£13,374,412	-£12,730,385	-£12,863,947	-£12,219,919	-£13,907,268	-£13,396,802
20%	60%	-£16,476,815	-£15,620,917	-£15,788,907	-£14,940,294	-£17,190,991	-£16,509,411
25%	60%	-£19,588,483	-£18,511,444	-£18,734,046	-£17,680,668	-£20,501,101	-£19,636,411
30%	60%	-£22,754,474	-£21,445,354	-£21,716,845	-£20,407,724	-£23,837,616	-£22,799,987
35%	60%	-£25,920,465	-£24,383,157	-£24,699,896	-£23,172,801	-£27,174,139	-£25,965,584
40%	60%	-£29,066,457	-£27,320,962	-£27,682,952	-£25,937,458	-£30,510,646	-£29,127,141
45%	60%	-£32,222,448	-£30,258,767	-£30,666,004	-£28,702,324	-£33,847,161	-£32,290,717
50%	60%	-£35,378,440	-£33,196,572	-£33,649,058	-£31,467,180	-£37,183,675	-£35,454,284

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£7,244,844	£7,244,844	£7,244,844	£7,244,844	£7,244,844	£7,244,844
10%	71%	£960,880	£1,282,625	£1,378,493	£1,681,237	£731,223	£1,129,835
15%	71%	£2,189,617	£1,726,597	£1,581,919	£1,121,800	£2,570,228	£1,965,530
20%	71%	£5,365,466	£4,152,106	£4,555,202	£3,841,843	£5,972,947	£5,062,685
25%	71%	£8,560,752	£7,781,513	£7,531,358	£6,781,787	£9,205,479	£8,178,085
30%	71%	£11,788,542	£10,853,456	£10,553,270	£9,618,183	£12,562,215	£11,329,942
35%	71%	£15,016,333	£13,925,399	£13,375,181	£12,484,247	£15,918,951	£14,477,739
40%	71%	£18,244,123	£16,997,341	£16,597,084	£15,350,311	£19,275,687	£17,628,656
45%	71%	£21,471,913	£20,069,284	£19,619,005	£18,216,375	£22,632,423	£20,779,513
50%	71%	£24,699,704	£23,141,227	£22,640,917	£21,082,440	£25,989,159	£23,930,371
100%	71%	£56,977,696	£55,860,654	£53,969,034	£49,143,900	£59,556,517	£56,436,942
10%	75%	£307,439	£1,201,465	£1,355,981	£1,620,008	£718,968	£1,137,351
15%	75%	£2,255,845	£1,853,328	£1,617,783	£1,215,246	£2,589,880	£1,850,798
20%	75%	£5,453,771	£4,817,081	£4,602,994	£4,086,305	£5,997,816	£5,047,040
25%	75%	£8,672,938	£7,991,104	£7,592,075	£6,917,364	£9,237,075	£8,156,211
30%	75%	£11,923,166	£11,104,965	£10,626,129	£9,807,929	£12,600,130	£11,303,093
35%	75%	£15,173,394	£14,218,826	£13,660,184	£12,705,617	£15,963,184	£14,449,975
40%	75%	£18,423,621	£17,332,687	£16,684,240	£15,603,706	£19,326,238	£17,596,967
45%	75%	£21,673,849	£20,446,548	£19,738,296	£18,500,994	£22,689,294	£20,743,740
50%	75%	£24,924,076	£23,560,409	£22,762,350	£21,398,682	£26,052,349	£23,890,622
10%	60%	£1,119,955	£4,541,323	£4,743,739	£1,817,174	£719,313	£4,105,295
15%	60%	£1,977,686	£1,333,656	£1,467,220	£923,192	£2,510,541	£2,000,076
20%	60%	£5,082,891	£4,224,188	£4,402,270	£3,543,567	£5,793,365	£5,112,744
25%	60%	£8,201,756	£7,114,717	£7,337,319	£6,263,941	£9,104,374	£8,239,684
30%	60%	£11,357,747	£10,046,627	£10,320,118	£9,010,997	£12,400,889	£11,403,260
35%	60%	£14,513,739	£12,988,431	£13,303,172	£11,775,864	£15,777,404	£14,568,837
40%	60%	£17,669,730	£15,924,235	£16,286,225	£14,540,731	£19,113,919	£17,730,414
45%	60%	£20,825,721	£18,866,040	£18,269,278	£17,305,597	£22,450,434	£20,893,990
50%	60%	£23,981,712	£21,798,845	£22,252,331	£20,070,464	£25,786,946	£24,051,567

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£15,888,627	-£15,888,627	-£15,888,627	-£15,888,627	-£15,888,627	-£15,888,627
10%	71%	-£21,852,390	-£21,859,645	-£21,553,778	-£21,252,094	-£22,202,048	-£21,803,436
15%	71%	-£26,122,897	-£26,852,967	-£24,515,190	-£24,655,171	-£26,505,459	-£24,855,601
20%	71%	-£28,298,737	-£27,685,377	-£27,484,473	-£26,875,114	-£28,806,218	-£27,955,955
25%	71%	-£31,494,022	-£30,714,754	-£30,484,629	-£29,685,057	-£32,139,750	-£31,109,358
30%	71%	-£34,721,813	-£33,786,736	-£33,488,540	-£32,481,454	-£35,405,495	-£34,260,213
35%	71%	-£37,949,603	-£36,853,689	-£36,508,452	-£35,417,518	-£38,652,222	-£37,411,070
40%	71%	-£41,177,394	-£39,930,612	-£39,530,364	-£38,283,582	-£42,208,957	-£40,561,927
45%	71%	-£44,405,184	-£43,002,555	-£42,552,276	-£41,149,646	-£45,585,853	-£43,719,784
50%	71%	-£47,632,975	-£46,074,498	-£45,574,187	-£44,015,711	-£48,922,429	-£46,863,145
100%	71%	-£79,010,879	-£76,783,925	-£75,783,305	-£72,676,350	-£82,488,787	-£78,372,213
10%	75%	-£21,995,832	-£21,731,808	-£21,577,290	-£21,313,963	-£22,214,283	-£21,795,740
15%	75%	-£25,189,118	-£24,788,588	-£24,551,034	-£24,149,818	-£25,522,151	-£24,884,088
20%	75%	-£28,387,041	-£27,850,351	-£27,536,264	-£26,999,575	-£28,811,087	-£27,860,311
25%	75%	-£31,608,209	-£30,924,375	-£30,525,345	-£29,850,634	-£32,170,345	-£31,089,482
30%	75%	-£34,858,437	-£34,038,236	-£33,599,400	-£32,741,200	-£35,533,409	-£34,236,364
35%	75%	-£38,108,664	-£37,152,007	-£36,583,455	-£35,638,898	-£38,896,454	-£37,383,246
40%	75%	-£41,358,892	-£40,265,958	-£39,627,511	-£38,536,577	-£42,259,509	-£40,530,128
45%	75%	-£44,607,120	-£43,379,819	-£42,681,565	-£41,434,264	-£45,622,564	-£43,677,011
50%	75%	-£47,857,348	-£46,493,679	-£45,685,620	-£44,331,853	-£48,985,619	-£46,823,883
10%	60%	-£21,613,376	-£21,350,454	-£21,478,542	-£21,058,089	-£22,162,807	-£21,828,063
15%	60%	-£24,910,958	-£24,269,929	-£24,400,490	-£23,756,463	-£25,443,812	-£24,933,346
20%	60%	-£28,216,162	-£27,157,459	-£27,355,541	-£26,476,838	-£28,726,635	-£28,046,014
25%	60%	-£31,521,367	-£30,049,519	-£29,801,590	-£28,912,212	-£32,031,845	-£31,172,954
30%	60%	-£34,826,108	-£32,941,898	-£33,253,389	-£31,844,268	-£35,374,160	-£34,336,531
35%	60%	-£38,131,009	-£35,839,701	-£36,236,443	-£34,709,135	-£38,710,674	-£37,500,108
40%	60%	-£41,436,001	-£38,735,506	-£39,219,496	-£37,574,502	-£42,047,190	-£40,663,084
45%	60%	-£44,741,002	-£41,631,311	-£42,202,548	-£40,438,868	-£45,383,704	-£43,827,261
50%	60%	-£48,046,004	-£44,523,116	-£45,185,602	-£43,303,734	-£48,720,219	-£46,990,838

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£6,341,341	-£6,341,341	-£6,341,341	-£6,341,341	-£6,341,341	-£6,341,341
10%	71%	-£6,270,104	-£5,968,359	-£5,871,492	-£5,589,748	-£6,519,761	-£6,121,150
15%	71%	-£9,440,601	-£8,880,581	-£8,832,904	-£8,372,885	-£9,821,213	-£9,213,515
20%	71%	-£12,616,450	-£12,003,081	-£11,806,187	-£11,192,828	-£13,123,032	-£12,319,669
25%	71%	-£15,811,738	-£15,032,483	-£14,782,343	-£14,012,771	-£16,456,464	-£15,427,070
30%	71%	-£19,038,527	-£18,104,440	-£17,804,254	-£16,888,168	-£19,813,199	-£18,577,927
35%	71%	-£22,267,317	-£21,176,383	-£20,826,166	-£19,735,932	-£23,169,935	-£21,728,784
40%	71%	-£25,496,107	-£24,248,326	-£23,848,078	-£22,601,298	-£26,526,671	-£24,879,641
45%	71%	-£28,722,898	-£27,320,269	-£26,869,990	-£25,467,980	-£29,883,407	-£28,030,468
50%	71%	-£31,950,688	-£30,392,212	-£29,891,901	-£28,333,425	-£33,240,143	-£31,181,356
100%	71%	-£94,228,593	-£91,179,639	-£90,111,018	-£86,984,094	-£98,807,507	-£92,084,897
10%	75%	-£9,811,546	-£9,049,519	-£8,895,004	-£8,630,976	-£9,531,907	-£9,113,453
15%	75%	-£13,038,333	-£12,104,313	-£11,888,747	-£11,486,230	-£12,639,864	-£12,101,782
20%	75%	-£16,267,120	-£15,168,065	-£14,853,978	-£14,117,289	-£15,148,801	-£14,298,025
25%	75%	-£19,495,907	-£18,242,088	-£17,816,208	-£16,188,055	-£18,260,389	-£17,407,195
30%	75%	-£22,724,694	-£21,316,109	-£20,778,437	-£17,058,913	-£21,371,114	-£20,514,078
35%	75%	-£25,953,481	-£24,388,130	-£23,740,666	-£19,929,771	-£24,481,840	-£23,625,951
40%	75%	-£29,182,268	-£27,460,151	-£26,702,895	-£22,800,629	-£27,592,565	-£26,737,824
45%	75%	-£32,411,055	-£30,532,172	-£29,655,124	-£25,671,487	-£30,703,290	-£29,849,697
50%	75%	-£35,639,842	-£33,604,193	-£32,607,353	-£28,542,345	-£33,814,015	-£32,960,570
10%	60%	-£6,131,090	-£5,709,647	-£5,796,256	-£5,373,813	-£6,480,611	-£6,145,777
15%	60%	-£9,328,670	-£8,584,643	-£8,718,204	-£8,074,177	-£9,761,526	-£9,251,060
20%	60%	-£12,533,975	-£11,475,112	-£11,653,255	-£10,744,349	-£13,044,349	-£12,533,975
25%	60%	-£15,741,000	-£14,365,702	-£14,588,304	-£13,514,926	-£16,355,359	-£15,490,668
30%	60%	-£18,948,025	-£17,256,293	-£17,511,103	-£16,281,982	-£19,666,374	-£18,654,245
35%	60%	-£22,155,050	-£20,146,884	-£19,432,299	-£18,048,039	-£22,977,389	-£21,817,822
40%	60%	-£25,362,075	-£23,037,475	-£22,353,206	-£21,791,715	-£26,288,404	-£24,981,398
45%	60%	-£28,569,100	-£25,928,066	-£25,264,113	-£24,534,291	-£29,599,419	-£27,144,974
50%	60%	-£31,776,125	-£28,818,657	-£28,175,020	-£27,276,867	-£32,910,434	-£30,306,550

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£7,244,644	£7,244,644	£7,244,644	£7,244,644	£7,244,644	£7,244,644
10%	71%	£980,880	£1,282,625	£1,378,493	£1,881,237	£741,223	£1,129,835
15%	71%	£2,189,817	£1,729,597	£1,561,919	£1,121,900	£2,570,228	£1,965,530
20%	71%	£5,385,466	£4,752,106	£4,555,202	£3,941,843	£5,872,947	£5,062,685
25%	71%	£8,580,752	£7,781,513	£7,531,388	£6,781,787	£9,205,479	£8,176,085
30%	71%	£11,785,542	£10,853,458	£10,552,270	£9,618,183	£12,562,215	£11,326,942
35%	71%	£15,016,333	£13,925,399	£13,615,181	£12,484,247	£15,918,951	£14,477,789
40%	71%	£18,244,123	£16,997,341	£16,587,084	£15,350,311	£19,275,687	£17,628,656
45%	71%	£21,471,913	£20,069,284	£19,619,005	£18,216,978	£22,632,423	£20,779,513
50%	71%	£24,699,704	£23,141,227	£22,640,917	£21,082,440	£25,989,159	£23,930,371
100%	71%	£56,977,608	£53,860,654	£52,860,034	£49,743,080	£59,556,517	£55,438,942
10%	75%	£937,439	£1,201,465	£1,355,981	£1,620,008	£718,988	£1,137,531
15%	75%	£2,255,845	£1,853,328	£1,817,783	£1,215,246	£2,588,880	£1,950,798
20%	75%	£5,453,711	£4,917,091	£4,602,994	£4,066,305	£5,937,816	£5,047,040
25%	75%	£8,672,938	£7,991,104	£7,592,075	£6,917,364	£9,237,075	£8,156,211
30%	75%	£11,923,166	£11,104,965	£10,626,129	£9,807,929	£12,600,130	£11,303,093
35%	75%	£15,173,394	£14,219,826	£13,680,184	£12,026,817	£15,963,184	£14,449,975
40%	75%	£18,423,621	£17,335,687	£16,694,240	£15,603,306	£19,326,239	£17,566,897
45%	75%	£21,673,849	£20,448,548	£19,728,295	£18,500,994	£22,687,294	£20,743,740
50%	75%	£24,924,076	£23,560,408	£22,762,350	£21,398,682	£26,042,349	£23,899,622
10%	60%	£1,189,895	£1,454,333	£1,454,333	£1,817,124	£710,313	£1,095,265
15%	60%	£1,977,686	£1,333,658	£1,467,220	£823,192	£2,510,541	£2,000,076
20%	60%	£5,082,891	£4,224,188	£4,402,270	£3,543,567	£5,793,385	£5,112,744
25%	60%	£8,201,756	£7,114,717	£7,337,319	£6,263,941	£9,104,374	£8,239,684
30%	60%	£11,357,747	£10,048,627	£10,320,118	£9,010,997	£12,440,859	£11,403,290
35%	60%	£14,513,739	£12,986,431	£13,303,172	£11,775,864	£15,777,044	£14,566,837
40%	60%	£17,669,730	£15,924,235	£16,286,225	£14,540,731	£19,113,919	£17,739,414
45%	60%	£20,825,721	£18,862,040	£19,268,276	£17,305,597	£22,450,434	£20,893,980
50%	60%	£23,981,713	£21,799,845	£22,252,331	£20,070,464	£25,786,948	£24,057,567

LB SOUTHWARK HOUSING POLICY VIABILITY STUDY

Site typology 7

CL Zone 1 Value Area High

No Units 450 Site Area 2.61 Ha

Sales value inflation 10% Build cost inflation 5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£250,601,798	£250,601,798	£250,601,798	£250,601,798	£250,601,798	£250,601,798
10%	71%	£218,484,732	£219,212,877	£218,533,247	£219,261,392	£218,592,489	£218,641,003
15%	71%	£203,946,968	£203,498,195	£202,468,195	£203,572,548	£202,558,047	£202,631,627
20%	71%	£186,291,530	£187,784,000	£186,389,638	£187,852,508	£186,509,438	£186,607,545
25%	71%	£170,188,445	£172,029,033	£170,311,080	£172,151,666	£170,460,831	£170,583,464
30%	71%	£154,085,360	£156,294,064	£154,232,521	£156,441,225	£154,412,222	£154,559,383
35%	71%	£137,982,275	£140,553,118	£138,120,004	£141,723,945	£138,332,269	£138,506,036
40%	71%	£121,777,136	£124,758,783	£121,975,798	£124,957,443	£122,218,384	£122,417,044
45%	71%	£105,573,115	£108,962,449	£105,799,690	£109,185,942	£106,076,366	£106,302,941
50%	71%	£89,369,772	£93,094,835	£89,562,322	£93,346,585	£89,874,360	£90,127,265
100%	71%	£63,165,346	£67,412,859	£63,353,783	£67,604,235	£63,634,613	£63,912,469
0%	75%	£218,452,879	£219,090,005	£218,503,819	£219,140,946	£218,547,166	£218,598,106
10%	75%	£202,346,304	£203,312,613	£202,423,964	£203,389,872	£202,489,306	£202,566,565
15%	75%	£186,241,715	£187,615,526	£186,330,128	£187,615,526	£186,417,784	£186,502,797
20%	75%	£170,107,926	£171,718,440	£170,236,692	£171,847,206	£170,346,263	£170,475,029
25%	75%	£153,988,737	£155,921,354	£154,143,258	£156,075,873	£154,274,742	£154,429,260
30%	75%	£137,832,045	£140,114,868	£138,014,563	£140,297,387	£138,169,875	£138,352,393
35%	75%	£121,646,700	£124,255,941	£121,855,292	£124,464,234	£122,032,192	£122,241,386
40%	75%	£105,424,350	£108,396,414	£105,662,254	£108,631,081	£105,864,694	£106,102,599
45%	75%	£89,138,983	£92,457,231	£89,407,311	£92,721,569	£89,635,640	£89,903,966
50%	75%	£72,853,664	£76,003,067	£73,127,418	£76,645,819	£73,373,524	£73,718,726
10%	80%	£202,549,212	£204,095,305	£202,611,020	£204,157,113	£202,778,016	£202,839,823
20%	80%	£186,497,660	£188,559,117	£186,580,069	£188,641,527	£186,802,730	£186,885,141
25%	80%	£170,446,106	£173,022,928	£170,549,119	£173,125,941	£170,627,445	£170,730,458
30%	80%	£154,395,549	£157,498,140	£154,518,168	£157,618,355	£154,682,106	£154,875,778
35%	80%	£138,311,398	£141,950,551	£138,457,413	£142,094,769	£138,651,927	£138,987,942
40%	80%	£122,194,532	£126,388,938	£122,361,407	£126,536,713	£122,612,279	£122,879,154
45%	80%	£106,049,162	£110,773,761	£106,239,498	£110,961,494	£106,453,037	£106,649,037
50%	80%	£89,843,697	£95,135,164	£90,056,779	£95,346,834	£90,268,144	£90,539,614

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£16,535,748	£16,535,748	£16,535,748	£16,535,748	£16,535,748	£16,535,748
10%	71%	£16,535,748	£16,535,748	£16,535,748	£16,535,748	£16,535,748	£16,535,748
15%	71%	£16,535,748	£16,535,748	£16,535,748	£16,535,748	£16,535,748	£16,535,748
20%	71%	£16,535,748	£16,535,748	£16,535,748	£16,535,748	£16,535,748	£16,535,748
25%	71%	£16,535,748	£16,535,748	£16,535,748	£16,535,748	£16,535,748	£16,535,748
30%	71%	£16,535,748	£16,535,748	£16,535,748	£16,535,748	£16,535,748	£16,535,748
35%	71%	£16,535,748	£16,535,748	£16,535,748	£16,535,748	£16,535,748	£16,535,748
40%	71%	£16,535,748	£16,535,748	£16,535,748	£16,535,748	£16,535,748	£16,535,748
45%	71%	£16,535,748	£16,535,748	£16,535,748	£16,535,748	£16,535,748	£16,535,748
50%	71%	£16,535,748	£16,535,748	£16,535,748	£16,535,748	£16,535,748	£16,535,748

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£16,535,748	£16,535,748	£16,535,748	£16,535,748	£16,535,748	£16,535,748
10%	71%	£16,535,748	£16,535,748	£16,535,748	£16,535,748	£16,535,748	£16,535,748
15%	71%	£16,535,748	£16,535,748	£16,535,748	£16,535,748	£16,535,748	£16,535,748
20%	71%	£16,535,748	£16,535,748	£16,535,748	£16,535,748	£16,535,748	£16,535,748
25%	71%	£16,535,748	£16,535,748	£16,535,748	£16,535,748	£16,535,748	£16,535,748
30%	71%	£16,535,748	£16,535,748	£16,535,748	£16,535,748	£16,535,748	£16,535,748
35%	71%	£16,535,748	£16,535,748	£16,535,748	£16,535,748	£16,535,748	£16,535,748
40%	71%	£16,535,748	£16,535,748	£16,535,748	£16,535,748	£16,535,748	£16,535,748
45%	71%	£16,535,748	£16,535,748	£16,535,748	£16,535,748	£16,535,748	£16,535,748
50%	71%	£16,535,748	£16,535,748	£16,535,748	£16,535,748	£16,535,748	£16,535,748

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£142,074,415	£142,074,415	£142,074,415	£142,074,415	£142,074,415	£142,074,415
10%	71%	£109,889,109	£110,889,109	£110,209,863	£110,733,098	£110,985,106	£110,113,329
15%	71%	£93,867,232	£94,971,584	£93,940,812	£94,036,663	£94,045,164	£94,104,243
20%	71%	£77,764,147	£79,236,617	£77,862,254	£79,334,724	£77,982,054	£79,080,161
25%	71%	£61,661,061	£63,591,849	£61,783,696	£63,624,283	£61,933,447	£62,956,080
30%	71%	£45,557,976	£47,766,691	£45,705,137	£47,915,841	£45,884,658	£46,911,999
35%	71%	£29,454,891	£32,027,734	£29,592,620	£32,201,561	£29,804,885	£29,978,712
40%	71%	£13,349,753	£16,231,400	£13,448,412	£16,430,059	£13,691,001	£13,889,660
45%	71%	£2,244,268	£3,935,068	£2,272,004	£3,935,068	£2,451,077	£2,224,493
50%	71%	£191,833,730	£193,240,242	£191,261,169	£192,667,679	£190,661,956	£189,889,433
10%	75%	£109,935,495	£110,962,621	£109,976,435	£110,815,562	£110,019,762	£110,070,722
15%	75%	£93,816,921	£94,785,229	£93,896,189	£94,865,488	£93,961,922	£94,039,152
20%	75%	£77,696,732	£78,988,143	£77,802,744	£79,091,155	£77,890,400	£77,993,413
25%	75%	£61,580,543	£63,101,056	£61,709,308	£63,319,822	£61,818,880	£61,947,645
30%	75%	£45,461,354	£47,383,970	£45,615,872	£47,546,488	£45,747,358	£45,901,676
35%	75%	£29,342,165	£31,587,494	£29,487,180	£31,770,003	£29,645,455	£29,809,511
40%	75%	£13,219,316	£15,728,257	£13,327,909	£15,905,851	£13,505,408	£13,714,001
45%	75%	£3,103,033	£3,130,970	£2,865,130	£3,103,997	£2,662,689	£2,424,785
50%	75%	£19,388,400	£19,070,152	£19,120,073	£19,809,814	£19,891,744	£19,623,417
10%	80%	£110,059,281	£111,078,884	£110,100,932	£111,119,435	£110,219,140	£110,250,892
15%	80%	£94,021,828	£95,567,821	£94,083,636	£95,629,729	£94,250,632	£94,312,439
20%	80%	£77,970,276	£80,031,733	£78,052,886	£80,114,143	£78,275,346	£78,367,757
25%	80%	£61,913,742	£64,465,295	£62,012,735	£64,566,551	£62,188,523	£62,300,811
30%	80%	£45,867,170	£48,959,356	£45,980,785	£48,082,971	£46,324,777	£46,448,382
35%	80%	£29,784,074	£33,423,188	£29,930,029	£33,567,385	£30,324,543	£30,470,588
40%	80%	£13,667,469	£17,811,454	£13,834,454	£17,954,329	£14,008,329	£14,161,611
45%	80%	£2,478,221	£2,246,377	£2,287,898	£2,434,111	£1,773,670	£1,583,347
50%	80%	£18,683,687	£13,392,220	£18,470,605	£13,180,750	£17,899,240	£17,687,770

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£178,452,192	£178,452,192	£178,452,192	£178,452,192	£178,452,192	£178,452,192
10%	71%	£146,305,126	£147,083,270	£146,383,640	£147,111,785	£146,442,680	£146,491,397
15%	71%	£135,455,009	£131,349,361	£130,518,369	£131,422,541	£130,408,440	£130,482,020
20%	71%	£114,141,924	£115,614,384	£114,240,031	£115,712,501	£114,389,832	£114,457,939
25%	71%	£98,038,839	£99,879,426	£98,161,472	£100,002,080	£98,311,224	£98,433,857
30%	71%	£81,035,653	£84,144,458	£80,282,014	£84,291,610	£80,262,615	£80,409,776
35%	71%	£66,796,570	£66,405,511	£65,970,397	£68,579,338	£66,152,682	£66,336,489
40%	71%	£49,627,530	£52,609,177	£49,626,189	£52,807,836	£50,068,778	£50,267,437
45%	71%	£33,423,509	£36,812,842	£33,650,983	£37,036,335	£33,826,760	£34,153,334
50%	71%	£17,151,628	£20,945,228	£17,412,716	£21,196,976	£17,247,773	£17,577,679
100%	71%	£155,455,852	£146,862,465	£154,883,389	£146,289,602	£154,184,219	£153,611,656
10%	75%	£146,303,272	£146,940,399	£146,354,212	£146,991,339	£146,397,560	£146,448,499
15%	75%	£130,198,698	£111,193,006	£130,273,957	£131,240,295	£130,339,700	£130,416,959
20%	75%	£114,077,509	£115,365,920	£114,180,521	£115,468,932	£114,268,178	£114,371,190
25%	75%	£97,958,320	£99,588,834	£98,087,085	£99,697,599	£98,196,657	£98,325,422
30%	75%	£81,839,131	£83,771,748	£81,983,649	£83,926,266	£82,125,135	£82,279,654
35%	75%	£66,682,438	£67,965,292	£65,884,947	£68,147,780	£66,020,268	£66,202,787
40%	75%	£49,497,094	£52,106,035	£49,705,686	£52,314,628	£49,883,185	£50,081,779
45%	75%	£33,274,744	£36,246,808	£33,512,648	£36,481,474	£33,715,088	£33,952,992
50%	75%	£18,980,697	£20,307,825	£17,257,704	£20,371,983	£17,488,033	£17,754,360
10%	80%	£146,437,058	£147,456,461	£146,477,809	£147,497,212	£146,587,917	£146,628,670
15%	80%	£130,399,605	£131,945,988	£130,461,413	£132,007,507	£130,628,409	£130,690,216
20%	80%	£114,348,053	£116,409,510	£114,430,463	£116,491,920	£114,653,124	£114,735,534
25%	80%	£98,295,622	£100,873,422	£98,399,512	£100,976,335	£98,671,839	£98,760,851
30%	80%	£82,244,947	£85,337,133	£82,368,562	£85,460,748	£82,702,554	£82,826,169
35%	80%	£66,161,791	£69,809,945	£66,307,807	£69,945,163	£66,702,321	£66,848,335
40%	80%	£50,041,296	£54,219,232	£50,211,801	£54,386,106	£50,662,673	£50,829,847
45%	80%	£33,899,556	£38,624,154	£34,089,879	£38,811,858	£34,604,107	£34,794,431
50%	80%	£17,694,000	£22,985,557	£17,907,173	£23,197,028	£18,478,537	£18,690,007

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£173,302,426	£174,030,570	£173,350,940	£174,079,085	£173,410,182	£173,458,697
15%	71%	£157,212,309	£158,316,661	£157,285,889	£158,390,241	£157,375,740	£157,449,320
20%	71%	£141,109,224	£142,261,994	£141,207,331	£142,679,801	£141,327,131	£141,425,236
25%	71%	£125,006,138	£128,848,726	£125,128,773	£128,960,360	£125,278,629	£125,401,157
30%	71%	£108,903,053	£111,111,768	£109,050,214	£111,258,918	£109,239,915	£109,377,076
35%	71%	£92,763,870	£95,372,611	£92,937,697	£95,546,638	£93,149,962	£93,323,789
40%	71%	£76,594,830	£79,976,477	£76,793,488	£79,775,136	£77,036,076	£77,254,737
45%	71%	£60,389,809	£63,780,142	£60,617,383	£64,003,635	£60,894,058	£61,130,634
50%	71%	£44,124,466	£47,912,528	£44,380,015	£48,164,278	£44,692,073	£44,944,979
100%	71%	£126,469,692	£119,696,163	£127,918,099	£119,322,692	£127,216,918	£126,644,358
10%	75%	£157,163,998	£158,130,306	£157,241,257	£158,207,565	£157,306,999	£157,384,258
15%	75%	£141,044,809	£142,333,220	£141,147,821	£142,436,232	£141,235,477	£141,338,490
20%	75%	£124,925,620	£126,536,133	£125,054,385	£126,684,899	£125,163,867	£125,292,722
25%	75%	£108,804,431	£110,719,047	£108,950,349	£110,926,458	£109,042,435	£109,246,611
30%	75%	£92,646,738	£94,932,561	£92,832,257	£95,115,080	£92,987,568	£93,170,087
35%	75%	£76,494,393	£79,073,334	£76,672,986	£79,281,928	£76,850,485	£77,059,078
40%	75%	£60,342,044	£63,214,107	£60,579,947	£63,448,774	£60,862,386	£61,090,292
45%	75%	£44,195,677	£47,274,925	£44,225,004	£47,539,263	£44,453,333	£44,721,660
10%	80%	£173,404,358	£174,423,761	£173,445,109	£174,464,512	£173,555,217	£173,595,969
15%	80%	£157,356,805	£158,512,998	£157,428,713	£158,974,806	£157,595,709	£157,657,518
20%	80%	£141,313,810	£143,376,810	£141,397,753	£143,450,220	£141,629,423	£141,702,834
25%	80%	£125,263,800	£127,840,822	£125,366,812	£127,943,634	£125,645,138	£125,748,151
30%	80%	£109,212,247	£112,304,433	£109,335,862	£112,428,048	£109,669,854	£109,793,469
35%	80%	£93,120,691	£96,788,245	£93,275,106	£96,912,462	£93,669,630	£93,815,635
40%	80%	£77,012,226	£81,186,531	£77,179,100	£81,353,406	£77,629,972	£77,796,847
45%	80%	£60,866,856	£65,591,454	£61,057,179	£65,779,188	£61,571,407	£61,761,730
50%	80%	£44,661,399	£49,952,857	£44,874,472	£50,164,327	£45,445,837	£45,657,207

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,764,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£232,883,042	£232,883,042	£232,883,042	£232,883,042	£232,883,042	£232,883,042
10%	71%	£200,785,976	£201,494,120	£200,814,490	£201,542,635	£200,873,733	£200,922,247
15%	71%	£184,675,889	£185,750,211	£184,749,439	£185,853,791	£184,839,290	£184,912,870
20%	71%	£168,572,774	£170,645,244	£168,676,851	£170,143,361	£168,790,682	£168,888,768
25%	71%	£152,469,689	£154,310,276	£152,592,323	£154,432,910	£152,742,074	£152,864,701
30%	71%	£136,366,603	£138,575,308	£136,513,764	£138,722,469	£136,693,465	£136,840,626
35%	71%	£120,274,420	£122,839,361	£120,401,247	£122,910,188	£120,613,512	£120,737,338
40%	71%	£104,058,380	£107,040,027	£104,257,939	£107,238,696	£104,499,628	£104,698,287
45%	71%	£87,854,359	£91,243,692	£88,080,933	£91,467,186	£88,357,610	£88,584,184
50%	71%	£71,585,016	£75,578,078	£71,843,586	£75,627,826	£72,153,623	£72,469,329
100%	71%	£101,695,162	£92,443,015	£102,659,656	£92,443,015	£102,659,656	£92,443,015
10%	75%	£200,734,122	£201,371,248	£200,785,062	£201,422,189	£200,838,409	£200,879,340
15%	75%	£184,627,548	£185,593,958	£184,704,807	£185,671,115	£184,770,549	£184,847,809
20%	75%	£168,530,539	£169,790,270	£168,611,371	£169,890,782	£168,699,628	£168,802,040
25%	75%	£152,389,170	£153,999,684	£152,517,935	£154,128,449	£152,627,507	£152,756,272
30%	75%	£136,289,981	£138,202,597	£136,424,499	£138,357,116	£136,585,985	£136,710,504
35%	75%	£120,113,288	£122,296,112	£120,295,807	£122,578,630	£120,451,118	£120,633,637
40%	75%	£103,907,644	£106,539,895	£104,136,336	£108,742,479	£104,314,025	£104,522,929
45%	75%	£87,705,594	£90,677,658	£87,943,498	£90,912,324	£88,145,938	£88,383,842
50%	75%	£71,420,227	£74,738,475	£71,688,554	£75,002,813	£71,916,893	£72,185,210
10%	80%	£200,867,808	£201,687,311	£200,908,659	£201,920,062	£201,018,767	£201,059,520
15%	80%	£184,830,455	£186,376,548	£184,896,263	£186,458,306	£185,059,259	£185,121,056
20%	80%	£168,778,903	£170,840,360	£168,861,313	£170,922,770	£168,083,973	£168,166,384
25%	80%	£152,727,350	£155,304,122	£152,830,362	£155,407,185	£153,108,689	£153,211,701
30%	80%	£136,675,707	£139,787,085	£136,799,412	£139,891,558	£137,133,404	£137,257,119
35%	80%	£120,592,641	£124,231,795	£120,738,857	£124,376,013	£121,133,171	£121,270,185
40%	80%	£104,475,776	£108,650,082	£104,642,651	£108,816,956	£105,093,523	£105,260,281
45%	80%	£88,330,406	£93,055,004	£88,520,729	£93,282,738	£89,034,987	£89,225,281
50%	80%	£72,124,940	£77,416,407	£72,333,023	£77,627,876	£72,869,387	£73,100,657

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£177,619,013	£177,619,013	£177,619,013	£177,619,013	£177,619,013	£177,619,013
10%	71%	£145,501,847	£146,220,692	£145,550,462	£146,276,607	£145,609,704	£145,658,218
15%	71%	£124,411,831	£126,416,183	£125,485,410	£126,551,262	£125,512,262	£126,646,541
20%	71%	£113,308,745	£114,781,215	£113,406,852	£114,879,322	£113,536,653	£113,624,760
25%	71%	£97,205,660	£99,046,248	£97,226,259	£99,169,881	£97,478,045	£97,600,679
30%	71%	£87,102,575	£89,311,279	£87,249,736	£89,548,440	£87,429,437	£87,576,939
35%	71%	£64,963,392	£67,572,333	£65,171,219	£67,746,160	£65,349,484	£65,523,311
40%	71%	£48,794,351	£51,775,998	£48,993,011	£51,974,658	£49,235,599	£49,434,259
45%	71%	£32,690,330	£36,979,664	£32,816,905	£36,203,157	£33,093,581	£33,320,156
50%	71%	£18,325,987	£20,112,040	£18,376,507	£20,365,926	£18,661,994	£18,844,900
100%	71%	£156,289,131	£147,695,644	£155,716,568	£147,123,090	£155,017,308	£154,444,635
10%	75%	£145,470,094	£146,107,220	£145,521,033	£146,158,161	£145,594,381	£145,615,321
15%	75%	£126,363,819	£130,329,828	£129,440,779	£135,407,087	£129,556,321	£129,583,789
20%	75%	£113,244,330	£114,532,741	£113,347,343	£114,835,754	£113,434,990	£113,538,012
25%	75%	£97,125,141	£98,735,655	£97,253,907	£98,864,421	£97,363,478	£97,492,244
30%	75%	£81,005,952	£82,938,569	£81,160,471	£83,093,087	£81,291,957	£81,446,475
35%	75%	£64,840,260	£67,132,993	£65,031,778	£67,314,602	£65,187,090	£65,369,608
40%	75%	£48,663,915	£51,272,856	£48,872,507	£51,481,449	£49,050,007	£49,258,600
45%	75%	£32,441,565	£36,413,629	£32,679,469	£35,648,296	£32,881,909	£33,119,814
50%	75%	£18,151,388	£19,474,446	£18,224,528	£19,738,784	£18,652,855	£18,821,181
60%	80%	£145,603,879	£146,623,282	£145,644,831	£146,664,034	£145,784,739	£145,795,491
15%	80%	£129,566,427	£131,112,520	£129,628,235	£131,174,328	£129,795,231	£129,857,038
20%	80%	£113,514,875	£115,376,332	£113,597,284	£115,658,741	£113,819,045	£113,902,356
25%	80%	£93,463,314	£100,689,144	£93,541,334	£108,143,155	£93,744,660	£93,947,612
30%	80%	£81,411,768	£84,503,955	£81,535,383	£84,627,570	£81,869,375	£82,092,960
35%	80%	£65,328,613	£68,967,766	£65,474,628	£69,111,984	£65,869,142	£66,015,157
40%	80%	£49,211,747	£53,386,053	£49,376,622	£53,552,928	£49,829,494	£49,986,389
45%	80%	£33,066,377	£37,780,676	£33,256,701	£37,976,705	£33,770,529	£33,961,422
50%	80%	£18,860,912	£22,152,379	£17,073,994	£22,363,849	£17,645,359	£17,856,829

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£183,292,733	£183,292,733	£183,292,733	£183,292,733	£183,292,733	£183,292,733
10%	71%	£167,202,616	£168,306,968	£167,276,196	£168,380,548	£167,386,047	£167,439,627
15%	71%	£151,099,251	£152,872,301	£151,197,638	£152,670,108	£151,317,438	£151,415,546
20%	71%	£134,966,446	£136,637,033	£135,119,890	£136,959,667	£135,268,631	£135,391,464
25%	71%	£118,883,360	£121,102,065	£119,040,521	£121,246,225	£118,220,222	£119,367,383
30%	71%	£102,754,177	£105,363,118	£102,928,004	£105,536,945	£103,140,269	£103,314,098
35%	71%	£86,565,137	£89,566,194	£86,785,443	£89,785,443	£87,025,385	£87,225,844
40%	71%	£70,381,116	£73,770,440	£70,607,890	£73,993,942	£70,884,387	£71,110,941
45%	71%	£54,114,773	£57,902,835	£54,370,323	£58,154,585	£54,682,390	£54,935,268
50%	71%	£37,899,246	£41,090,693	£38,125,282	£41,299,259	£38,565,166	£38,844,043
100%	71%	£183,292,733	£183,292,733	£183,292,733	£183,292,733	£183,292,733	£183,292,733
10%	75%	£167,154,305	£168,120,613	£167,231,564	£168,197,872	£167,297,306	£167,374,566
15%	75%	£151,031,116	£152,323,327	£151,138,128	£152,426,539	£151,225,785	£151,328,707
20%	75%	£134,907,327	£136,350,441	£135,044,686	£136,584,296	£135,184,284	£135,303,298
25%	75%	£118,736,758	£120,720,354	£118,951,255	£120,883,873	£118,082,742	£119,237,261
30%	75%	£102,640,045	£104,922,869	£102,822,564	£105,105,387	£102,977,875	£103,160,384
35%	75%	£86,454,701	£89,053,442	£86,693,292	£89,272,235	£86,840,792	£87,049,385
40%	75%	£70,232,351	£73,204,415	£70,470,254	£73,439,081	£70,672,695	£70,910,599
45%	75%	£54,046,984	£57,285,232	£54,215,311	£57,529,570	£54,443,640	£54,711,967
50%	75%	£37,899,246	£41,090,693	£38,125,282	£41,299,259	£38,565,166	£38,844,043
60%	80%	£183,394,665	£184,414,068	£183,435,416	£184,454,819	£183,545,524	£183,586,277
15%	80%	£167,387,212	£168,933,305	£167,419,020	£168,965,113	£167,586,016	£167,647,823
20%	80%	£151,363,860	£153,187,117	£151,489,976	£153,409,546	£151,630,130	£151,693,141
25%	80%	£135,264,107	£137,830,929	£135,357,119	£137,933,941	£135,635,446	£135,738,458
30%	80%	£119,202,554	£122,244,740	£119,326,169	£122,416,355	£119,660,161	£119,783,776
35%	80%	£103,119,368	£106,759,552	£103,265,413	£106,902,769	£103,699,027	£103,805,842
40%	80%	£87,002,533	£91,176,839	£87,169,407	£91,343,713	£87,620,280	£87,787,154
45%	80%	£70,857,163	£75,581,761	£71,047,486	£75,769,496	£71,561,714	£71,752,038
50%	80%	£54,691,697	£59,943,184	£54,884,780	£59,154,634	£55,436,184	£55,647,614

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£232,883,042	£232,883,042	£232,883,042	£232,883,042	£232,883,042	£232,883,042
10%	71%	£200,765,976	£201,494,120	£200,814,490	£201,542,635	£200,873,733	£200,922,247
15%	71%	£184,617,659	£185,190,211	£184,749,439	£185,353,781	£184,859,290	£184,912,870
20%	71%	£168,572,774	£170,045,244	£168,700,881	£170,143,351	£168,790,682	£168,886,789
25%	71%	£152,469,689	£154,310,278	£152,592,323	£154,432,910	£152,742,074	£152,864,704
30%	71%	£136,366,603	£138,575,308	£136,513,764	£138,722,469	£136,693,465	£136,840,626
35%	71%	£120,227,420	£122,839,351	£120,401,247	£122,010,186	£120,613,512	£120,787,339
40%	71%	£104,058,380	£107,040,027	£104,257,039	£107,236,686	£104,499,628	£104,688,287
45%	71%	£87,854,359	£91,243,692	£88,080,933	£91,467,185	£88,357,610	£88,584,184
50%	71%	£71,588,016	£75,376,679	£71,843,596	£76,027,826	£72,155,623	£72,408,529
100%	71%	£101,025,102	£92,411,915	£100,452,533	£91,859,052	£99,753,369	£99,180,806
10%	75%	£200,734,122	£201,371,248	£200,785,062	£201,422,189	£200,828,409	£200,879,349
15%	75%	£184,627,548	£185,593,956	£184,704,807	£185,671,115	£184,770,549	£184,847,809
20%	75%	£168,568,299	£169,799,770	£168,611,371	£169,890,782	£168,699,027	£168,802,140
25%	75%	£152,389,170	£153,969,884	£152,517,935	£154,128,449	£152,627,507	£152,756,272
30%	75%	£136,269,981	£138,202,597	£136,424,499	£138,357,116	£136,555,985	£136,710,504
35%	75%	£120,113,288	£122,596,112	£120,266,807	£122,570,630	£120,451,118	£120,633,637
40%	75%	£103,907,644	£106,336,385	£104,136,335	£106,745,478	£104,314,026	£104,522,629
45%	75%	£87,705,594	£90,677,658	£87,943,498	£90,912,324	£88,145,938	£88,383,842
50%	75%	£71,420,227	£74,738,475	£71,688,554	£75,002,813	£71,916,893	£72,185,210
100%	75%	£200,867,608	£201,887,311	£200,908,650	£201,929,062	£201,013,767	£201,059,520
15%	80%	£184,830,455	£186,376,548	£184,892,263	£186,438,356	£185,059,259	£185,121,066
20%	80%	£168,778,903	£170,840,360	£168,861,313	£170,922,770	£168,983,973	£169,106,384
25%	80%	£152,727,350	£155,304,112	£152,830,362	£155,407,185	£153,108,689	£153,211,701
30%	80%	£136,615,797	£139,107,963	£136,789,312	£139,861,595	£137,133,404	£137,257,019
35%	80%	£120,502,641	£124,231,795	£120,738,657	£124,376,013	£121,133,171	£121,279,185
40%	80%	£104,475,776	£108,650,082	£104,642,651	£108,816,956	£105,093,523	£105,260,397
45%	80%	£88,333,406	£93,055,004	£88,520,725	£93,242,738	£89,034,957	£89,275,381
50%	80%	£72,124,940	£77,416,407	£72,338,023	£77,627,878	£72,909,387	£73,120,857

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 7

CL Zone  
Value Area 1  
Med

No Units  
Site Area 450  
2.61 Ha

Sales value inflation 10%  
Build cost inflation 5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£124,152,210	£124,152,210	£124,152,210	£124,152,210	£124,152,210	£124,152,210
10%	71%	£104,361,875	£105,128,974	£104,445,003	£105,212,102	£104,470,645	£104,563,773
15%	71%	£84,415,167	£85,556,334	£84,539,849	£85,690,496	£84,578,312	£84,703,304
20%	71%	£64,438,867	£65,988,955	£64,608,043	£65,817,331	£64,660,184	£64,828,140
25%	71%	£44,474,761	£45,366,872	£44,628,982	£45,578,092	£44,694,133	£44,905,354
30%	71%	£24,536,456	£25,735,388	£24,649,920	£25,988,853	£24,728,103	£24,981,597
35%	71%	£4,600,956	£5,182,929	£4,698,521	£5,302,295	£4,702,226	£4,829,944
40%	71%	£24,197,183	£24,386,765	£24,540,662	£24,710,244	£24,646,611	£24,990,090
45%	71%	£33,995,928	£37,620,026	£34,388,663	£38,012,761	£34,509,804	£34,902,539
50%	71%	£23,725,215	£27,804,259	£24,168,724	£28,240,631	£24,305,526	£24,749,055
100%	71%	£83,863,037	£170,011,851	£82,733,783	£140,295,574	£82,445,532	£151,515,276
0%	75%	£104,326,717	£104,997,927	£104,414,001	£105,085,213	£104,421,890	£104,509,175
15%	75%	£94,362,418	£95,369,235	£94,493,346	£95,500,162	£94,505,178	£94,636,106
20%	75%	£84,362,599	£85,711,076	£84,545,024	£85,809,402	£84,561,060	£84,738,485
25%	75%	£74,328,427	£76,033,898	£74,550,208	£76,255,680	£74,570,253	£74,792,034
30%	75%	£64,289,255	£66,335,820	£64,555,932	£66,601,959	£64,579,445	£64,845,583
35%	75%	£54,181,863	£56,608,575	£54,497,435	£56,924,146	£54,525,956	£54,841,529
40%	75%	£44,051,934	£46,825,094	£44,112,931	£46,185,947	£44,145,159	£44,505,513
45%	75%	£33,829,824	£37,000,910	£34,242,194	£37,413,281	£34,279,464	£34,691,836
50%	75%	£23,537,636	£27,116,351	£24,003,320	£27,574,542	£24,045,408	£24,511,092
10%	80%	£104,474,383	£105,052,211	£104,544,211	£105,817,932	£104,526,861	£104,596,488
15%	80%	£94,583,918	£96,194,824	£94,688,660	£96,299,566	£94,812,335	£94,917,077
20%	80%	£84,667,763	£86,841,328	£84,809,703	£86,980,984	£84,977,300	£85,119,239
25%	80%	£74,703,631	£77,432,386	£74,881,056	£77,609,812	£75,000,552	£75,267,978
30%	80%	£64,730,000	£68,014,005	£64,962,410	£68,225,916	£65,203,806	£65,416,716
35%	80%	£54,715,740	£58,595,625	£54,968,198	£58,844,020	£55,266,290	£55,518,747
40%	80%	£44,662,055	£49,099,470	£44,950,578	£49,387,993	£45,291,255	£45,579,778
45%	80%	£34,527,463	£39,800,461	£34,857,390	£39,925,050	£35,246,890	£35,599,787
50%	80%	£24,325,488	£30,005,564	£24,698,016	£30,172,116	£25,130,952	£25,510,452

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£110,913,840	-£110,913,840	-£110,913,840	-£110,913,840	-£110,913,840	-£110,913,840
10%	71%	-£130,704,077	-£130,704,077	-£130,704,077	-£130,704,077	-£130,704,077	-£130,704,077
15%	71%	-£140,650,894	-£140,650,894	-£140,650,894	-£140,650,894	-£140,650,894	-£140,650,894
20%	71%	-£150,626,984	-£150,626,984	-£150,626,984	-£150,626,984	-£150,626,984	-£150,626,984
25%	71%	-£160,648,295	-£160,648,295	-£160,648,295	-£160,648,295	-£160,648,295	-£160,648,295
30%	71%	-£170,699,085	-£170,699,085	-£170,699,085	-£170,699,085	-£170,699,085	-£170,699,085
35%	71%	-£180,757,074	-£180,757,074	-£180,757,074	-£180,757,074	-£180,757,074	-£180,757,074
40%	71%	-£190,868,868	-£190,868,868	-£190,868,868	-£190,868,868	-£190,868,868	-£190,868,868
45%	71%	-£201,070,123	-£201,070,123	-£201,070,123	-£201,070,123	-£201,070,123	-£201,070,123
50%	71%	-£211,340,836	-£211,340,836	-£211,340,836	-£211,340,836	-£211,340,836	-£211,340,836
10%	75%	-£131,731,088	-£131,731,088	-£131,731,088	-£131,731,088	-£131,731,088	-£131,731,088
15%	75%	-£140,739,334	-£140,739,334	-£140,739,334	-£140,739,334	-£140,739,334	-£140,739,334
20%	75%	-£150,808,452	-£150,808,452	-£150,808,452	-£150,808,452	-£150,808,452	-£150,808,452
25%	75%	-£160,737,624	-£160,737,624	-£160,737,624	-£160,737,624	-£160,737,624	-£160,737,624
30%	75%	-£170,776,796	-£170,776,796	-£170,776,796	-£170,776,796	-£170,776,796	-£170,776,796
35%	75%	-£180,864,187	-£180,864,187	-£180,864,187	-£180,864,187	-£180,864,187	-£180,864,187
40%	75%	-£191,014,141	-£191,014,141	-£191,014,141	-£191,014,141	-£191,014,141	-£191,014,141
45%	75%	-£201,236,227	-£201,236,227	-£201,236,227	-£201,236,227	-£201,236,227	-£201,236,227
50%	75%	-£211,529,415	-£211,529,415	-£211,529,415	-£211,529,415	-£211,529,415	-£211,529,415
10%	80%	-£130,591,667	-£130,591,667	-£130,591,667	-£130,591,667	-£130,591,667	-£130,591,667
15%	80%	-£140,482,133	-£140,482,133	-£140,482,133	-£140,482,133	-£140,482,133	-£140,482,133
20%	80%	-£150,388,288	-£150,388,288	-£150,388,288	-£150,388,288	-£150,388,288	-£150,388,288
25%	80%	-£160,362,420	-£160,362,420	-£160,362,420	-£160,362,420	-£160,362,420	-£160,362,420
30%	80%	-£170,326,551	-£170,326,551	-£170,326,551	-£170,326,551	-£170,326,551	-£170,326,551
35%	80%	-£180,350,311	-£180,350,311	-£180,350,311	-£180,350,311	-£180,350,311	-£180,350,311
40%	80%	-£190,403,995	-£190,403,995	-£190,403,995	-£190,403,995	-£190,403,995	-£190,403,995
45%	80%	-£200,538,587	-£200,538,587	-£200,538,587	-£200,538,587	-£200,538,587	-£200,538,587
50%	80%	-£210,740,582	-£210,740,582	-£210,740,582	-£210,740,582	-£210,740,582	-£210,740,582

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£84,740,493	-£84,740,493	-£84,740,493	-£84,740,493	-£84,740,493	-£84,740,493
10%	71%	-£84,539,815	-£83,772,717	-£84,456,687	-£83,689,588	-£84,431,045	-£84,347,917
15%	71%	-£84,486,524	-£83,355,868	-£84,361,841	-£83,211,194	-£84,323,378	-£84,198,686
20%	71%	-£84,463,623	-£82,903,336	-£84,266,647	-£82,734,359	-£84,215,658	-£84,074,657
25%	71%	-£84,483,929	-£82,424,818	-£84,172,709	-£82,223,598	-£84,107,257	-£83,956,336
30%	71%	-£84,505,235	-£81,966,302	-£84,079,171	-£81,713,838	-£84,000,123	-£83,838,019
35%	71%	-£84,526,541	-£81,519,329	-£83,985,633	-£81,266,288	-£83,893,000	-£83,720,700
40%	71%	-£84,547,847	-£81,084,302	-£83,892,095	-£80,818,740	-£83,785,877	-£83,603,389
45%	71%	-£84,569,153	-£80,659,275	-£83,798,557	-£80,371,192	-£83,678,754	-£83,485,070
50%	71%	-£84,590,459	-£80,244,248	-£83,705,019	-£79,923,644	-£83,571,631	-£83,366,751
10%	75%	-£105,176,475	-£105,176,475	-£105,176,475	-£105,176,475	-£105,176,475	-£105,176,475
15%	75%	-£115,228,221	-£115,228,221	-£115,228,221	-£115,228,221	-£115,228,221	-£115,228,221
20%	75%	-£125,280,000	-£125,280,000	-£125,280,000	-£125,280,000	-£125,280,000	-£125,280,000
25%	75%	-£135,331,779	-£135,331,779	-£135,331,779	-£135,331,779	-£135,331,779	-£135,331,779
30%	75%	-£145,383,558	-£145,383,558	-£145,383,558	-£145,383,558	-£145,383,558	-£145,383,558
35%	75%	-£155,435,337	-£155,435,337	-£155,435,337	-£155,435,337	-£155,435,337	-£155,435,337
40%	75%	-£165,487,116	-£165,487,116	-£165,487,116	-£165,487,116	-£165,487,116	-£165,487,116
45%	75%	-£175,538,895	-£175,538,895	-£175,538,895	-£175,538,895	-£175,538,895	-£175,538,895
50%	75%	-£185,590,674	-£185,590,674	-£185,590,674	-£185,590,674	-£185,590,674	-£185,590,674
10%	80%	-£104,233,927	-£104,233,927	-£104,233,927	-£104,233,927	-£104,233,927	-£104,233,927
15%	80%	-£114,188,059	-£114,188,059	-£114,188,059	-£114,188,059	-£114,188,059	-£114,188,059
20%	80%	-£124,142,191	-£124,142,191	-£124,142,191	-£124,142,191	-£124,142,191	-£124,142,191
25%	80%	-£134,096,323	-£134,096,323	-£134,096,323	-£134,096,323	-£134,096,323	-£134,096,323
30%	80%	-£144,050,455	-£144,050,455	-£144,050,455	-£144,050,455	-£144,050,455	-£144,050,455
35%	80%	-£154,004,587	-£154,004,587	-£154,004,587	-£154,004,587	-£154,004,587	-£154,004,587
40%	80%	-£164,058,719	-£164,058,719	-£164,058,719	-£164,058,719	-£164,058,719	-£164,058,719
45%	80%	-£174,112,851	-£174,112,851	-£174,112,851	-£174,112,851	-£174,112,851	-£174,112,851
50%	80%	-£184,166,983	-£184,166,983	-£184,166,983	-£184,166,983	-£184,166,983	-£184,166,983

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£15,624,826	-£15,624,826	-£15,624,826	-£15,624,826	-£15,624,826	-£15,624,826
10%	71%	-£4,185,999	-£3,388,610	-£4,082,380	-£3,315,282	-£4,058,739	-£3,973,810
15%	71%	-£14,112,227	-£12,961,580	-£13,987,535	-£12,836,887	-£13,949,072	-£13,824,379
20%	71%	-£24,088,317	-£22,529,028	-£23,919,341	-£22,360,052	-£23,867,219	-£23,698,243
25%	71%	-£34,064,407	-£32,100,512	-£33,899,402	-£31,949,292	-£33,833,251	-£33,622,029
30%	71%	-£44,040,497	-£41,671,996	-£43,879,464	-£41,538,531	-£43,799,291	-£43,545,916
35%	71%	-£54,016,587	-£51,243,480	-£53,859,526	-£51,144,478	-£53,825,158	-£53,524,641
40%	71%	-£64,032,677	-£61,814,964	-£63,839,588	-£61,144,478	-£63,800,773	-£63,527,294
45%	71%	-£74,048,767	-£72,386,448	-£73,819,650	-£71,144,478	-£73,776,388	-£73,529,945

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£52,002,604	£52,002,604	£52,002,604	£52,002,604	£52,002,604	£52,002,604
10%	71%	£32,212,880	£32,979,367	£32,256,397	£33,062,486	£32,321,038	£32,424,167
15%	71%	£22,265,550	£23,416,197	£22,340,243	£23,540,890	£22,426,705	£22,553,396
20%	71%	£12,289,460	£13,848,749	£12,458,436	£14,017,725	£12,510,558	£12,679,534
25%	71%	£2,265,135	£4,217,265	£2,476,375	£4,428,485	£2,544,527	£2,735,748
30%	71%	£-17,753,151	£-15,414,218	£-17,692,685	£-16,169,754	£-14,421,504	£-17,168,028
35%	71%	£-17,840,630	£-15,067,245	£-17,540,085	£-14,766,701	£-14,447,381	£-17,146,836
40%	71%	£-27,952,424	£-24,782,842	£-27,608,944	£-24,439,362	£-27,502,996	£-27,159,516
45%	71%	£-38,153,679	£-34,529,580	£-37,760,844	£-34,136,845	£-37,639,803	£-37,247,068
50%	71%	£-48,404,681	£-44,345,248	£-47,369,853	£-44,808,976	£-47,344,091	£-47,400,272
100%	71%	£-155,814,844	£-147,221,159	£-154,883,889	£-146,289,902	£-154,596,138	£-153,664,883
10%	75%	£32,177,110	£32,848,321	£32,264,395	£32,935,606	£32,272,283	£32,359,568
15%	75%	£22,212,811	£23,219,628	£22,343,739	£23,359,558	£22,355,572	£22,486,300
20%	75%	£12,217,993	£13,582,370	£12,395,418	£13,759,795	£12,411,453	£12,588,879
25%	75%	£2,178,820	£3,884,292	£2,400,801	£4,106,074	£2,420,846	£2,842,427
30%	75%	£-17,860,352	£-15,813,788	£-17,594,214	£-15,647,648	£-17,570,161	£-17,304,024
35%	75%	£-17,967,743	£-15,541,032	£-17,652,171	£-15,225,460	£-17,653,660	£-17,369,078
40%	75%	£-28,097,697	£-25,324,313	£-27,737,043	£-24,963,659	£-27,704,447	£-27,343,794
45%	75%	£-38,319,783	£-35,148,897	£-37,907,412	£-34,736,325	£-37,870,142	£-37,457,771
50%	75%	£-48,531,265	£-45,025,287	£-47,546,287	£-44,875,085	£-48,196,786	£-47,838,514
10%	60%	£32,324,777	£33,398,714	£32,394,605	£33,468,325	£32,477,054	£32,546,882
15%	60%	£22,434,311	£24,045,217	£22,539,053	£24,149,959	£22,662,729	£22,767,471
20%	60%	£12,518,156	£14,691,721	£12,660,097	£14,831,378	£12,827,694	£12,969,633
25%	60%	£2,554,021	£5,262,380	£2,741,460	£5,460,205	£2,940,146	£3,118,371
30%	60%	£-17,410,107	£-14,135,601	£-17,197,197	£-13,922,690	£-16,945,801	£-16,732,891
35%	60%	£-17,433,866	£-13,553,981	£-17,181,408	£-13,305,587	£-16,883,316	£-16,630,859
40%	60%	£-27,487,681	£-23,369,137	£-27,199,028	£-22,761,014	£-26,568,552	£-26,369,720
45%	60%	£-37,622,143	£-32,549,145	£-37,292,246	£-32,224,556	£-36,902,717	£-36,572,820
50%	60%	£-47,624,138	£-42,144,042	£-47,451,559	£-41,777,450	£-47,011,702	£-46,635,155

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£59,946,697	£59,946,697	£59,946,697	£59,946,697	£59,946,697	£59,946,697
10%	71%	£59,179,568	£59,946,697	£59,282,697	£60,029,795	£59,288,338	£59,371,467
15%	71%	£49,232,850	£50,383,497	£49,357,542	£50,508,190	£49,396,005	£49,520,697
20%	71%	£39,286,760	£40,816,049	£39,425,736	£40,985,025	£39,477,858	£39,646,834
25%	71%	£29,340,670	£31,248,601	£29,449,675	£31,398,785	£29,511,626	£29,723,048
30%	71%	£19,394,580	£21,681,153	£19,467,613	£21,808,546	£19,545,796	£19,799,981
35%	71%	£9,448,490	£12,113,705	£9,427,515	£12,200,599	£9,519,918	£9,820,464
40%	71%	£-1,506,604	£2,546,157	£-1,541,645	£2,527,637	£-1,535,692	£-1,622,217
45%	71%	£-11,198,379	£-7,582,281	£-10,793,644	£-7,169,545	£-10,572,503	£-10,276,768
50%	71%	£-21,457,092	£-17,378,048	£-21,013,583	£-16,941,676	£-20,876,781	£-20,433,272
100%	71%	£-128,847,344	£-120,293,955	£-127,918,090	£-119,322,602	£-127,628,839	£-126,697,585
10%	75%	£39,144,410	£39,915,620	£39,231,894	£39,931,206	£39,236,483	£39,366,868
15%	75%	£29,190,111	£30,188,028	£29,311,039	£30,317,855	£29,322,872	£29,453,800
20%	75%	£19,236,292	£20,549,670	£19,362,718	£20,727,065	£19,378,753	£19,556,178
25%	75%	£9,282,120	£10,951,562	£9,367,901	£11,073,373	£9,387,946	£9,609,727
30%	75%	£-1,106,949	£2,113,153	£-1,173,875	£2,119,652	£-1,193,632	£-1,393,276
35%	75%	£-11,198,379	£-7,582,281	£-10,793,644	£-7,169,545	£-10,572,503	£-10,276,768
40%	75%	£-21,457,092	£-17,378,048	£-21,013,583	£-16,941,676	£-20,876,781	£-20,433,272
45%	75%	£-31,715,807	£-27,172,859	£-31,272,322	£-26,744,809	£-31,041,922	£-30,600,474
50%	75%	£-41,974,520	£-36,968,071	£-41,531,035	£-36,536,930	£-41,302,047	£-40,862,027
10%	60%	£59,292,077	£60,366,014	£59,361,804	£60,435,625	£59,444,354	£59,514,182
15%	60%	£49,346,987	£50,816,049	£49,425,736	£50,885,025	£49,477,858	£49,548,014
20%	60%	£39,400,897	£41,266,081	£39,479,646	£41,335,429	£39,530,769	£39,601,159
25%	60%	£29,454,807	£31,716,113	£29,533,556	£31,804,881	£29,603,618	£29,674,008
30%	60%	£19,508,717	£22,166,145	£19,587,466	£22,236,333	£19,656,447	£19,726,837
35%	60%	£-1,106,949	£2,113,153	£-1,173,875	£2,119,652	£-1,193,632	£-1,393,276
40%	60%	£-11,198,379	£-7,582,281	£-10,793,644	£-7,169,545	£-10,572,503	£-10,276,768
45%	60%	£-21,457,092	£-17,378,048	£-21,013,583	£-16,941,676	£-20,876,781	£-20,433,272
50%	60%	£-31,715,807	£-27,172,859	£-31,272,322	£-26,744,809	£-31,041,922	£-30,600,474
100%	60%	£-128,847,344	£-120,293,955	£-127,918,090	£-119,322,602	£-127,628,839	£-126,697,585

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£106,433,454	£106,433,454	£106,433,454	£106,433,454	£106,433,454	£106,433,454
10%	71%	£86,643,118	£87,410,217	£86,726,247	£87,493,346	£86,751,888	£86,835,917
15%	71%	£76,696,490	£77,847,047	£76,821,093	£77,671,740	£76,859,555	£76,984,248
20%	71%	£66,750,310	£68,279,699	£66,888,296	£67,744,575	£66,941,408	£67,110,394
25%	71%	£56,804,130	£58,748,115	£56,910,225	£57,859,335	£56,975,377	£57,186,598
30%	71%	£46,857,950	£49,256,632	£46,931,164	£49,020,096	£47,009,346	£47,262,811
35%	71%	£36,911,770	£39,801,153	£37,007,985	£39,664,149	£37,083,489	£37,384,014
40%	71%	£26,965,590	£29,389,670	£27,086,800	£29,991,488	£27,127,854	£27,271,334
45%	71%	£17,019,410	£19,901,270	£17,126,615	£20,294,005	£17,291,047	£17,183,784
50%	71%	£7,073,230	£12,412,870	£7,199,230	£14,811,874	£7,366,761	£7,030,278
100%	71%	£-101,989,794	£-92,700,908	£-101,453,639	£-91,626,092	£-101,165,998	£-99,294,833
10%	75%	£86,607,980	£87,279,171	£86,695,245	£87,368,456	£86,703,133	£86,780,418
15%	75%	£76,643,661	£77,650,478	£76,734,589	£77,781,405	£76,786,422	£76,917,350
20%	75%	£66,689,342	£68,031,220	£66,783,268	£67,190,645	£66,842,303	£67,010,729
25%	75%	£56,735,023	£58,412,962	£56,817,009	£57,859,335	£56,875,377	£57,073,277
30%	75%	£46,780,704	£48,817,084	£46,836,636	£48,883,202	£46,860,689	£47,126,826
35%	75%	£36,826,385	£39,289,818	£36,877,678	£39,205,300	£36,897,200	£37,122,772
40%	75%	£26,872,066	£29,801,339	£26,923,001	£29,867,191	£26,943,403	£27,087,056
45%	75%	£16,917,647	£20,312,859	£16,974,522	£20,604,525	£16,960,708	£16,973,079
50%	75%	£7,073,230	£12,412,870	£7,199,230	£14,811,874	£7,366,761	£7,030,278
10%	60%	£86,643,118	£87,410,217	£86,726,247	£87,493,346	£86,751,888	£86,835,917
15%	60%	£76,696,490	£77,847,047	£76,821,093	£77,671,740	£76,859,555	£76,984,248
20%	60%	£66,750,310	£68,279,699	£66,888,296	£67,744,575	£66,941,408	£67,110,394
25%	60%	£56,804,130	£58,748,115	£56,910,225	£57,859,335	£56,975,377	£57,186,598
30%	60%	£46,857,950	£49,256,632	£46,931,164	£49,020,096	£47,009,346	£47,262,811
35%	60%	£36,911,770	£39,801,153	£37,007,985	£39,664,149	£37,083,489	£37,384,014
40%	60%	£26,965,590	£29,389,670	£27,086,800	£29,991,488	£27,127,854	£27,271,334
45%	60%	£17,019,410	£19,901,270	£17,126,615	£20,294,005	£17,291,047	£17,183,784
50%	60%	£7,073,230	£12,412,870	£7,199,230	£14,811,874	£7,366,761	£7,030,278
100%	60%	£-101,989,794	£-92,700,908	£-101,453,639	£-91,626,092	£-101,165,998	£-99,294,833

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

E27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£51,169,425	£51,169,425	£51,169,425	£51,169,425	£51,169,425	£51,169,425
10%	71%	£31,379,960	£32,146,168	£31,462,216	£32,226,317	£31,487,860	£31,570,968
15%	71%	£21,452,312	£22,583,019	£21,557,064	£22,707,711	£21,565,827	£21,620,418
20%	71%	£11,456,282	£13,015,570	£11,626,258	£13,184,546	£11,677,379	£11,846,355
25%	71%	£1,434,976	£3,354,067	£1,646,196	£3,595,307	£1,711,348	£1,922,669
30%	71%	£-8,986,309	£-8,247,907	£-8,322,805	£-8,993,932	£-8,246,682	£-8,901,518
35%	71%	£-18,673,809	£-15,900,424	£-18,373,264	£-15,599,880	£-18,280,559	£-17,980,014
40%	71%	£-28,785,602	£-25,616,020	£-28,442,123	£-25,272,541	£-28,336,174	£-27,992,695
45%	71%	£-38,998,857	£-35,362,759	£-38,594,122	£-34,970,024	£-38,472,682	£-38,080,246
50%	71%	£-48,137,370	£-43,177,626	£-48,818,051	£-44,742,064	£-48,597,238	£-48,193,759
100%	71%	£-156,647,822	£-148,954,338	£-155,718,568	£-147,123,080	£-155,429,317	£-154,498,061
10%	75%	£31,343,932	£32,015,142	£31,431,216	£32,102,428	£31,439,104	£31,526,390
15%	75%	£21,379,683	£22,380,450	£21,510,901	£22,517,377	£21,527,983	£21,653,321
20%	75%	£11,384,814	£12,749,191	£11,562,239	£12,926,617	£11,578,275	£11,755,790
25%	75%	£1,345,642	£3,051,113	£1,567,423	£3,272,895	£1,587,468	£1,809,248
30%	75%	£-8,993,530	£-8,646,965	£-8,427,593	£-8,380,826	£-8,403,340	£-8,137,202
35%	75%	£-18,800,022	£-16,314,210	£-18,488,350	£-16,056,639	£-18,466,620	£-18,141,256
40%	75%	£-28,930,875	£-26,157,491	£-28,570,222	£-25,796,838	£-28,537,626	£-28,176,972
45%	75%	£-39,152,961	£-35,961,875	£-38,740,591	£-35,589,504	£-38,703,321	£-38,290,949
50%	75%	£-48,535,140	£-45,869,458	£-48,406,282	£-45,406,282	£-48,397,637	£-48,007,669
10%	60%	£31,451,538	£32,555,536	£31,561,426	£32,635,147	£31,643,876	£31,713,793
15%	60%	£21,601,133	£23,212,039	£21,705,875	£23,316,781	£21,829,550	£21,934,292
20%	60%	£11,684,978	£13,858,543	£11,826,918	£13,996,199	£11,994,515	£12,136,454
25%	60%	£1,720,840	£3,443,901	£1,898,071	£3,827,057	£2,107,767	£2,285,193
30%	60%	£-8,243,286	£-6,968,770	£-8,030,375	£-6,755,869	£-7,778,990	£-7,566,069
35%	60%	£-18,267,045	£-14,387,160	£-18,014,587	£-14,138,765	£-17,716,495	£-17,464,038
40%	60%	£-28,320,730	£-23,883,316	£-28,032,207	£-23,594,792	£-27,691,530	£-27,403,607
45%	60%	£-38,463,322	£-33,382,324	£-38,125,425	£-33,057,745	£-37,735,865	£-37,405,068
50%	60%	£-48,657,317	£-42,877,221	£-48,284,769	£-42,610,689	£-47,844,688	£-47,472,333

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£59,169,875	£59,169,875	£59,169,875	£59,169,875	£59,169,875	£59,169,875
10%	71%	£39,223,157	£40,373,804	£39,347,850	£40,498,497	£39,386,312	£39,511,005
15%	71%	£29,247,067	£30,896,256	£29,416,043	£30,978,332	£29,468,165	£29,637,141
20%	71%	£19,275,762	£21,174,672	£19,436,062	£21,396,062	£19,502,134	£19,713,355
25%	71%	£9,204,456	£11,543,386	£9,457,520	£11,796,853	£9,536,103	£9,789,568
30%	71%	£-1,116,977	£1,890,962	£-1,917,522	£22,190,906	£-1,910,226	£-1,910,771
35%	71%	£-11,060,675	£-7,174,765	£-10,948,863	£-6,151,244	£-10,841,611	£-10,681,991
40%	71%	£-21,196,072	£-12,428,027	£-20,803,337	£-8,802,762	£-20,682,196	£-20,442,955
45%	71%	£-31,466,784	£-17,387,741	£-31,023,278	£-9,951,369	£-30,886,474	£-30,466,869
50%	71%	£-41,859,397	£-21,063,567	£-41,426,792	£-10,852,296	£-41,759,531	£-41,307,276
10%	75%	£39,134,717	£39,805,628	£39,222,813	£39,922,813	£39,242,684	£39,317,174
15%	75%	£29,170,418	£30,177,235	£29,301,346	£30,308,162	£29,313,179	£29,444,107
20%	75%	£19,217,599	£20,539,077	£19,353,025	£20,717,402	£19,360,060	£19,546,486
25%	75%	£9,261,891	£10,809,899	£9,416,889	£11,068,060	£9,426,336	£9,600,234
30%	75%	£-1,297,255	£11,143,821	£-9,383,593	£31,409,559	£-9,387,446	£-9,653,583
35%	75%	£-11,989,864	£21,416,575	£-19,305,435	£21,732,147	£-19,333,957	£-19,649,529
40%	75%	£-21,859,910	£11,633,294	£-22,220,564	£11,993,948	£-20,263,100	£-19,613,813
45%	75%	£-31,369,176	£1,898,910	£-30,940,905	£2,221,291	£-30,921,535	£-30,164,164
50%	75%	£-41,654,364	£-8,075,648	£-41,188,680	£-7,617,458	£-41,146,592	£-40,680,907
10%	60%	£39,282,384	£40,356,321	£39,352,211	£40,425,932	£39,434,661	£39,504,489
15%	60%	£29,381,918	£30,902,824	£29,496,686	£31,007,568	£29,620,336	£29,725,078
20%	60%	£19,475,762	£21,049,128	£19,617,703	£21,178,965	£19,735,301	£19,827,240
25%	60%	£9,511,631	£12,420,387	£9,689,056	£12,417,812	£9,898,553	£10,075,978
30%	60%	£-1,547,590	£12,822,036	£-20,760,410	£33,034,917	£-1,501,806	£-1,302,216
35%	60%	£-11,523,740	£23,403,626	£-19,776,195	£23,853,020	£-11,074,291	£-10,526,749
40%	60%	£-21,470,056	£13,907,470	£-20,758,579	£14,195,953	£-20,099,255	£-19,387,778
45%	60%	£-31,466,784	£4,408,462	£-33,634,639	£4,733,051	£-31,890	£-384,787
50%	60%	£-41,868,631	£-5,186,436	£-41,493,983	£-4,819,883	£-41,054,095	£-39,861,548

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£106,433,454	£106,433,454	£106,433,454	£106,433,454	£106,433,454	£106,433,454
10%	71%	£86,643,118	£87,410,217	£86,736,247	£87,493,346	£86,751,888	£86,835,017
15%	71%	£76,898,400	£77,647,847	£76,921,093	£77,971,740	£76,939,555	£77,084,248
20%	71%	£67,203,310	£68,279,599	£67,089,286	£68,448,575	£67,041,408	£67,110,384
25%	71%	£57,699,005	£58,648,115	£57,610,225	£58,859,335	£57,675,377	£57,785,598
30%	71%	£48,177,699	£49,016,632	£48,331,164	£49,270,096	£48,306,346	£48,262,811
35%	71%	£38,590,220	£39,383,895	£38,890,765	£39,864,149	£38,954,469	£39,284,014
40%	71%	£28,928,426	£29,648,098	£28,821,906	£29,991,488	£28,927,854	£29,271,334
45%	71%	£19,277,171	£19,901,270	£18,669,906	£20,294,005	£18,791,017	£17,183,782
50%	71%	£9,606,459	£10,895,592	£9,449,867	£10,521,874	£9,580,769	£7,030,279
10%	75%	£86,607,960	£87,279,171	£86,695,245	£87,366,456	£86,703,133	£86,790,418
15%	75%	£76,648,961	£77,650,478	£76,774,589	£77,781,405	£76,786,422	£76,917,350
20%	75%	£66,648,843	£68,013,220	£66,826,265	£68,190,645	£66,842,303	£67,019,729
25%	75%	£56,606,670	£58,315,142	£56,831,451	£58,536,924	£56,851,496	£57,073,277
30%	75%	£46,570,498	£48,617,064	£46,836,636	£48,883,202	£46,860,689	£47,126,626
35%	75%	£36,463,167	£38,859,818	£36,738,678	£38,205,380	£36,807,960	£37,122,772
40%	75%	£26,353,153	£29,106,537	£26,663,807	£29,467,191	£26,726,463	£27,087,066
45%	75%	£16,111,067	£19,282,153	£16,523,438	£19,694,525	£16,560,708	£16,973,079
50%	75%	£6,818,879	£9,397,595	£6,284,563	£9,855,785	£6,326,652	£6,792,236
10%	60%	£86,753,627	£87,629,664	£86,825,455	£87,899,175	£86,907,604	£87,077,332
15%	60%	£76,848,006	£78,122,571	£76,990,947	£78,262,228	£76,958,544	£77,140,483
20%	60%	£66,984,874	£68,713,630	£67,162,295	£68,891,055	£67,371,796	£67,549,221
25%	60%	£57,020,745	£59,285,246	£57,233,055	£59,505,160	£57,465,049	£57,697,669
30%	60%	£47,096,983	£49,876,869	£47,249,442	£49,125,263	£47,547,534	£47,799,991
35%	60%	£37,143,299	£40,380,713	£37,231,822	£40,669,236	£37,572,498	£37,861,021
40%	60%	£27,189,707	£31,181,705	£27,139,694	£32,206,294	£27,528,113	£27,858,030
50%	60%	£17,266,712	£12,288,607	£16,970,260	£12,853,360	£17,419,148	£17,791,695

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 7

CIL Zone	1
Value Area	Low

No Units	450
Site Area	2.61 Ha

Sales value inflation	10%
Build cost inflation	5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£81,518,873	£81,518,873	£81,518,873	£81,518,873	£81,518,873	£81,518,873
10%	71%	£65,710,635	£66,502,988	£65,850,839	£66,640,936	£65,822,991	£65,963,197
15%	71%	£57,744,061	£58,932,654	£57,954,366	£59,142,960	£57,912,586	£58,122,803
20%	71%	£49,777,487	£51,362,278	£50,057,896	£51,642,687	£50,002,201	£50,252,910
25%	71%	£41,769,502	£43,782,890	£42,125,746	£44,139,134	£42,054,988	£42,411,232
30%	71%	£33,720,921	£36,136,987	£34,148,415	£36,584,480	£34,063,506	£34,490,998
35%	71%	£25,670,122	£28,485,567	£26,236,921	£28,989,026	£26,020,941	£26,533,840
40%	71%	£17,472,372	£20,750,830	£18,056,036	£21,330,142	£17,940,972	£18,520,285
45%	71%	£9,219,320	£12,962,933	£9,881,705	£13,625,319	£9,750,141	£10,412,528
50%	71%	£861,122	£5,088,723	£1,009,144	£5,836,744	£1,460,571	£2,208,599
100%	71%	£861,254,294	£73,600,809	£32,733,783	£74,140,285	£83,035,788	£81,715,276
10%	75%	£65,671,600	£66,364,945	£65,818,815	£66,511,971	£65,769,912	£65,917,127
15%	75%	£57,685,508	£58,725,527	£57,906,331	£58,946,349	£57,832,977	£58,033,799
20%	75%	£49,699,417	£51,088,109	£49,899,946	£51,360,538	£49,896,042	£50,041,497
25%	75%	£41,670,318	£43,432,033	£42,044,375	£44,806,090	£41,920,120	£42,294,176
30%	75%	£33,601,902	£35,715,959	£34,050,789	£36,164,827	£33,901,662	£34,350,530
35%	75%	£25,479,595	£27,986,334	£26,011,839	£28,518,577	£25,835,035	£26,367,279
40%	75%	£17,308,445	£20,189,778	£17,923,172	£20,788,556	£17,721,307	£18,209,893
45%	75%	£9,034,902	£12,310,563	£9,730,407	£13,006,068	£9,499,372	£10,194,877
50%	75%	£652,862	£4,352,013	£1,438,286	£5,137,438	£1,777,380	£1,962,803
60%	75%	£65,835,566	£66,937,747	£65,853,318	£66,935,624	£65,992,846	£66,110,618
15%	60%	£57,931,428	£59,505,458	£58,108,086	£59,772,116	£58,167,378	£58,344,036
20%	60%	£50,027,311	£52,246,018	£50,262,854	£52,481,561	£50,341,910	£50,577,454
25%	60%	£42,086,889	£44,886,576	£42,386,133	£45,191,006	£42,486,570	£42,785,815
30%	60%	£34,101,786	£37,484,278	£34,690,380	£37,943,372	£34,581,463	£34,941,497
35%	60%	£26,072,331	£30,062,923	£26,488,126	£30,481,866	£26,641,036	£27,066,831
40%	60%	£17,992,846	£22,576,597	£18,479,470	£23,063,220	£18,642,795	£19,129,418
45%	60%	£9,809,456	£15,059,114	£10,385,960	£15,806,916	£10,552,696	£11,109,011
50%	60%	£1,527,553	£7,445,372	£2,155,891	£8,083,599	£2,366,781	£2,995,120

Residual Land values compared to benchmark land values

£90,000,000

Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£183,847,178	£183,847,178	£183,847,178	£183,847,178	£183,847,178	£183,847,178
10%	71%	£180,365,168	£180,365,168	£180,365,168	£180,365,168	£180,365,168	£180,365,168
15%	71%	£177,321,980	£176,133,986	£177,111,855	£175,925,900	£177,183,455	£176,943,148
20%	71%	£185,288,564	£183,703,773	£185,008,155	£183,423,363	£185,063,850	£184,783,440
25%	71%	£193,236,548	£191,283,161	£192,840,304	£190,926,917	£193,011,062	£192,854,818
30%	71%	£201,345,129	£198,929,053	£200,917,636	£198,511,571	£201,022,945	£200,951,023
35%	71%	£209,445,328	£206,580,484	£208,938,429	£206,076,225	£209,039,110	£208,932,211
40%	71%	£217,583,679	£214,315,221	£217,010,015	£213,735,000	£217,125,079	£216,945,768
45%	71%	£225,846,751	£222,103,118	£223,164,345	£220,440,732	£223,315,969	£223,653,523
50%	71%	£234,101,569	£230,917,028	£232,226,307	£229,226,907	£232,401,463	£232,857,458
10%	75%	£319,320,345	£310,726,858	£317,799,833	£309,206,346	£318,101,839	£316,881,327
15%	75%	£219,394,451	£218,701,105	£219,247,238	£216,954,080	£219,296,139	£219,148,924
20%	75%	£175,904,542	£175,400,523	£177,159,726	£174,110,701	£177,033,073	£177,012,252
25%	75%	£183,356,634	£183,970,942	£185,072,204	£183,885,512	£185,170,009	£184,875,579
30%	75%	£193,395,732	£191,834,018	£193,021,675	£191,299,961	£193,145,931	£192,771,970
35%	75%	£201,464,149	£199,350,991	£201,015,261	£198,901,224	£201,164,388	£200,715,921
40%	75%	£209,586,656	£207,076,717	£209,054,212	£206,547,414	£209,231,016	£208,688,172
45%	75%	£217,757,606	£214,885,773	£217,142,339	£214,277,495	£217,344,744	£216,78,120
50%	75%	£225,931,149	£222,755,488	£223,335,643	£222,059,982	£223,596,679	£223,471,174
60%	75%	£234,101,569	£230,917,028	£232,226,307	£229,226,907	£232,401,463	£232,857,458
10%	60%	£189,230,505	£188,128,304	£189,112,733	£188,012,427	£189,073,205	£188,955,432
15%	60%	£177,134,623	£175,470,592	£176,957,965	£175,293,934	£176,898,673	£176,722,015
20%	60%	£185,038,740	£182,820,053	£184,803,197	£182,584,490	£184,724,141	£184,488,597
25%	60%	£192,993,662	£190,699,474	£192,976,517	£190,675,045	£192,939,480	£192,699,298
30%	60%	£200,964,265	£197,581,773	£200,605,171	£197,222,679	£200,484,648	£200,125,554
35%	60%	£208,993,720	£205,903,127	£208,567,925	£204,584,185	£208,425,015	£207,999,219
40%	60%	£217,033,204	£213,489,454	£216,598,581	£212,002,830	£216,423,265	£215,996,638
45%	60%	£225,056,595	£222,015,537	£224,700,190	£219,459,132	£224,513,444	£223,957,040
50%	60%	£233,038,497	£229,620,679	£232,910,160	£227,002,451	£232,699,270	£232,070,931

Residual Land values compared to benchmark land values

£72,325,000

Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£107,392,317	£107,392,317	£107,392,317	£107,392,317	£107,392,317	£107,392,317
10%	71%	£123,191,055	£122,386,702	£122,050,851	£122,260,754	£123,078,699	£122,938,494
15%	71%	£131,157,629	£129,989,036	£130,947,322	£129,759,730	£130,989,094	£130,778,787
20%	71%	£139,124,204	£127,639,412	£137,939,412	£137,299,003	£138,989,686	£138,610,852
25%	71%	£147,152,188	£145,118,800	£144,775,944	£144,762,556	£146,846,702	£146,490,458
30%	71%	£155,180,769	£152,764,703	£154,753,275	£153,337,210	£154,838,184	£154,410,892
35%	71%	£163,208,988	£160,416,124	£162,774,069	£161,911,864	£162,874,749	£162,367,851
40%	71%	£171,237,207	£168,069,893	£170,845,558	£169,471,548	£170,967,119	£170,481,405
45%	71%	£179,265,426	£175,723,757	£179,010,888	£177,276,372	£179,151,549	£178,489,162
50%	71%	£187,293,645	£183,377,621	£187,202,546	£185,004,946	£187,441,119	£186,993,998
60%	71%	£223,155,988	£204,987,498	£221,636,473	£203,041,985	£221,127,478	£220,615,966
10%	75%	£123,200,090	£122,536,745	£123,082,976	£122,389,719	£123,131,778	£122,884,563
15%	75%	£131,216,182	£130,176,163	£130,995,359	£129,955,341	£131,068,713	£130,847,891
20%	75%	£139,232,273	£137,815,581	£139,807,844	£137,521,152	£139,095,649	£138,711,219
25%	75%	£147,248,364	£146,469,697	£147,265,915	£146,069,610	£147,367,719	£146,907,670
30%	75%	£155,264,455	£153,185,731	£154,850,921	£152,736,863	£155,000,028	£154,551,160
35%	75%	£163,280,546	£160,915,397	£162,889,851	£160,583,114	£163,066,655	£162,534,411
40%	75%	£171,296,637	£168,645,013	£170,900,813	£168,113,134	£170,971,780	£170,417,180
45%	75%	£179,312,728	£176,374,629	£177,911,283	£175,886,622	£179,402,319	£178,706,613
50%	75%	£187,328,819	£184,104,245	£187,463,405	£185,764,256	£187,724,310	£187,038,887
10%	60%	£123,068,144	£121,963,943	£122,948,372	£121,848,066	£122,998,544	£122,791,072
15%	60%	£131,084,235	£129,989,036	£130,947,322	£129,759,730	£130,989,094	£130,778,787
20%	60%	£139,100,326	£127,639,412	£137,939,412	£137,299,003	£138,989,686	£138,610,852
25%	60%	£147,116,417	£145,118,800	£144,775,944	£144,762,556	£146,846,702	£146,490,458
30%	60%	£155,132,508	£152,764,703	£154,753,275	£153,337,210	£154,838,184	£154,410,892
35%	60%	£163,148,600	£160,416,124	£162,774,069	£161,911,864	£162,874,749	£162,367,851
40%	60%	£171,164,691	£168,069,893	£170,845,558	£169,471,548	£170,967,119	£170,481,405
45%	60%	£179,180,782	£175,723,757	£179,010,888	£177,276,372	£179,151,549	£178,489,162
50%	60%	£187,196,873	£183,377,621	£187,202,546	£185,004,946	£187,441,119	£186,993,998
60%	60%	£223,172,021	£204,987,498	£221,636,473	£203,041,985	£221,127,478	£220,615,966
10%	60%	£138,874,380	£136,655,672	£138,638,836	£138,420,129	£138,559,780	£138,324,226
15%	60%	£146,890,471	£144,005,114	£146,515,557	£144,710,694	£146,415,120	£146,115,875
20%	60%	£154,906,562	£151,617,412	£154,440,810	£151,088,316	£154,320,287	£153,961,169
25%	60%	£162,922,653	£159,229,304	£162,000,094	£159,479,524	£162,200,654	£161,834,859
30%	60%	£170,938,744	£166,841,196	£170,422,220	£168,338,470	£170,268,895	£169,772,272
35%	60%	£178,954,835	£174,453,116	£178,535,830	£176,294,772	£178,349,084	£177,792,679
40%	60%	£186,970,926	£182,062,037	£186,116,798	£184,068,091	£186,534,609	£185,966,574

Residual Land values compared

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£9,369,266	£9,369,266	£9,369,266	£9,369,266	£9,369,266	£9,369,266
10%	71%	£6,438,972	£3,046,819	£8,298,768	£5,508,870	£6,326,615	£3,168,410
15%	71%	£1,405,546	£13,216,352	£14,195,238	£13,005,646	£14,237,011	£14,026,704
20%	71%	£22,372,120	£20,787,328	£22,091,711	£20,508,919	£22,147,405	£21,866,996
25%	71%	£30,389,194	£28,366,717	£30,023,860	£28,010,473	£30,094,818	£29,738,374
30%	71%	£39,426,685	£36,012,810	£38,001,192	£35,585,127	£37,085,101	£37,635,608
35%	71%	£46,528,884	£43,684,040	£46,021,985	£43,155,781	£46,122,586	£45,615,767
40%	71%	£54,677,235	£51,388,776	£54,093,571	£50,819,484	£54,208,635	£53,629,322
45%	71%	£62,890,287	£59,186,874	£62,267,901	£58,524,288	£62,399,466	£61,737,078
50%	71%	£71,265,485	£67,180,894	£70,540,462	£66,314,852	£70,689,035	£69,841,014
100%	71%	£158,403,900	£147,810,414	£154,883,389	£146,289,902	£155,185,395	£153,684,883
10%	75%	£6,478,007	£5,784,661	£6,330,792	£5,637,636	£6,379,694	£6,232,480
15%	75%	£14,464,098	£13,424,079	£14,243,275	£13,203,257	£14,316,639	£14,086,807
20%	75%	£22,450,190	£21,063,498	£22,155,760	£20,769,068	£22,253,585	£21,959,135
25%	75%	£30,479,288	£28,717,874	£30,105,231	£28,343,517	£30,229,487	£29,855,431
30%	75%	£38,547,705	£36,433,647	£38,088,837	£35,984,779	£38,247,944	£37,799,076
35%	75%	£46,670,032	£44,163,273	£46,137,768	£43,691,030	£46,314,571	£45,762,327
40%	75%	£54,841,182	£51,989,329	£54,226,895	£51,381,050	£54,428,300	£53,819,676
45%	75%	£63,114,705	£59,839,044	£62,419,199	£59,143,538	£62,650,235	£61,954,729
50%	75%	£71,498,784	£67,797,885	£70,711,321	£67,074,170	£71,077,236	£70,186,804
10%	60%	£6,314,060	£5,211,860	£6,106,289	£5,095,983	£6,156,761	£6,038,908
15%	60%	£14,218,179	£12,554,148	£14,041,521	£12,377,490	£13,982,229	£13,805,571
20%	60%	£22,122,296	£19,903,589	£21,986,753	£19,668,045	£21,807,697	£21,572,152
25%	60%	£30,060,718	£27,251,619	£29,163,474	£26,958,601	£29,063,036	£28,783,792
30%	60%	£38,047,821	£34,685,329	£37,888,727	£34,306,235	£37,568,204	£37,209,110
35%	60%	£46,077,275	£42,096,883	£45,651,481	£41,697,740	£45,508,571	£45,082,775
40%	60%	£54,156,780	£49,573,010	£53,870,137	£49,088,398	£53,536,811	£53,020,189
45%	60%	£62,340,151	£57,069,093	£61,783,746	£56,542,888	£61,597,000	£61,040,596
50%	60%	£70,622,053	£64,704,235	£69,993,715	£64,085,037	£69,782,826	£69,154,487

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,239,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,369,889	£1,369,889	£1,369,889	£1,369,889	£1,369,889	£1,369,889
10%	71%	£20,528,328	£21,320,681	£20,688,532	£21,458,829	£20,840,685	£20,780,890
15%	71%	£12,561,764	£13,790,347	£12,772,061	£13,960,854	£12,730,289	£12,940,596
20%	71%	£4,595,160	£5,176,971	£4,875,589	£5,480,381	£4,819,894	£5,100,394
25%	71%	£14,626,045	£15,389,417	£15,066,960	£15,943,173	£15,127,519	£15,770,634
30%	71%	£11,461,385	£9,045,319	£11,033,892	£8,817,827	£11,116,891	£10,691,309
35%	71%	£19,581,584	£16,696,740	£19,054,685	£16,192,481	£19,155,366	£18,648,467
40%	71%	£27,709,935	£24,431,477	£27,126,271	£23,852,164	£27,241,335	£26,662,022
45%	71%	£35,852,897	£32,219,374	£35,300,801	£31,566,958	£35,432,185	£34,789,778
50%	71%	£44,321,185	£40,093,584	£43,873,163	£39,345,583	£43,721,736	£42,973,714
100%	71%	£126,456,891	£129,848,114	£127,916,099	£119,322,692	£128,218,095	£126,897,583
10%	75%	£20,489,293	£21,867,638	£20,638,608	£21,329,664	£20,581,605	£20,744,822
15%	75%	£12,503,201	£13,543,221	£12,724,024	£13,784,042	£12,650,671	£12,871,492
20%	75%	£4,517,110	£5,903,802	£4,811,540	£5,198,232	£4,713,735	£5,008,164
25%	75%	£15,511,988	£17,760,274	£15,137,931	£17,262,217	£15,268,187	£16,888,151
30%	75%	£11,386,347	£9,466,347	£11,131,538	£9,017,480	£11,226,044	£10,541,777
35%	75%	£19,702,712	£17,195,973	£19,170,468	£16,663,730	£19,347,272	£18,185,028
40%	75%	£27,873,862	£25,002,029	£27,258,595	£24,393,751	£27,451,000	£26,852,377
45%	75%	£36,147,405	£32,871,744	£35,451,900	£32,176,238	£35,662,935	£34,967,400
50%	75%	£44,529,445	£40,530,294	£43,744,021	£40,044,871	£44,004,926	£43,219,504
10%	60%	£20,853,239	£21,755,440	£20,771,011	£21,871,317	£20,810,539	£20,928,312
15%	60%	£12,748,121	£14,473,151	£12,628,719	£14,589,809	£12,685,071	£13,761,729
20%	60%	£4,845,054	£7,063,311	£5,080,447	£7,299,254	£5,159,693	£6,395,147
25%	60%	£13,095,418	£285,731	£2,796,174	£8,699	£2,695,737	£2,396,492
30%	60%	£11,080,521	£7,698,029	£10,721,427	£7,338,935	£10,600,994	£10,241,810
35%	60%	£19,109,976	£15,119,383	£18,684,161	£14,709,441	£19,541,271	£18,115,075
40%	60%	£27,189,460	£22,605,710	£26,702,837	£22,119,087	£28,539,511	£26,052,889
45%	60%	£35,372,851	£30,131,793	£34,816,447	£29,575,389	£34,629,701	£34,074,296
50%	60%	£43,654,758	£37,736,935	£43,026,416	£37,118,707	£42,815,526	£42,187,187

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£63,800,116	£63,800,116	£63,800,116	£63,800,116	£63,800,116	£63,800,116
10%	71%	£47,991,878	£48,794,231	£48,132,082	£48,922,180	£48,104,235	£48,244,440
15%	71%	£40,025,304	£41,213,898	£40,235,811	£41,424,204	£40,193,839	£40,404,146
20%	71%	£29,056,730	£33,643,522	£32,339,139	£33,923,931	£32,283,445	£33,563,854
25%	71%	£24,050,746	£26,064,133	£24,408,990	£26,420,377	£24,336,232	£24,692,476
30%	71%	£16,002,165	£18,418,231	£16,426,658	£18,845,723	£16,344,749	£16,772,242
35%	71%	£7,291,985	£10,782,810	£8,468,885	£11,271,069	£8,308,184	£9,313,083
40%	71%	£246,985	£3,032,074	£337,279	£3,611,386	£222,215	£801,526
45%	71%	£8,499,437	£4,755,824	£7,837,051	£4,093,438	£7,968,615	£7,306,228
50%	71%	£16,857,635	£12,630,034	£16,109,612	£11,882,012	£16,228,185	£15,510,164
100%	71%	£10,930,060	£9,399,664	£10,666,538	£9,899,654	£10,764,645	£9,944,033
10%	75%	£47,952,843	£48,646,189	£48,100,058	£48,793,214	£48,051,156	£48,198,370
15%	75%	£39,966,752	£41,096,771	£40,187,674	£41,227,593	£40,114,221	£40,335,043
20%	75%	£31,980,680	£33,387,332	£32,276,960	£33,861,763	£32,177,285	£32,471,715
25%	75%	£23,951,562	£25,713,276	£24,325,619	£26,087,333	£24,201,363	£24,576,419
30%	75%	£18,883,146	£17,997,203	£18,332,013	£18,446,071	£18,182,906	£18,631,774
35%	75%	£7,760,838	£10,267,577	£8,293,082	£10,799,820	£8,116,279	£8,648,523
40%	75%	£2,410,312	£2,461,521	£294,965	£3,889,799	£2,560	£811,174
45%	75%	£8,683,855	£5,408,194	£7,988,349	£4,712,688	£8,219,385	£7,523,979
50%	75%	£17,085,894	£15,368,744	£16,280,471	£12,581,321	£16,541,376	£15,755,954
10%	60%	£48,115,790	£49,218,990	£48,334,361	£49,334,867	£48,271,389	£48,381,862
15%	60%	£40,215,611	£41,919,192	£40,339,329	£42,335,360	£40,445,621	£40,652,379
20%	60%	£32,308,554	£34,527,261	£32,544,097	£34,762,805	£32,623,153	£32,868,698
25%	60%	£24,368,132	£27,177,820	£24,667,377	£27,472,249	£24,767,814	£25,067,058
30%	60%	£16,383,029	£16,785,521	£16,742,123	£20,124,815	£16,862,646	£17,221,740
35%	60%	£8,353,575	£12,344,167	£8,779,369	£12,763,110	£8,922,279	£9,348,075
40%	60%	£274,090	£4,857,840	£760,713	£5,344,464	£924,039	£1,410,661
45%	60%	£7,809,301	£2,668,243	£7,352,896	£2,111,833	£7,166,150	£6,608,746
50%	60%	£16,181,203	£10,273,385	£16,682,865	£9,656,157	£16,358,976	£14,723,637

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£8,536,088	£8,536,088	£8,536,088	£8,536,088	£8,536,088	£8,536,088
10%	71%	-£7,272,150	-£6,479,787	-£7,151,946	-£6,341,840	-£7,159,794	-£7,019,588
15%	71%	-£16,238,704	-£14,820,131	-£15,026,417	-£13,839,825	-£15,070,189	-£14,859,882
20%	71%	-£23,205,298	-£21,620,507	-£22,924,889	-£21,340,098	-£22,980,584	-£22,700,175
25%	71%	-£31,213,283	-£29,199,895	-£30,857,039	-£28,843,651	-£30,927,797	-£30,571,553
30%	71%	-£39,268,984	-£36,845,798	-£38,834,370	-£36,419,305	-£38,919,279	-£38,491,187
35%	71%	-£47,382,063	-£44,497,218	-£46,856,164	-£44,392,959	-£46,856,944	-£46,448,946
40%	71%	-£55,510,413	-£52,231,955	-£54,926,749	-£51,852,643	-£55,041,813	-£54,482,500
45%	71%	-£63,783,485	-£60,019,852	-£63,101,080	-£59,357,488	-£63,232,644	-£62,570,887
50%	71%	-£72,192,193	-£67,894,062	-£71,373,641	-£67,149,041	-£71,522,214	-£70,724,109
100%	71%	-£157,237,079	-£148,643,593	-£155,716,568	-£147,123,080	-£156,018,573	-£154,488,061
10%	75%	-£7,311,185	-£6,617,840	-£7,163,970	-£6,470,814	-£7,212,873	-£7,065,658
15%	75%	-£15,291,277	-£14,257,258	-£15,076,454	-£14,038,438	-£15,149,808	-£14,928,985
20%	75%	-£23,283,568	-£21,896,676	-£22,988,939	-£21,602,247	-£23,086,744	-£22,792,314
25%	75%	-£31,312,487	-£29,550,752	-£30,938,410	-£29,178,895	-£31,062,665	-£30,688,809
30%	75%	-£39,390,893	-£37,286,826	-£38,932,016	-£36,817,958	-£39,081,123	-£38,632,255
35%	75%	-£47,503,190	-£44,998,451	-£46,970,346	-£44,884,206	-£47,147,760	-£46,815,506
40%	75%	-£55,674,340	-£52,802,507	-£54,950,073	-£52,184,229	-£55,261,479	-£54,652,855
45%	75%	-£63,947,883	-£60,672,222	-£63,252,378	-£59,978,717	-£63,483,413	-£62,787,908
50%	75%	-£72,328,025	-£68,560,772	-£71,544,498	-£67,845,248	-£71,866,495	-£71,019,892
10%	60%	-£7,147,239	-£6,045,038	-£7,029,467	-£6,529,161	-£6,989,939	-£6,872,167
15%	60%	-£15,051,357	-£13,887,327	-£14,874,699	-£13,210,669	-£14,815,407	-£14,638,749
20%	60%	-£22,955,475	-£20,736,767	-£22,719,931	-£20,501,224	-£22,640,875	-£22,405,331
25%	60%	-£30,859,598	-£28,598,098	-£30,598,815	-£27,319,779	-£30,498,215	-£30,136,970
30%	60%	-£38,880,999	-£36,498,507	-£38,521,905	-£35,139,413	-£38,401,382	-£38,042,288
35%	60%	-£46,910,454	-£44,439,862	-£46,484,659	-£42,809,919	-£46,341,749	-£45,915,954
40%	60%	-£54,980,059	-£52,406,193	-£54,315,315	-£49,919,585	-£54,339,969	-£53,883,987
45%	60%	-£63,173,332	-£60,392,271	-£62,616,929	-£57,374,861	-£62,430,179	-£61,873,774
50%	60%	-£71,455,232	-£68,537,413	-£70,826,894	-£64,919,199	-£70,616,004	-£69,987,685

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£48,300,071	£48,300,071	£48,300,071	£48,300,071	£48,300,071	£48,300,071
10%	71%	£30,518,635	£31,310,988	£30,858,839	£31,448,958	£30,850,992	£30,771,197
15%	71%	£22,552,061	£23,740,655	£22,762,368	£23,950,961	£22,720,596	£22,930,903
20%	71%	£14,585,487	£16,170,278	£14,865,896	£16,450,688	£14,810,201	£15,080,611
25%	71%	£8,577,503	£8,590,860	£8,853,747	£9,947,134	£8,862,966	£9,218,253
30%	71%	£1,471,078	£844,968	£1,043,585	£1,372,480	£1,128,494	£1,001,001
35%	71%	-£9,571,277	-£8,706,433	-£9,064,378	-£8,202,174	-£9,165,059	-£8,698,180
40%	71%	-£17,644,110	-£16,441,170	-£17,135,964	-£15,861,857	-£17,251,098	-£16,671,715
45%	71%	-£25,872,680	-£22,229,067	-£25,310,294	-£21,566,881	-£25,441,858	-£24,779,471
50%	71%	-£34,330,878	-£30,103,277	-£33,882,855	-£29,355,258	-£33,731,428	-£32,983,407
100%	71%	-£119,496,299	-£110,892,907	-£117,925,722	-£109,332,255	-£119,227,798	-£116,707,276
10%	75%	-£30,470,640	-£31,172,446	-£30,668,415	-£31,191,871	-£30,571,213	-£30,745,127
15%	75%	£22,403,509	£23,533,528	£22,714,331	£23,754,350	£22,640,978	£22,861,799
20%	75%	£14,507,417	£16,894,109	£14,801,847	£16,188,539	£14,704,042	£14,998,472
25%	75%	£8,476,370	£8,240,053	£8,862,776	£8,814,266	£8,812,125	£9,102,176
30%	75%	£1,500,098	£353,960	£1,141,230	£972,897	£1,290,337	£841,470
35%	75%	-£9,712,405	-£7,205,666	-£9,180,161	-£8,673,423	-£9,356,965	-£8,824,720
40%	75%	-£17,893,555	-£15,011,722	-£17,288,288	-£14,403,444	-£17,470,693	-£16,862,069
45%	75%	-£26,157,098	-£22,981,637	-£25,461,592	-£22,185,931	-£25,602,698	-£24,907,123
50%	75%	-£34,539,137	-£30,839,987	-£33,753,714	-£30,054,554	-£34,014,619	-£33,229,197
10%	60%	£30,643,547	£31,745,747	£30,761,318	£31,861,624	£30,800,846	£30,918,619
15%	60%	£22,738,428	£24,403,489	£22,816,986	£24,580,117	£22,975,378	£23,152,036
20%	60%	£14,835,311	£17,050,518	£15,070,854	£17,299,361	£15,149,910	£15,385,454
25%	60%	£6,894,889	£9,704,577	£7,194,134	£9,999,006	£7,294,571	£7,593,815
30%	60%	£1,090,214	£2,292,278	£731,120	£2,351,372	£810,597	£257,503
35%	60%	-£9,119,650	-£8,129,076	-£8,693,874	-£8,710,134	-£9,550,964	-£8,125,168
40%	60%	-£17,199,153	-£12,615,403	-£16,712,530	-£12,128,779	-£18,549,204	-£16,062,582
45%	60%	-£25,382,544	-£20,141,486	-£24,826,139	-£19,585,081	-£24,639,393	-£24,082,989
50%	60%	-£33,664,486	-£27,746,628	-£33,036,109	-£27,128,400	-£32,825,219	-£32,196,880

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£63,800,116	£63,800,116	£63,800,116	£63,800,116	£63,800,116	£63,800,116
10%	71%	£47,991,878	£48,794,231	£48,132,082	£48,922,180	£48,104,235	£48,244,440
15%	71%	£40,025,394	£41,213,898	£40,235,111	£41,424,204	£40,100,839	£40,440,146
20%	71%	£32,058,730	£33,643,522	£32,339,130	£33,923,931	£32,283,445	£32,563,854
25%	71%	£24,050,746	£26,064,133	£24,406,990	£26,420,377	£24,336,232	£24,692,476
30%	71%	£16,002,185	£18,418,231	£16,429,658	£18,845,723	£16,344,749	£16,772,242
35%	71%	£7,901,966	£10,746,810	£8,468,856	£11,271,095	£8,398,194	£8,915,063
40%	71%	£-240,385	£3,032,074	£337,279	£3,811,986	£222,215	£801,526
45%	71%	-£8,499,437	-£4,755,824	-£7,837,051	-£4,093,438	-£7,968,615	-£7,306,228
50%	71%	-£16,857,635	-£12,630,034	-£16,100,812	-£11,882,012	-£16,258,195	-£15,510,164
100%	71%	-£101,979,050	-£93,379,564	-£100,452,559	-£91,858,052	-£100,794,545	-£93,234,033
10%	75%	£47,952,843	£48,646,189	£48,100,058	£48,793,214	£48,051,156	£48,198,370
15%	75%	£39,966,752	£41,006,771	£40,187,574	£41,227,903	£40,114,221	£40,335,043
20%	75%	£31,990,660	£33,367,352	£32,276,900	£33,861,785	£32,177,265	£32,471,715
25%	75%	£23,951,562	£25,713,276	£24,325,819	£26,087,333	£24,201,363	£24,575,419
30%	75%	£15,883,145	£17,997,203	£16,332,013	£18,446,071	£16,182,906	£16,631,774
35%	75%	£7,799,938	£10,267,577	£8,263,062	£10,799,820	£8,116,279	£8,648,593
40%	75%	£-410,312	£2,461,521	£204,959	£3,989,799	£2,550	£811,174
45%	75%	-£8,683,855	-£5,408,194	-£7,988,349	-£4,712,688	-£8,219,385	-£7,523,879
50%	75%	-£17,055,894	-£13,369,744	-£16,280,471	-£12,581,321	-£16,541,378	-£15,759,954
10%	60%	£48,116,780	£49,118,060	£48,234,861	£49,334,861	£48,270,880	£48,361,862
15%	60%	£40,212,671	£41,876,702	£40,389,329	£42,053,360	£40,448,621	£40,635,279
20%	60%	£32,308,554	£34,527,261	£32,544,097	£34,762,806	£32,623,153	£32,888,698
25%	60%	£24,368,132	£27,177,820	£24,667,377	£27,472,249	£24,767,814	£25,067,058
30%	60%	£16,365,929	£18,765,223	£16,742,123	£20,124,816	£16,865,646	£17,221,940
35%	60%	£8,353,576	£12,344,167	£8,779,369	£12,763,110	£8,922,279	£9,348,075
40%	60%	£274,090	£4,857,840	£760,713	£5,344,464	£924,039	£1,416,951
45%	60%	-£1,909,301	-£2,668,243	-£2,552,896	-£2,111,835	-£1,168,150	-£9,607,140
50%	60%	-£16,191,203	-£10,273,385	-£15,562,865	-£9,655,157	-£15,351,976	-£14,723,637

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 7

CIL Zone  
Value Area 2

No Units	450	Sales value inflation	10%
Site Area	2.61 Ha	Build cost inflation	5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£90,606,639	£90,606,639	£90,606,639	£90,606,639	£90,606,639	£90,606,639
10%	71%	£73,908,174	£74,702,828	£74,040,776	£74,835,430	£73,795,358	£73,927,961
15%	71%	£65,550,648	£66,760,648	£65,756,589	£66,949,552	£65,389,443	£65,588,347
20%	71%	£57,357,038	£58,772,339	£57,426,880	£59,041,882	£56,927,717	£57,197,259
25%	71%	£48,732,638	£50,751,765	£49,069,566	£51,088,693	£48,445,987	£48,782,915
30%	71%	£40,275,921	£42,731,191	£40,686,848	£43,135,504	£39,926,314	£40,337,241
35%	71%	£31,763,022	£34,686,082	£32,242,485	£35,115,086	£31,355,197	£31,834,610
40%	71%	£23,185,808	£26,522,949	£23,742,670	£27,079,812	£22,712,041	£23,268,904
45%	71%	£14,537,250	£18,325,013	£15,173,967	£18,951,483	£13,995,546	£14,632,262
50%	71%	£5,777,434	£10,045,588	£6,496,367	£10,753,050	£5,165,596	£5,884,629
100%	71%	£-94,186,989	£-76,436,436	£-82,733,783	£-73,874,850	£-86,438,854	£-83,977,288
10%	75%	£73,870,035	£74,565,357	£74,009,267	£74,704,590	£73,771,321	£73,910,553
15%	75%	£65,501,457	£66,544,441	£65,710,306	£66,753,289	£65,353,387	£65,562,236
20%	75%	£57,379,921	£58,492,901	£57,202,531	£58,775,320	£56,778,856	£57,161,875
25%	75%	£48,635,729	£50,402,466	£48,989,504	£50,756,241	£48,384,910	£48,738,685
30%	75%	£40,157,730	£42,312,032	£40,589,202	£42,736,561	£39,851,823	£40,283,296
35%	75%	£31,625,181	£34,139,086	£32,128,566	£34,842,450	£31,268,291	£31,771,675
40%	75%	£23,026,944	£26,945,847	£23,610,347	£26,530,347	£22,811,095	£23,195,861
45%	75%	£14,354,116	£17,675,540	£15,022,668	£18,333,344	£13,880,125	£14,548,678
50%	75%	£5,670,524	£9,312,149	£6,326,508	£10,054,985	£5,035,253	£5,790,238
60%	60%	£14,330,293	£25,142,736	£14,141,937	£25,254,122	£13,872,279	£13,983,665
15%	60%	£65,741,736	£67,410,510	£65,908,814	£67,577,588	£65,504,824	£65,671,903
20%	60%	£57,405,122	£59,666,545	£57,631,538	£59,892,960	£57,084,074	£57,310,489
25%	60%	£48,942,744	£51,869,522	£49,325,764	£52,152,542	£48,641,432	£48,924,452
30%	60%	£40,654,722	£44,072,469	£40,999,313	£44,412,123	£40,164,884	£40,509,863
35%	60%	£32,204,321	£36,226,535	£32,607,027	£36,629,243	£31,833,295	£32,036,003
40%	60%	£23,698,340	£28,351,324	£24,166,104	£28,811,600	£23,035,067	£23,502,831
45%	60%	£15,123,275	£19,472,469	£15,683,221	£20,229,560	£14,364,894	£14,899,735
50%	60%	£6,439,126	£12,392,691	£7,043,115	£12,986,890	£5,582,694	£6,186,681

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£144,459,412	-£144,459,412	-£144,459,412	-£144,459,412	-£144,459,412	-£144,459,412
10%	71%	-£161,150,275	-£160,382,222	-£160,382,222	-£160,260,620	-£161,270,682	-£161,188,990
15%	71%	-£168,601,354	-£168,315,403	-£169,338,481	-£168,116,459	-£169,876,666	-£169,477,704
20%	71%	-£177,909,013	-£176,293,711	-£177,639,471	-£176,024,169	-£178,138,333	-£177,868,792
25%	71%	-£186,233,413	-£184,314,286	-£185,396,485	-£183,977,357	-£186,620,054	-£186,283,135
30%	71%	-£194,760,133	-£192,344,293	-£194,379,203	-£193,170,203	-£195,138,737	-£194,760,133
35%	71%	-£203,302,979	-£200,429,988	-£202,823,566	-£200,950,555	-£203,710,654	-£203,231,441
40%	71%	-£211,880,243	-£208,543,101	-£211,323,381	-£207,988,238	-£212,354,010	-£211,797,147
45%	71%	-£220,526,801	-£216,741,038	-£219,862,084	-£216,114,568	-£221,070,504	-£220,433,788
50%	71%	-£229,289,717	-£224,926,463	-£228,569,984	-£224,813,000	-£229,800,453	-£229,124,376
100%	71%	-£319,261,419	-£310,502,486	-£317,799,833	-£309,004,900	-£320,504,904	-£319,043,318
10%	75%	-£161,199,016	-£160,590,694	-£161,556,794	-£160,361,481	-£161,294,730	-£161,155,489
15%	75%	-£169,564,593	-£168,553,610	-£169,355,745	-£168,112,761	-£169,712,664	-£169,358,815
20%	75%	-£177,986,540	-£176,873,150	-£177,703,520	-£176,290,131	-£178,187,195	-£177,904,176
25%	75%	-£186,430,321	-£184,663,384	-£186,076,546	-£184,309,810	-£186,681,141	-£186,327,365
30%	75%	-£194,908,321	-£192,754,019	-£194,476,645	-£192,224,489	-£195,214,227	-£194,782,755
35%	75%	-£203,440,827	-£200,967,845	-£202,837,485	-£200,423,601	-£203,797,766	-£203,358,767
40%	75%	-£212,040,409	-£209,120,411	-£211,455,704	-£208,535,704	-£212,454,955	-£211,870,250
45%	75%	-£220,711,934	-£217,390,511	-£220,043,383	-£216,732,717	-£221,185,926	-£220,517,373
50%	75%	-£229,408,527	-£225,253,961	-£228,140,543	-£225,911,089	-£229,039,797	-£228,276,813
10%	60%	-£161,035,831	-£159,923,314	-£160,924,444	-£159,811,928	-£161,193,772	-£161,082,396
15%	60%	-£169,324,315	-£167,655,541	-£169,157,236	-£167,488,462	-£169,561,222	-£169,394,148
20%	60%	-£177,660,929	-£175,389,595	-£177,454,513	-£175,173,090	-£177,881,977	-£177,755,562
25%	60%	-£186,026,307	-£183,198,299	-£185,740,916	-£183,491,509	-£186,424,618	-£186,141,599
30%	60%	-£194,411,916	-£190,953,551	-£194,066,738	-£190,653,928	-£194,901,366	-£194,556,188
35%	60%	-£202,861,730	-£198,839,516	-£202,459,024	-£198,438,808	-£203,432,755	-£203,030,048
40%	60%	-£211,367,711	-£206,714,797	-£210,899,947	-£208,264,490	-£211,039,984	-£210,583,200
45%	60%	-£219,942,771	-£214,662,726	-£219,407,930	-£214,136,490	-£220,701,157	-£220,166,316
50%	60%	-£228,526,925	-£222,613,459	-£228,022,936	-£222,079,150	-£229,483,357	-£228,879,389

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£188,265,151	-£188,265,151	-£188,265,151	-£188,265,151	-£188,265,151	-£188,265,151
10%	71%	-£114,993,516	-£114,198,862	-£114,860,914	-£114,066,260	-£115,108,332	-£114,973,730
15%	71%	-£123,243,024	-£122,151,042	-£123,144,121	-£121,952,139	-£123,512,247	-£123,313,343
20%	71%	-£131,740,651	-£130,123,351	-£131,475,110	-£129,869,808	-£131,974,413	-£131,641,441
25%	71%	-£140,169,052	-£138,149,925	-£139,832,125	-£137,812,907	-£140,455,703	-£140,118,775
30%	71%	-£148,625,769	-£146,170,499	-£148,214,843	-£145,766,186	-£148,975,376	-£148,594,443
35%	71%	-£157,138,618	-£154,265,698	-£156,659,205	-£153,788,194	-£157,548,493	-£157,087,880
40%	71%	-£165,718,881	-£162,318,741	-£165,159,021	-£161,851,476	-£166,189,644	-£165,642,787
45%	71%	-£174,364,440	-£170,376,678	-£173,727,723	-£169,950,207	-£174,908,144	-£174,269,428
50%	71%	-£183,124,356	-£178,456,103	-£182,405,323	-£178,148,640	-£183,736,054	-£183,077,061
100%	71%	-£273,097,068	-£264,338,026	-£271,635,473	-£260,138,540	-£274,349,544	-£272,973,968
10%	75%	-£115,031,656	-£114,336,333	-£114,892,423	-£114,197,100	-£115,130,369	-£114,991,137
15%	75%	-£123,400,233	-£122,357,249	-£123,191,384	-£122,148,401	-£123,548,303	-£123,339,455
20%	75%	-£131,822,179	-£130,488,789	-£131,539,160	-£130,425,770	-£132,022,834	-£131,739,815
25%	75%	-£140,269,224	-£138,469,224	-£139,469,212	-£138,145,450	-£140,516,786	-£140,161,599
30%	75%	-£148,743,960	-£146,589,658	-£148,312,488	-£146,165,129	-£149,049,867	-£148,618,395
35%	75%	-£157,276,590	-£154,762,624	-£156,773,024	-£154,259,240	-£157,633,399	-£157,190,015
40%	75%	-£165,876,960	-£162,950,943	-£165,391,344	-£163,289,540	-£166,236,540	-£165,788,290
45%	75%	-£174,547,574	-£171,226,151	-£173,879,022	-£170,568,356	-£175,021,566	-£174,353,013
50%	75%	-£183,317,166	-£179,589,541	-£182,576,182	-£178,846,705	-£183,668,437	-£183,111,453
10%	60%	-£114,871,470	-£113,758,954	-£114,760,984	-£113,647,568	-£115,029,411	-£114,918,026
15%	60%	-£123,150,656	-£121,917,962	-£123,024,102	-£121,802,706	-£123,348,566	-£123,139,827
20%	60%	-£131,496,568	-£129,235,145	-£131,270,152	-£129,098,730	-£131,817,616	-£131,591,201
25%	60%	-£139,859,946	-£137,092,188	-£139,575,937	-£138,749,148	-£140,290,258	-£139,977,238
30%	60%	-£148,247,555	-£144,699,791	-£147,992,978	-£146,468,967	-£148,737,098	-£148,391,897
35%	60%	-£156,667,370	-£152,675,155	-£156,294,083	-£152,272,447	-£157,256,395	-£156,855,687
40%	60%	-£165,203,350	-£160,550,367	-£164,735,586	-£160,090,130	-£165,866,624	-£165,388,659
45%	60%	-£173,778,411	-£168,498,365	-£173,243,599	-£167,972,130	-£174,539,797	-£174,091,955
50%	60%	-£182,462,564	-£176,500,069	-£181,658,675	-£175,914,830	-£183,318,696	-£182,745,009

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£17,920,745	-£17,920,745	-£17,920,745	-£17,920,745	-£17,920,745	-£17,920,745
10%	71%	-£34,819,210	-£33,834,558	-£34,458,608	-£33,691,953	-£34,732,025	-£34,599,423
15%	71%	-£42,968,717	-£41,776,736	-£42,769,814	-£41,577,832	-£43,137,941	-£42,939,037
20%	71%	-£51,370,348	-£49,755,044	-£51,100,804	-£49,485,502	-£51,599,668	-£51,330,125
25%	71%	-£59,794,748	-£57,715,611	-£59,457,818	-£57,438,690	-£60,081,397	-£59,744,468
30%	71%	-£68,251,463	-£65,746,192	-£67,940,536	-£65,891,890	-£68,591,070	-£68,190,143
35%	71%	-£76,764,312	-£73,801,301				

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£18,457,033	£18,457,033	£18,457,033	£18,457,033	£18,457,033	£18,457,033
10%	71%	£1,739,567	£2,553,222	£1,891,110	£2,855,824	£1,645,750	£1,778,354
15%	71%	£6,590,940	£5,998,959	£6,392,037	£5,200,055	£6,760,164	£6,561,260
20%	71%	£14,992,669	£13,377,267	£14,723,026	£13,107,725	£15,221,889	£14,952,348
25%	71%	£23,416,968	£21,397,842	£23,080,041	£21,060,913	£23,703,620	£23,366,691
30%	71%	£31,874,686	£29,416,615	£31,462,759	£29,014,102	£32,291,292	£31,812,366
35%	71%	£40,388,535	£37,433,524	£39,907,122	£37,034,111	£40,784,410	£40,314,996
40%	71%	£48,903,799	£45,028,657	£48,406,937	£45,069,794	£49,437,568	£48,880,703
45%	71%	£57,418,265	£53,624,594	£56,905,640	£53,198,124	£58,154,060	£57,517,444
50%	71%	£65,932,732	£62,220,519	£65,403,340	£61,306,356	£66,864,010	£66,264,978
100%	71%	£156,344,974	£147,686,042	£154,883,380	£146,124,456	£157,588,460	£156,128,874
10%	75%	£1,720,428	£2,415,750	£1,859,660	£2,554,983	£1,621,715	£1,760,947
15%	75%	£6,848,145	£5,805,166	£6,439,300	£5,396,317	£6,796,220	£6,587,371
20%	75%	£15,070,096	£13,656,706	£14,787,076	£13,373,687	£15,270,750	£14,987,732
25%	75%	£23,213,877	£21,747,140	£23,180,102	£21,393,366	£23,784,697	£23,410,922
30%	75%	£31,991,877	£28,837,574	£31,560,405	£29,413,945	£32,297,783	£31,866,311
35%	75%	£40,824,426	£38,010,541	£40,022,164	£37,507,157	£40,881,318	£40,377,691
40%	75%	£49,123,968	£46,263,866	£48,539,260	£45,619,260	£49,538,511	£48,953,806
45%	75%	£57,795,490	£54,474,067	£57,128,939	£53,816,273	£58,269,481	£57,600,928
50%	75%	£66,377,987	£62,657,757	£65,504,096	£62,099,821	£67,114,358	£66,269,388
10%	60%	£1,880,613	£2,993,130	£1,992,000	£3,104,516	£1,722,672	£1,834,056
15%	60%	£6,407,870	£4,739,096	£6,240,792	£4,572,018	£6,644,783	£6,477,704
20%	60%	£14,744,484	£12,483,061	£14,518,068	£12,256,645	£15,065,533	£14,839,118
25%	60%	£23,106,865	£20,290,065	£22,923,865	£19,997,058	£23,508,174	£23,225,164
30%	60%	£31,495,471	£28,077,107	£31,150,294	£27,737,483	£31,984,922	£31,639,744
35%	60%	£39,945,288	£35,923,071	£39,542,379	£35,520,364	£40,516,311	£40,119,604
40%	60%	£48,451,667	£43,796,393	£47,983,593	£43,983,948	£49,114,540	£48,646,716
45%	60%	£57,026,327	£51,746,252	£56,491,486	£51,220,048	£57,784,713	£57,249,872
50%	60%	£65,710,480	£59,757,013	£65,106,492	£60,182,746	£66,566,913	£65,952,935

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£18,457,033	£18,457,033	£18,457,033	£18,457,033	£18,457,033	£18,457,033
10%	71%	£28,725,867	£29,520,521	£28,856,469	£29,653,124	£28,613,052	£28,745,654
15%	71%	£20,376,360	£21,568,341	£20,575,263	£21,767,245	£20,207,136	£20,406,940
20%	71%	£11,974,731	£13,590,033	£12,244,273	£13,859,676	£11,745,411	£12,014,952
25%	71%	£3,650,131	£5,569,456	£3,983,268	£5,968,367	£3,393,690	£3,600,696
30%	71%	£4,906,366	£2,451,115	£4,495,459	£2,046,803	£5,255,933	£4,845,066
35%	71%	£13,419,235	£10,546,224	£12,939,822	£10,066,811	£13,927,110	£13,347,697
40%	71%	£21,696,499	£18,659,367	£21,439,637	£18,102,406	£22,470,268	£21,813,403
45%	71%	£30,045,057	£26,857,294	£30,008,340	£26,320,824	£31,186,750	£30,550,045
50%	71%	£39,404,973	£35,136,719	£38,685,940	£34,429,258	£40,016,711	£39,297,678
100%	71%	£129,377,676	£120,616,742	£127,916,090	£116,167,166	£130,627,461	£129,159,574
10%	75%	£29,687,076	£29,826,060	£29,826,060	£29,822,255	£29,689,014	£29,726,246
15%	75%	£20,310,161	£21,962,134	£20,527,999	£21,570,983	£20,171,080	£20,379,929
20%	75%	£11,897,204	£13,310,594	£12,180,224	£13,593,613	£11,096,549	£11,979,580
25%	75%	£5,150,162	£5,220,160	£5,167,108	£5,173,624	£5,202,660	£5,256,378
30%	75%	£5,024,057	£2,970,275	£4,565,105	£2,445,745	£5,200,483	£4,899,011
35%	75%	£13,557,126	£11,043,241	£13,053,741	£10,539,857	£13,914,016	£13,410,632
40%	75%	£22,156,665	£19,236,667	£21,571,960	£18,851,960	£22,571,212	£21,996,506
45%	75%	£30,977,988	£27,506,767	£30,169,639	£26,848,973	£31,302,162	£30,633,629
50%	75%	£39,611,763	£35,870,158	£38,856,799	£35,127,322	£40,147,054	£39,392,069
10%	60%	£28,847,913	£29,960,430	£28,969,300	£30,071,816	£28,889,972	£28,801,358
15%	60%	£20,359,426	£22,226,203	£20,726,598	£22,395,282	£20,322,517	£20,493,598
20%	60%	£12,222,815	£14,484,231	£14,444,634	£14,410,634	£11,901,767	£12,128,182
25%	60%	£3,860,437	£6,687,215	£4,143,457	£6,970,235	£3,459,125	£3,742,145
30%	60%	£4,528,172	£1,109,807	£4,182,994	£770,184	£5,017,622	£4,672,444
35%	60%	£12,977,066	£9,895,772	£12,635,280	£9,553,064	£13,549,012	£13,146,394
40%	60%	£21,483,967	£18,830,983	£21,016,203	£16,370,747	£22,147,240	£21,679,476
45%	60%	£30,059,027	£24,778,982	£29,524,186	£24,252,746	£30,817,413	£30,282,572
50%	60%	£38,743,191	£32,789,716	£38,139,192	£32,195,447	£39,999,619	£39,995,625

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£72,887,882	£72,887,882	£72,887,882	£72,887,882	£72,887,882	£72,887,882
10%	71%	£56,189,417	£56,884,072	£56,322,019	£57,116,674	£56,076,602	£56,209,204
15%	71%	£47,939,910	£49,031,891	£48,038,813	£49,230,795	£47,870,686	£47,969,590
20%	71%	£39,436,291	£41,053,583	£39,707,624	£41,323,125	£39,208,961	£39,476,502
25%	71%	£31,013,882	£33,033,008	£31,396,899	£33,369,937	£30,727,230	£31,064,159
30%	71%	£22,557,164	£25,012,435	£22,966,091	£24,516,748	£22,207,556	£22,618,484
35%	71%	£14,044,315	£18,917,328	£14,523,726	£17,396,739	£13,336,440	£14,115,854
40%	71%	£5,467,051	£8,804,193	£6,023,913	£9,361,056	£4,993,284	£5,550,147
45%	71%	£3,181,506	£6,006,256	£2,544,790	£1,232,726	£3,723,210	£3,086,494
50%	71%	£11,941,422	£7,673,169	£11,222,390	£6,985,706	£12,593,160	£11,834,128
100%	71%	£101,914,124	£95,166,192	£104,687,638	£91,689,606	£103,159,610	£101,686,024
10%	75%	£56,151,276	£56,846,600	£56,200,510	£56,065,833	£56,052,564	£56,101,797
15%	75%	£47,782,701	£48,825,684	£47,991,549	£49,034,533	£47,634,630	£47,843,479
20%	75%	£39,360,754	£40,774,144	£39,643,374	£41,057,163	£39,160,100	£39,443,119
25%	75%	£30,916,973	£32,683,710	£31,270,748	£33,037,484	£30,686,153	£31,019,928
30%	75%	£22,438,973	£24,593,276	£22,870,445	£25,017,805	£22,133,067	£22,564,539
35%	75%	£13,906,424	£16,420,309	£14,408,809	£16,923,093	£13,549,535	£14,052,919
40%	75%	£5,396,895	£5,296,894	£5,991,580	£6,811,590	£4,802,336	£5,477,044
45%	75%	£3,364,640	£4,217	£2,696,089	£814,577	£3,838,631	£3,170,079
50%	75%	£12,148,233	£8,406,607	£11,393,248	£7,663,772	£12,683,503	£11,929,519
10%	60%	£56,311,463	£57,423,980	£56,422,850	£57,555,366	£56,153,522	£56,266,960
15%	60%	£48,022,979	£49,591,754	£48,180,058	£49,358,532	£47,786,967	£47,955,146
20%	60%	£39,686,365	£41,947,789	£39,912,782	£42,174,204	£39,365,317	£39,591,732
25%	60%	£31,323,987	£34,150,765	£31,607,007	£34,433,785	£30,922,676	£31,205,696
30%	60%	£22,935,375	£26,353,743	£23,280,556	£26,683,366	£22,445,926	£22,791,106
35%	60%	£14,485,564	£18,507,779	£14,888,271	£18,910,486	£13,914,639	£14,317,246
40%	60%	£5,979,583	£10,632,567	£6,447,347	£11,092,804	£5,316,310	£5,784,074
45%	60%	£2,595,477	£2,864,666	£2,060,636	£3,210,804	£3,353,863	£2,810,022
50%	60%	£11,678,630	£8,926,165	£10,616,642	£4,731,696	£12,156,063	£11,532,015

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£17,623,854	£17,623,854	£17,623,854	£17,623,854	£17,623,854	£17,623,854
10%	71%	£925,235	£1,720,047	£1,557,491	£1,852,485	£912,478	£1,515,178
15%	71%	£7,424,118	£1,222,137	£1,225,216	£5,133,233	£7,593,542	£7,494,438
20%	71%	£-15,825,747	£-14,210,446	£-15,556,205	£-13,940,903	£-16,055,068	£-15,785,256
25%	71%	£-24,550,147	£-22,231,020	£-23,913,219	£-21,894,092	£-24,536,798	£-24,199,870
30%	71%	£-32,706,864	£-30,251,594	£-32,295,937	£-29,847,281	£-33,066,471	£-32,643,594
35%	71%	£-41,219,713	£-38,346,703	£-40,740,300	£-37,867,289	£-41,827,588	£-41,148,175
40%	71%	£-49,736,977	£-46,459,836	£-49,240,115	£-45,902,973	£-50,270,744	£-49,713,891
45%	71%	£-58,445,535	£-54,657,772	£-57,958,818	£-54,051,302	£-58,987,239	£-58,350,523
50%	71%	£-67,205,451	£-62,933,787	£-66,486,418	£-62,226,725	£-67,812,189	£-67,096,156
100%	71%	£-157,178,153	£-148,419,221	£-155,116,566	£-146,957,635	£-158,421,639	£-156,960,053
10%	75%	£987,250	£1,582,572	£1,026,482	£1,721,805	£788,536	£927,768
15%	75%	£7,481,328	£6,438,344	£7,272,479	£6,229,496	£7,929,398	£7,420,549
20%	75%	£-15,903,274	£-14,489,684	£-15,620,254	£-14,206,865	£-16,103,929	£-15,820,910
25%	75%	£-24,347,056	£-22,580,319	£-23,993,281	£-22,226,544	£-24,897,875	£-24,244,100
30%	75%	£-32,825,055	£-30,670,753	£-32,393,583	£-30,246,224	£-33,130,962	£-32,699,490
35%	75%	£-41,357,804	£-38,843,719	£-40,854,210	£-38,340,335	£-41,714,404	£-41,211,101
40%	75%	£-49,957,143	£-47,037,145	£-49,372,438	£-46,452,439	£-50,371,690	£-49,786,984
45%	75%	£-58,628,669	£-55,307,245	£-57,980,117	£-54,849,451	£-59,102,660	£-58,434,108
50%	75%	£-67,369,658	£-64,067,638	£-66,687,277	£-62,927,609	£-67,947,532	£-67,182,547
10%	60%	£1,047,435	£2,159,951	£1,158,822	£2,171,337	£589,494	£1,000,850
15%	60%	£-7,241,049	£-5,572,275	£-7,073,971	£-5,405,197	£-7,477,961	£-7,310,882
20%	60%	£-15,577,863	£-13,316,240	£-15,351,247	£-13,089,825	£-15,895,711	£-15,672,296
25%	60%	£-23,940,041	£-20,113,563	£-23,687,021	£-20,832,243	£-24,341,353	£-24,056,333
30%	60%	£-32,328,650	£-28,910,286	£-31,983,472	£-28,570,662	£-32,818,101	£-32,472,922
35%	60%	£-40,778,464	£-36,756,250	£-40,375,758	£-36,353,542	£-41,349,490	£-40,946,782
40%	60%	£-49,284,445	£-44,633,481	£-48,810,881	£-44,171,225	£-49,847,715	£-49,479,954
45%	60%	£-57,859,506	£-52,574,664	£-56,324,664	£-52,053,028	£-58,617,891	£-58,053,056
50%	60%	£-66,543,659	£-60,500,194	£-65,039,670	£-60,595,925	£-67,400,091	£-66,796,104

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,539,439	£3,539,439	£3,539,439	£3,539,439	£3,539,439	£3,539,439
10%	71%	£38,716,174	£39,510,829	£38,848,776	£39,643,431	£38,693,355	£38,735,961
15%	71%	£30,366,667	£31,558,648	£30,565,570	£31,767,552	£30,197,443	£30,396,347
20%	71%	£21,965,038	£23,580,340	£22,234,581	£23,849,862	£21,735,715	£22,005,259
25%	71%	£13,540,636	£16,559,765	£13,877,566	£15,868,694	£13,253,967	£13,590,910
30%	71%	£5,083,921	£7,539,192	£5,494,848	£7,943,504	£4,734,315	£5,145,241
35%	71%	£-3,228,928	£-5,955,917	£-2,949,515	£-4,76,504	£-3,936,803	£-3,357,389
40%	71%	£-12,008,193	£-8,669,056	£-11,449,336	£-8,112,187	£-12,479,959	£-11,923,066
45%	71%	£-20,654,750	£-16,866,987	£-20,018,033	£-16,240,517	£-21,196,453	£-20,559,737
50%	71%	£-29,414,668	£-25,146,412	£-28,695,633	£-24,438,949	£-30,028,403	£-29,307,371
100%	71%	£-119,987,369	£-110,629,425	£-117,926,762	£-106,168,949	£-120,629,859	£-119,169,297
10%	75%	£38,678,352	£39,373,392	£38,812,267	£39,612,690	£38,716,660	£38,716,660
15%	75%	£30,300,458	£31,352,441	£30,516,306	£31,561,290	£30,161,387	£30,370,236
20%	75%	£21,887,511	£23,300,901	£22,170,531	£23,583,920	£21,686,856	£21,959,875
25%	75%	£13,443,730	£16,210,465	£13,787,856	£15,684,241	£12,912,910	£13,548,685
30%	75%	£4,865,730	£7,120,032	£5,307,202	£7,544,592	£4,599,824	£5,091,290
35%	75%	£-3,666,819	£-1,052,934	£-3,083,434	£-549,550	£-3,923,709	£-3,420,325
40%	75%	£-12,165,358	£-9,246,359	£-11,581,653	£-8,661,653	£-12,580,904	£-11,996,199
45%	75%	£-20,823,825	£-17,516,460	£-20,169,332	£-16,858,666	£-21,311,876	£-20,643,322
50%	75%	£-29,621,476	£-25,879,850	£-28,866,491	£-25,137,015	£-30,156,748	£-29,401,762
10%	60%	£38,838,220	£39,950,737	£38,949,607	£40,062,123	£38,680,279	£38,791,665
15%	60%	£30,549,736	£32,218,510	£30,776,815	£32,385,589	£30,312,824	£30,479,983
20%	60%	£22,413,122	£25,434,546	£22,435,388	£24,700,961	£21,892,974	£22,115,489
25%	60%	£13,850,744	£16,677,522	£14,133,764	£16,960,542	£13,449,433	£13,732,452
30%	60%	£5,462,135	£8,880,500	£5,807,313	£8,220,123	£4,972,685	£5,171,863
35%	60%	£-2,987,678	£1,034,335	£-2,564,972	£1,437,243	£-3,568,704	£-3,155,997
40%	60%	£-11,493,660	£-6,840,676	£-11,029,896	£-6,380,439	£-12,156,933	£-11,689,169
45%	60%	£-20,068,720	£-14,788,675	£-19,533,879	£-14,262,439	£-20,827,106	£-20,292,265
50%	60%	£-28,752,874	£-22,799,408	£-28,148,885	£-22,205,139	£-29,609,306	£-29,005,318

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£72,887,882	£72,887,882	£72,887,882	£72,887,882	£72,887,882	£72,887,882
10%	71%	£56,189,417	£56,984,072	£56,322,019	£57,116,674	£56,076,602	£56,209,204
15%	71%	£47,439,915	£49,031,891	£46,039,813	£48,250,795	£47,070,995	£47,869,590
20%	71%	£39,438,281	£41,053,583	£38,707,824	£41,323,125	£39,298,961	£39,478,502
25%	71%	£31,013,882	£33,033,008	£31,369,809	£33,369,937	£30,727,230	£31,064,159
30%	71%	£22,557,164	£25,012,435	£22,968,091	£25,416,748	£22,207,558	£22,618,484
35%	71%	£14,044,353	£16,913,326	£14,523,328	£17,486,739	£13,336,446	£14,115,854
40%	71%	£5,467,051	£8,804,193	£6,023,913	£8,361,056	£4,993,284	£5,550,147
45%	71%	£-3,181,506	£906,298	£-2,544,790	£1,232,726	£-3,723,210	£-3,086,494
50%	71%	£-11,941,422	£-7,873,169	£-11,222,390	£-8,965,706	£-12,553,169	£-11,834,128
100%	71%	£-101,914,124	£-93,155,192	£-100,452,536	£-91,693,696	£-103,157,610	£-101,696,024
10%	75%	£66,151,276	£66,846,600	£66,200,510	£66,985,833	£66,052,664	£66,191,797
15%	75%	£47,782,701	£48,925,684	£47,991,549	£49,034,533	£47,634,630	£47,843,479
20%	75%	£39,369,754	£40,774,144	£39,543,774	£41,057,163	£39,169,105	£39,443,119
25%	75%	£30,916,973	£32,683,710	£31,270,748	£33,037,484	£30,665,153	£31,019,928
30%	75%	£22,438,973	£24,593,276	£22,870,445	£25,017,805	£22,133,067	£22,564,539
35%	75%	£13,906,424	£16,420,309	£14,469,869	£16,823,693	£13,349,535	£14,052,919
40%	75%	£5,396,885	£8,289,159	£5,891,590	£8,811,590	£4,692,330	£5,477,044
45%	75%	£-3,364,640	£-43,217	£-2,696,089	£814,577	£-3,838,631	£-3,170,079
50%	75%	£-12,148,233	£-8,406,607	£-11,393,248	£-7,663,772	£-12,683,503	£-11,929,519
10%	60%	£66,111,863	£67,023,980	£66,422,860	£67,655,866	£66,153,322	£66,264,998
15%	60%	£48,022,975	£49,691,754	£48,199,058	£49,858,832	£47,786,067	£47,953,146
20%	60%	£39,886,385	£41,847,789	£39,912,782	£42,174,204	£39,365,317	£39,591,732
25%	60%	£31,352,887	£34,150,785	£31,607,067	£34,433,785	£30,922,676	£31,205,696
30%	60%	£22,935,375	£26,353,743	£23,280,556	£26,683,386	£22,445,926	£22,791,106
35%	60%	£14,485,564	£18,507,779	£14,888,271	£18,910,486	£13,914,539	£14,317,246
40%	60%	£5,079,583	£10,632,567	£5,447,347	£11,062,204	£5,316,310	£5,784,074
45%	60%	£-2,566,477	£2,884,565	£-2,060,636	£3,210,804	£-3,353,863	£-2,819,022
50%	60%	£-11,279,630	£-5,326,165	£-10,675,842	£-4,731,896	£-12,136,063	£-11,532,075

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 7		CIL Zone		2	
No Units		Value Area		Med	
Site Area		Sales value inflation		10%	
2.61 Ha		Build cost inflation		5%	

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£34,218,631	£34,218,631	£34,218,631	£34,218,631	£34,218,631	£34,218,631
10%	71%	£22,832,143	£23,261,566	£22,936,789	£23,566,213	£22,444,343	£22,748,989
15%	71%	£16,986,418	£17,757,984	£17,262,963	£18,222,439	£16,512,112	£16,976,555
20%	71%	£10,916,831	£12,186,266	£11,538,089	£12,815,924	£10,535,085	£11,155,347
25%	71%	£4,983,270	£6,608,720	£5,770,004	£7,395,454	£4,498,287	£5,285,020
30%	71%	£1,001,692	£964,968	£42,171	£1,909,047	£1,593,190	£1,933,670
35%	71%	£-2,083,156	£4,755,307	£-9,948,715	£-3,655,696	£-7,758,296	£-6,938,796
40%	71%	£-13,134,619	£-10,491,364	£-11,855,258	£-9,212,004	£-13,923,283	£-12,643,923
45%	71%	£-19,201,083	£-16,227,421	£-17,761,803	£-14,788,140	£-20,088,330	£-18,640,050
50%	71%	£-25,267,547	£-21,963,477	£-23,968,346	£-20,364,277	£-26,553,377	£-24,654,176
100%	71%	£-86,432,184	£-78,324,047	£-82,733,783	£-76,125,844	£-87,903,945	£-84,705,443
10%	75%	£22,883,830	£23,134,575	£22,903,709	£23,454,454	£22,419,505	£22,739,384
15%	75%	£16,724,764	£17,564,393	£17,212,429	£18,052,059	£16,474,244	£16,961,911
20%	75%	£10,181,624	£11,336,130	£11,466,845	£12,688,351	£10,484,599	£11,134,820
25%	75%	£4,858,504	£6,280,773	£5,684,574	£7,106,843	£4,434,144	£5,260,214
30%	75%	£1,153,860	£571,431	£-146,363	£1,562,715	£1,671,421	£1,663,924
35%	75%	£-7,245,686	£-5,221,942	£-6,070,272	£-4,046,530	£-7,849,500	£-6,874,093
40%	75%	£-13,337,410	£-11,024,661	£-11,964,181	£-9,681,333	£-14,027,591	£-12,684,220
45%	75%	£-19,429,335	£-16,827,380	£-17,918,090	£-15,316,136	£-20,205,676	£-18,694,432
50%	75%	£-25,521,160	£-22,630,100	£-23,841,999	£-20,950,939	£-26,383,762	£-24,704,600
60%	75%	£-31,786,747	£-23,667,937	£-23,042,640	£-23,923,841	£-32,523,825	£-22,779,728
15%	60%	£17,034,115	£18,377,521	£17,424,247	£18,785,155	£16,633,285	£17,023,417
20%	60%	£11,231,092	£13,022,300	£11,751,269	£13,542,477	£10,696,652	£11,216,829
25%	60%	£5,362,521	£7,668,151	£6,043,377	£8,317,301	£4,703,545	£5,364,401
30%	60%	£-1,147,256	£2,244,265	£-286,955	£3,017,312	£-1,342,852	£-536,855
35%	60%	£-6,500,063	£-3,262,075	£-5,559,732	£-3,321,744	£-7,466,176	£-6,525,845
40%	60%	£-12,485,370	£-8,784,813	£-11,410,707	£-7,710,150	£-13,589,499	£-12,514,836
45%	60%	£-18,470,677	£-14,307,550	£-17,281,692	£-13,098,554	£-19,712,823	£-18,503,327
50%	60%	£-24,455,985	£-19,830,289	£-23,112,656	£-18,486,960	£-25,836,147	£-24,492,818

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£-930,847,420	£-930,847,420	£-930,847,420	£-930,847,420	£-930,847,420	£-930,847,420
10%	71%	£-212,439,671	£-212,439,671	£-212,439,671	£-212,439,671	£-212,439,671	£-212,439,671
15%	71%	£-15,267,632	£-17,308,056	£-17,563,188	£-16,843,612	£-15,653,693	£-15,653,693
20%	71%	£-224,149,220	£-222,869,785	£-223,529,961	£-222,500,527	£-224,530,863	£-223,911,704
25%	71%	£-330,082,781	£-329,457,330	£-329,296,047	£-327,670,597	£-330,597,764	£-329,781,030
30%	71%	£-428,747,985	£-424,740,985	£-425,105,222	£-423,105,222	£-429,650,241	£-428,600,241
35%	71%	£-524,134,206	£-529,621,358	£-524,014,766	£-528,701,917	£-524,624,287	£-524,704,546
40%	71%	£-628,200,670	£-624,557,415	£-626,921,309	£-624,278,054	£-628,989,334	£-627,709,973
45%	71%	£-734,267,134	£-726,130,472	£-729,827,853	£-724,854,191	£-735,154,381	£-733,715,190
50%	71%	£-840,333,697	£-829,026,528	£-836,344,369	£-828,430,467	£-841,319,428	£-839,729,974
10%	75%	£-320,995,235	£-314,350,097	£-317,799,833	£-311,181,695	£-322,969,896	£-319,771,494
15%	75%	£-212,482,221	£-211,931,475	£-212,162,342	£-211,811,596	£-212,646,546	£-212,326,967
20%	75%	£-128,746,285	£-121,763,621	£-127,453,092	£-121,013,092	£-128,591,936	£-128,104,196
25%	75%	£-224,247,427	£-223,122,921	£-223,597,205	£-222,477,699	£-224,581,452	£-223,931,230
30%	75%	£-320,207,547	£-322,785,278	£-320,381,476	£-322,950,208	£-320,631,907	£-322,805,837
35%	75%	£-428,219,910	£-424,484,520	£-425,212,613	£-423,503,336	£-426,737,811	£-424,729,974
40%	75%	£-534,117,743	£-520,289,123	£-521,138,423	£-520,112,691	£-528,112,691	£-524,740,144
45%	75%	£-640,403,560	£-628,090,713	£-627,060,231	£-624,747,384	£-629,093,642	£-627,750,313
50%	75%	£-754,495,385	£-721,893,431	£-722,984,141	£-720,382,187	£-735,271,727	£-733,760,482
10%	60%	£-260,987,120	£-257,686,150	£-259,803,905	£-256,016,989	£-261,449,912	£-259,730,660
15%	60%	£-212,279,305	£-211,988,113	£-212,023,402	£-211,142,210	£-212,542,226	£-212,286,322
20%	60%	£-128,031,938	£-128,688,530	£-127,841,803	£-126,300,895	£-128,432,766	£-128,042,634
25%	60%	£-234,834,958	£-222,043,751	£-223,314,782	£-221,523,673	£-224,369,398	£-223,849,222
30%	60%	£-340,630,530	£-322,407,604	£-323,022,674	£-320,748,750	£-320,362,506	£-320,701,650
35%	60%	£-450,806,860	£-423,841,786	£-424,779,495	£-422,048,739	£-426,408,903	£-423,602,905
40%	60%	£-564,566,113	£-538,328,126	£-539,825,783	£-537,387,795	£-542,532,227	£-541,591,896
45%	60%	£-678,451,420	£-643,893,983	£-646,476,357	£-642,778,200	£-648,656,550	£-647,560,887
50%	60%	£-793,536,728	£-749,373,601	£-752,327,732	£-748,164,605	£-754,778,874	£-753,569,876
50%	60%	£-909,522,038	£-854,899,339	£-858,178,707	£-853,053,016	£-860,902,198	£-859,558,939

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£-154,883,058	£-154,883,058	£-154,883,058	£-154,883,058	£-154,883,058	£-154,883,058
10%	71%	£-166,269,547	£-165,640,124	£-165,964,901	£-165,335,477	£-166,457,347	£-166,152,701
15%	71%	£-172,103,272	£-171,143,896	£-171,638,827	£-170,679,251	£-172,389,578	£-171,925,135
20%	71%	£-177,984,865	£-176,704,601	£-177,365,691	£-176,386,169	£-178,368,602	£-177,747,344
25%	71%	£-183,918,420	£-182,292,970	£-183,131,687	£-181,506,237	£-184,403,403	£-183,616,670
30%	71%	£-189,903,382	£-187,936,722	£-188,343,361	£-186,902,643	£-190,494,880	£-189,535,360
35%	71%	£-195,969,846	£-193,656,997	£-194,450,405	£-192,837,557	£-196,659,026	£-195,540,486
40%	71%	£-202,036,309	£-199,393,058	£-200,756,949	£-198,113,694	£-201,824,973	£-201,541,513
45%	71%	£-208,102,774	£-205,129,111	£-206,683,493	£-203,880,830	£-208,900,920	£-207,550,740
50%	71%	£-214,169,237	£-210,865,167	£-212,570,036	£-209,965,967	£-215,195,068	£-213,556,896
100%	71%	£-274,833,874	£-269,223,737	£-271,635,373	£-265,027,334	£-278,809,435	£-273,607,333
10%	75%	£-166,317,860	£-165,767,115	£-165,997,981	£-165,447,236	£-166,482,185	£-166,162,307
15%	75%	£-172,176,927	£-171,337,297	£-171,689,261	£-170,849,631	£-172,427,446	£-171,939,779
20%	75%	£-178,063,086	£-176,965,580	£-177,432,845	£-176,513,339	£-178,417,092	£-177,766,970
25%	75%	£-184,043,168	£-182,807,949	£-183,271,116	£-181,794,847	£-184,402,546	£-183,641,646
30%	75%	£-190,055,550	£-188,330,259	£-189,048,053	£-187,338,978	£-190,573,111	£-189,565,614
35%	75%	£-196,147,975	£-194,123,633	£-194,971,962	£-192,948,220	£-198,751,195	£-196,575,783
40%	75%	£-202,280,202	£-199,590,921	£-200,895,911	£-198,835,023	£-203,923,281	£-201,589,928
45%	75%	£-208,431,025	£-205,729,070	£-206,818,780	£-204,212,626	£-209,107,366	£-207,566,122
50%	75%	£-214,622,850	£-211,531,790	£-212,743,689	£-209,852,629	£-215,285,452	£-213,606,290
10%	60%	£-166,114,945	£-165,233,753	£-165,359,042	£-164,977,849	£-166,377,855	£-166,121,962
15%	60%	£-172,160,574	£-170,504,043	£-171,417,043	£-170,126,335	£-172,466,454	£-172,160,574
20%	60%	£-177,670,599	£-176,870,390	£-177,150,421	£-176,359,213	£-178,205,203	£-177,684,861
25%	60%	£-183,619,189	£-181,243,539	£-182,858,313	£-180,984,389	£-184,198,146	£-183,570,290
30%	60%	£-189,416,445	£-186,677,406	£-188,815,135	£-186,864,378	£-190,240,543	£-189,438,945
35%	60%	£-195,401,753	£-192,163,765	£-194,461,422	£-191,223,434	£-196,367,865	£-195,427,536
40%	60%	£-201,387,060	£-197,686,503	£-200,312,397	£-198,611,840	£-202,491,189	£-201,416,527
45%	60%	£-207,372,368	£-203,208,240	£-206,183,372	£-202,900,244	£-208,614,513	£-207,405,517
50%	60%	£-213,357,676	£-208,731,939	£-210,014,347	£-207,389,650	£-214,737,637	£-213,361,508

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£74,308,753	£74,308,753	£74,308,753	£74,308,753	£74,308,753	£74,308,753
10%	71%	£85,903,211	£85,265,618	£85,590,594	£84,961,171	£86,393,051	£85,772,384
15%	71%	£91,728,965	£90,769,389	£91,264,521	£90,304,945	£92,015,272	£91,550,829
20%	71%	£97,610,5					

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£37,930,976	-£37,930,976	-£37,930,976	-£37,930,976	-£37,930,976	-£37,930,976
10%	71%	-£49,217,463	-£48,898,041	-£48,292,817	-£48,585,303	-£49,705,263	-£49,460,017
15%	71%	-£55,351,188	-£54,397,612	-£54,586,744	-£53,927,168	-£55,637,495	-£55,173,051
20%	71%	-£61,232,778	-£59,953,341	-£60,613,517	-£59,334,082	-£61,614,618	-£60,959,260
25%	71%	-£67,166,336	-£65,540,886	-£66,379,603	-£64,754,153	-£67,651,320	-£66,864,596
30%	71%	-£73,154,099	-£71,164,639	-£72,191,778	-£70,560,659	-£73,742,797	-£72,783,276
35%	71%	-£79,217,762	-£76,904,613	-£78,058,322	-£75,785,473	-£79,897,643	-£78,793,402
40%	71%	-£85,284,228	-£82,640,971	-£84,004,865	-£81,361,610	-£86,072,890	-£84,793,529
45%	71%	-£91,350,690	-£88,377,027	-£89,911,409	-£86,937,747	-£92,237,937	-£90,789,656
50%	71%	-£97,417,152	-£94,113,094	-£95,817,952	-£92,513,893	-£98,402,984	-£96,833,782
100%	71%	-£158,081,791	-£151,473,653	-£154,883,389	-£148,275,251	-£160,053,451	-£158,855,050
10%	75%	-£49,565,776	-£49,015,031	-£49,245,897	-£48,885,152	-£49,730,102	-£49,410,223
15%	75%	-£55,424,943	-£54,395,213	-£54,937,177	-£54,097,548	-£55,975,365	-£55,157,695
20%	75%	-£61,340,983	-£60,214,777	-£60,680,761	-£59,561,255	-£61,665,008	-£61,014,766
25%	75%	-£67,291,102	-£65,868,834	-£66,465,032	-£65,042,764	-£67,715,463	-£66,889,392
30%	75%	-£73,303,466	-£71,876,175	-£72,285,869	-£70,586,892	-£73,621,027	-£72,813,530
35%	75%	-£79,369,291	-£77,371,549	-£78,219,679	-£76,196,137	-£79,998,112	-£78,823,669
40%	75%	-£85,487,118	-£83,174,268	-£84,143,787	-£81,830,939	-£86,177,198	-£84,833,869
45%	75%	-£91,678,641	-£89,076,987	-£90,067,697	-£87,465,742	-£92,355,282	-£90,844,038
50%	75%	-£97,933,789	-£94,773,706	-£95,391,625	-£93,110,215	-£98,533,368	-£96,855,236
10%	80%	-£49,362,661	-£48,461,669	-£48,106,958	-£48,225,766	-£49,625,781	-£49,369,878
15%	80%	-£55,115,492	-£53,772,085	-£54,725,359	-£53,384,451	-£55,616,322	-£55,126,189
20%	80%	-£60,918,515	-£59,127,306	-£60,388,338	-£58,607,129	-£61,452,955	-£60,932,778
25%	80%	-£66,766,066	-£64,491,456	-£65,106,326	-£63,802,306	-£67,446,052	-£66,793,226
30%	80%	-£72,664,361	-£69,925,322	-£71,863,051	-£69,132,294	-£73,492,459	-£72,686,461
35%	80%	-£78,640,669	-£75,411,692	-£77,709,338	-£74,471,351	-£79,613,783	-£78,675,452
40%	80%	-£84,634,978	-£80,934,419	-£83,590,313	-£80,660,758	-£85,738,106	-£84,664,443
45%	80%	-£90,628,284	-£86,457,157	-£89,411,268	-£85,248,161	-£91,862,430	-£90,853,434
50%	80%	-£96,635,592	-£91,979,895	-£95,262,263	-£90,656,568	-£97,985,754	-£96,642,453

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£22,550,164	-£21,920,741	-£22,245,517	-£22,616,094	-£22,737,964	-£22,433,318
10%	71%	-£28,388,888	-£27,424,312	-£27,918,444	-£26,959,868	-£28,670,195	-£28,205,752
15%	71%	-£34,265,476	-£32,989,041	-£33,646,218	-£32,366,783	-£34,647,219	-£34,027,960
20%	71%	-£40,192,064	-£38,573,567	-£39,312,652	-£37,786,853	-£40,742,802	-£40,000,000
25%	71%	-£46,168,988	-£44,217,339	-£45,224,476	-£43,273,260	-£46,775,497	-£45,815,977
30%	71%	-£52,250,463	-£49,937,614	-£51,131,022	-£48,818,173	-£52,940,543	-£51,821,102
35%	71%	-£58,318,928	-£55,678,671	-£57,029,695	-£54,384,911	-£59,106,598	-£57,826,228
40%	71%	-£64,383,390	-£61,409,228	-£62,944,108	-£59,970,447	-£65,270,637	-£63,831,356
45%	71%	-£70,449,853	-£67,145,784	-£68,850,653	-£65,546,583	-£71,435,684	-£69,836,482
50%	71%	-£76,517,315	-£72,881,341	-£74,742,199	-£71,107,661	-£77,598,732	-£75,841,509
10%	75%	-£22,550,164	-£21,920,741	-£22,245,517	-£22,616,094	-£22,737,964	-£22,433,318
15%	75%	-£28,457,543	-£27,617,614	-£27,969,977	-£27,130,248	-£28,708,062	-£28,220,395
20%	75%	-£34,363,683	-£33,244,177	-£33,713,461	-£32,593,955	-£34,697,708	-£34,047,487
25%	75%	-£40,323,803	-£38,901,534	-£39,487,733	-£38,075,464	-£40,748,163	-£39,922,063
30%	75%	-£46,336,167	-£44,610,679	-£45,369,679	-£43,516,929	-£46,834,122	-£45,846,230
35%	75%	-£52,427,991	-£50,404,249	-£51,252,579	-£49,228,837	-£53,011,812	-£51,856,400
40%	75%	-£58,519,816	-£56,209,959	-£57,176,488	-£54,863,940	-£59,209,898	-£57,866,569
45%	75%	-£64,611,641	-£62,039,667	-£63,100,397	-£60,498,443	-£65,498,983	-£63,876,748
50%	75%	-£70,703,466	-£67,812,406	-£69,024,306	-£66,133,246	-£71,766,068	-£69,886,907
10%	80%	-£22,395,562	-£21,514,369	-£22,139,658	-£21,258,466	-£22,558,482	-£22,402,578
15%	80%	-£28,148,192	-£26,804,786	-£27,758,059	-£26,417,152	-£28,549,022	-£28,156,890
20%	80%	-£33,951,215	-£32,163,017	-£33,451,038	-£31,639,830	-£34,456,655	-£33,965,478
25%	80%	-£39,799,788	-£37,524,156	-£39,138,390	-£37,865,006	-£40,478,762	-£39,817,906
30%	80%	-£45,697,062	-£42,959,022	-£44,895,751	-£42,164,995	-£46,525,159	-£45,719,161
35%	80%	-£51,644,941	-£48,446,362	-£50,829,609	-£47,604,051	-£52,648,453	-£51,709,153
40%	80%	-£57,676,676	-£53,967,119	-£56,593,013	-£52,892,457	-£58,771,806	-£57,697,143
45%	80%	-£63,822,984	-£59,489,857	-£62,443,988	-£58,280,861	-£64,895,130	-£63,686,134
50%	80%	-£69,988,292	-£65,012,595	-£68,294,963	-£63,669,267	-£71,018,454	-£69,675,125

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£16,495,874	£16,495,874	£16,495,874	£16,495,874	£16,495,874	£16,495,874
10%	71%	£4,913,387	£5,542,809	£5,218,033	£6,847,457	£4,725,587	£5,030,233
15%	71%	£9,620,338	£8,258	£8,559,847	£20,682	£1,206,645	£1,442,201
20%	71%	£13,801,926	£5,522,491	£5,182,667	£4,903,232	£7,183,968	£5,544,410
25%	71%	£12,735,488	£11,110,036	£11,948,753	£10,323,303	£13,220,470	£12,433,736
30%	71%	£18,720,448	£16,753,789	£17,760,928	£15,809,709	£19,311,947	£18,352,428
35%	71%	£24,786,912	£22,474,064	£23,667,472	£21,354,923	£25,476,993	£24,357,582
40%	71%	£30,853,376	£28,210,121	£29,574,015	£26,930,760	£31,642,040	£30,362,679
45%	71%	£36,919,840	£33,946,177	£35,480,559	£32,506,897	£37,807,087	£36,367,806
50%	71%	£42,986,303	£39,682,234	£41,387,102	£38,083,033	£43,972,134	£42,372,852
100%	71%	£103,650,941	£97,042,803	£103,467,639	£98,864,601	£105,622,601	£102,424,200
10%	75%	£4,865,074	£5,415,819	£5,184,953	£5,735,698	£4,700,748	£5,020,627
15%	75%	£9,993,993	£1,54,364	£5,06,327	£3,33,302	£1,244,512	£1,756,845
20%	75%	£15,800,133	£5,780,627	£5,240,911	£5,130,405	£7,234,158	£6,583,936
25%	75%	£12,860,252	£11,147,954	£12,034,182	£10,611,914	£13,284,613	£12,458,542
30%	75%	£18,872,616	£17,147,325	£17,865,119	£16,156,042	£19,390,177	£18,382,680
35%	75%	£24,964,441	£22,940,699	£23,789,029	£21,765,287	£25,568,262	£24,392,849
40%	75%	£31,056,266	£28,743,413	£29,712,637	£27,600,930	£31,746,346	£30,403,019
45%	75%	£37,148,091	£34,546,137	£35,636,847	£33,034,892	£37,924,432	£36,413,188
50%	75%	£43,239,916	£40,348,859	£41,560,725	£38,669,695	£44,102,518	£42,423,358
10%	80%	£5,867,369	£5,149,161	£5,323,892	£6,205,094	£4,855,969	£5,066,372
15%	80%	£10,942,642	£958,765	£294,959	£1,046,399	£1,085,472	£996,332
20%	80%	£6,487,665	£4,696,456	£5,967,488	£4,176,279	£7,022,105	£6,501,928
25%	80%	£12,336,235	£10,060,605	£11,675,379	£9,401,456	£13,015,212	£12,354,356
30%	80%	£18,233,511	£15,404,472	£17,432,201	£14,701,444	£19,051,609	£18,255,611
35%	80%	£24,218,619	£20,980,832	£23,278,488	£20,040,501	£25,184,933	£24,244,602
40%	80%	£30,204,126	£26,503,569	£29,129,463	£25,428,906	£31,308,256	£30,233,593
45%	80%	£36,189,434	£32,026,307	£34,980,438	£30,817,911	£37,431,580	£36,222,584
50%	80%	£42,174,742	£37,549,045	£40,831,413	£36,205,716	£43,554,904	£42,211,676

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£38,764,154	-£38,764,154	-£38,764,154	-£38,764,154	-£38,764,154	-£38,764,154
10%	71%	-£50,350,642	-£49,721,219	-£50,045,996	-£49,416,572	-£50,538,442	-£50,233,796
15%	71%	-£56,194,367	-£55,224,791	-£55,718,924	-£54,760,346	-£56,470,074	-£55,036,230
20%	71%	-£62,065,954	-£60,768,519	-£61,446,696	-£60,167,261	-£62,447,697	-£61,828,438
25%	71%	-£67,999,515	-£66,374,055	-£67,212,781	-£65,587,331	-£68,484,498	-£67,697,765
30%	71%	-£73,917,417	-£72,017,817	-£73,049,956	-£71,073,738	-£74,576,975	-£73,616,445
35%	71%	-£80,050,941	-£77,738,092	-£78,931,500	-£76,618,651	-£80,741,021	-£79,621,581
40%	71%	-£86,117,404	-£83,474,149	-£84,838,043	-£82,194,789	-£86,906,068	-£85,626,708
45%	71%	-£92,183,868	-£89,210,206	-£90,744,588	-£87,770,926	-£93,071,115	-£91,831,836
50%	71%	-£98,250,332	-£94,946,262	-£96,651,131	-£93,347,062	-£99,236,162	-£97,636,961
100%	71%	-£158,914,969	-£152,306,832	-£155,716,568	-£149,106,429	-£160,886,630	-£157,888,228
10%	75%	-£50,398,955	-£49,848,210	-£50,079,076	-£49,528,331	-£50,563,280	-£50,243,401
15%	75%	-£56,238,022	-£55,418,382	-£56,770,396	-£54,930,728	-£57,908,541	-£56,020,874
20%	75%	-£62,164,161	-£61,044,655	-£61,513,940	-£60,394,434	-£62,498,186	-£61,847,965
25%	75%	-£68,124,281	-£66,702,013	-£67,298,211	-£65,875,942	-£68,548,641	-£67,722,571
30%	75%	-£74,136,645	-£72,411,354	-£73,129,149	-£71,420,970	-£74,694,206	-£73,696,709
35%	75%	-£80,229,470	-£78,204,726	-£79,053,057	-£77,029,315	-£80,932,299	-£79,656,978
40%	75%	-£86,320,295	-£84,007,447	-£84,976,966	-£82,664,118	-£87,010,376	-£85,867,047
45%	75%	-£92,412,120	-£89,810,165	-£90,900,875	-£88,298,921	-£93,188,461	-£91,677,217
50%	75%	-£98,503,945	-£95,612,883	-£96,824,784	-£94,933,724	-£99,368,547	-£97,681,286
10%	60%	-£50,196,040	-£49,314,848	-£49,940,157	-£49,058,944	-£50,458,950	-£50,203,057
15%	60%	-£55,948,670	-£54,605,264	-£55,558,538	-£54,217,630	-£56,349,500	-£55,959,368
20%	60%	-£61,751,693	-£59,960,485	-£61,231,516	-£59,440,309	-£62,296,133	-£61,765,956
25%	60%	-£67,604,324	-£65,324,706	-£66,324,665	-£64,665,454	-£67,772,240	-£67,116,384
30%	60%	-£73,497,540	-£70,758,501	-£72,096,230	-£69,965,473	-£74,325,637	-£73,519,640
35%	60%	-£79,482,648	-£76,244,850	-£78,542,317	-£75,304,529	-£80,448,961	-£79,509,631
40%	60%	-£85,468,155	-£81,767,598	-£84,303,892	-£80,692,935	-£86,572,294	-£85,487,621
45%	60%	-£91,453,462	-£87,290,335	-£89,244,462	-£86,081,339	-£92,696,606	-£91,462,612
50%	60%	-£97,438,770	-£92,813,074	-£95,055,441	-£91,469,745	-£98,819,932	-£97,475,603

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£12,559,858	-£11,930,434	-£12,255,210	-£11,625,787	-£12,747,657	-£12,443,010
10%	71%	-£18,393,581	-£17,434,005	-£17,929,137	-£16,969,581	-£18,679,888	-£18,215,444
15%	71%	-£24,275,169	-£22,995,734	-£23,655,910	-£22,376,475	-£24,656,912	-£24,037,653
20%	71%	-£30,208,729	-£28,563,279	-£29,421,966	-£27,798,546	-£30,693,715	-£29,806,679
25%	71%	-£36,193,691	-£34,227,032	-£35,234,171	-£33,282,953	-£36,785,190	-£35,825,669
30%	71%	-£42,260,155	-£39,947,307	-£41,140,715	-£38,827,966	-£42,950,236	-£41,839,795
35%	71%	-£48,398,029	-£45,683,364	-£47,084,738	-£44,384,989	-£49,115,283	-£47,535,822
40%	71%	-£54,593,083	-£51,419,421	-£52,953,802	-£49,980,140	-£55,280,330	-£53,841,049
45%	71%	-£60,859,548	-£57,159,477	-£58,860,345	-£55,556,276	-£61,445,377	-£59,894,175
50%	71%	-£67,194,184	-£62,916,036	-£64,809,792	-£61,137,644	-£67,695,844	-£65,897,449
10%	75%	-£12,608,169	-£12,057,424	-£12,298,291	-£11,737,644	-£12,772,249	-£12,452,616
15%	75%	-£18,467,236	-£17,627,607	-£17,979,570	-£17,139,941	-£18,717,755	-£18,230,088
20%	75%	-£24,373,378	-£23,253,870	-£23,723,154	-£22,603,648	-£24,707,401	-£24,057,179
25%	75%	-£30,349,497	-£28,911,227	-£29,507,425	-£28,085,157	-£30,757,586	-£29,831,788
30%	75%	-£36,345,859	-£34,620,568	-£35,338,362	-£33,629,665	-£36,883,420	-£35,855,923
35%	75%	-£42,437,684	-£40,413,942	-£41,262,272	-£39,238,530	-£43,041,505	-£41,866,093
40%	75%	-£48,590,509	-£46,218,681	-£47,196,180	-£44,873,333	-£49,219,591	-£47,876,262
45%	75%	-£54,824,324	-£52,019,380	-£53,110,990	-£50,569,136	-£55,397,676	-£53,896,431
50%	75%	-£61,131,159	-£57,822,099	-£59,033,998	-£56,142,938	-£61,575,761	-£59,896,599
10%	60%	-£12,405,254	-£11,524,062	-£12,149,351	-£11,268,159	-£12,668,174	-£12,412,274
15%	60%	-£18,157,885	-£16,814,479	-£17,767,732	-£16,426,844	-£18,558,715	-£18,168,583
20%	60%	-£24,060,959	-£22,164,017	-£23,440,751	-£21,549,522	-£24,495,349	-£23,975,171
25%	60%	-£29,980,479	-£27,533,448	-£29,148,623	-£26,874,699	-£30,488,455	-£29,827,599
30%	60%	-£35,905,755	-£32,967,715	-£34,905,444	-£32,174,698	-£36,534,852	-£35,728,854
35%	60%	-£41,862,062	-£38,454,075	-£40,780,711	-£37,513,744	-£42,698,176	-£41,717,945
40%	60%	-£47,877,369	-£43,976,812	-£46,692,706	-£42,902,149	-£48,781,499	-£47,706,836
45%	60%	-£53,922,677	-£49,499,550	-£52,453,681	-£48,290,554	-£54,904,823	-£53,695,827
50%	60%	-£59,987,985	-£55,022,288	-£58,304,656	-£53,678,959	-£61,028,147	-£59,694,818

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£16,499,874	£16,499,874	£16,499,874	£16,499,874	£16,499,874	£16,499,874
10%	71%	£4,913,387	£5,542,809	£5,218,033	£5,847,457	£4,725,587	£5,030,233
15%	71%	£9,300,339	£9,929,299	£9,455,994	£10,087,462	£8,126,845	£8,742,201
20%	71%	£16,801,926	£15,522,491	£16,182,667	£14,903,232	£17,183,668	£16,564,410
25%	71%	£24,735,486	£21,110,036	£21,948,753	£19,323,303	£24,220,470	£23,433,736
30%	71%	£32,720,448	£26,753,789	£27,760,928	£24,809,709	£31,311,947	£30,352,426
35%	71%	£40,766,912	£32,474,064	£33,661,432	£31,354,923	£38,476,993	£37,351,562
40%	71%	£48,853,376	£38,210,121	£39,574,015	£36,930,760	£45,642,040	£44,362,679
45%	71%	£56,919,840	£43,946,177	£45,480,559	£42,506,897	£52,807,087	£51,367,806
50%	71%	£64,966,303	£49,682,234	£51,387,102	£48,083,033	£60,972,134	£59,072,962
100%	71%	£103,650,941	£97,042,803	£100,452,539	£93,844,401	£105,622,601	£102,424,200
10%	75%	£4,865,074	£5,415,819	£5,184,953	£5,735,698	£4,700,748	£5,020,627
15%	75%	£9,993,993	£10,564,364	£10,269,377	£10,833,376	£9,144,512	£9,758,845
20%	75%	£15,900,133	£15,760,621	£15,249,915	£15,190,495	£14,234,158	£15,053,936
25%	75%	£21,860,252	£21,437,684	£21,034,182	£19,611,914	£20,184,613	£19,458,542
30%	75%	£27,872,616	£27,147,325	£26,565,119	£24,156,042	£25,190,177	£24,382,680
35%	75%	£33,904,441	£32,940,699	£32,389,029	£30,185,587	£30,298,202	£29,392,649
40%	75%	£39,956,265	£38,743,418	£37,919,937	£35,400,980	£35,345,345	£34,403,019
45%	75%	£46,049,091	£44,546,137	£43,636,847	£40,034,892	£40,424,432	£39,413,188
50%	75%	£52,199,916	£49,348,859	£48,660,755	£45,669,695	£46,102,516	£44,923,359
10%	60%	£5,867,889	£5,849,181	£5,323,892	£5,263,084	£4,805,669	£5,069,975
15%	60%	£6,844,042	£6,838,765	£6,294,509	£6,104,399	£5,685,472	£5,695,339
20%	60%	£7,847,665	£4,696,456	£5,967,488	£4,176,279	£7,022,105	£6,501,928
25%	60%	£12,336,235	£10,060,605	£11,675,379	£9,401,456	£13,015,212	£12,354,356
30%	60%	£16,233,511	£15,404,472	£14,432,201	£14,701,444	£19,961,609	£18,255,611
35%	60%	£24,218,819	£20,980,832	£23,278,488	£20,040,501	£25,184,933	£24,244,602
40%	60%	£30,204,126	£26,503,569	£28,129,463	£25,428,906	£31,309,256	£30,233,593
45%	60%	£36,189,433	£32,026,307	£34,980,438	£30,817,311	£37,431,580	£36,222,584
50%	60%	£42,174,742	£37,549,045	£40,831,413	£36,205,716	£43,554,904	£42,211,575

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 7

CIL Zone 2  
Value Area Low

No Units 450  
Site Area 2.61 Ha

Sales value inflation 10%  
Build cost inflation 5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£9,167,411	£9,167,411	£9,167,411	£9,167,411	£9,167,411	£9,167,411
10%	71%	£386,996	£135,928	£110,558	£627,255	£700,103	£200,742
15%	71%	£5,239,219	£4,451,518	£4,490,198	£3,702,476	£5,706,901	£4,959,589
20%	71%	£10,091,485	£9,041,159	£9,092,763	£8,042,466	£10,717,659	£9,718,975
25%	71%	£14,943,730	£13,630,860	£13,695,326	£12,382,455	£15,726,497	£14,478,092
30%	71%	£19,795,974	£18,220,530	£18,297,890	£16,722,444	£20,735,294	£19,237,210
35%	71%	£24,648,219	£22,810,200	£22,900,453	£21,082,435	£25,744,093	£23,990,327
40%	71%	£29,500,464	£27,399,871	£27,503,017	£25,402,424	£30,752,891	£28,755,443
45%	71%	£34,352,708	£31,989,541	£32,105,581	£29,742,414	£35,761,688	£33,514,561
50%	71%	£39,204,953	£36,579,211	£36,708,144	£34,082,403	£40,770,486	£38,273,678
55%	71%	£44,057,197	£41,168,881	£41,316,707	£38,422,392	£45,779,284	£43,032,795
60%	71%	£48,909,441	£45,758,551	£45,921,270	£42,762,381	£50,788,082	£47,791,912
65%	71%	£53,761,685	£50,348,221	£50,525,833	£47,202,370	£55,796,880	£52,550,029
70%	71%	£58,613,929	£54,937,891	£55,130,396	£51,642,359	£60,805,678	£57,308,146
75%	71%	£63,466,173	£59,527,561	£59,734,959	£56,082,348	£65,814,476	£62,066,263
80%	71%	£68,318,417	£64,117,231	£64,339,522	£60,522,337	£70,823,274	£66,824,380
85%	71%	£73,170,661	£68,706,901	£68,944,085	£64,962,326	£75,832,072	£71,582,497
90%	71%	£78,022,905	£73,296,571	£73,551,648	£69,396,315	£80,840,870	£76,340,614
95%	71%	£82,875,149	£77,886,241	£78,157,211	£73,830,304	£85,849,668	£81,098,731
100%	71%	£87,727,393	£82,475,911	£82,762,774	£78,264,293	£90,858,466	£85,856,848

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£225,898,640	£225,898,640	£225,898,640	£225,898,640	£225,898,640	£225,898,640
10%	71%	£238,453,040	£238,453,040	£238,453,040	£238,453,040	£238,453,040	£238,453,040
15%	71%	£240,305,280	£239,512,560	£239,512,560	£238,719,040	£240,305,280	£239,512,560
20%	71%	£242,157,520	£241,107,230	£241,107,230	£240,313,710	£242,157,520	£241,107,230
25%	71%	£244,009,760	£242,699,900	£242,699,900	£241,908,380	£244,009,760	£242,699,900
30%	71%	£245,861,000	£244,292,570	£244,292,570	£243,503,050	£245,861,000	£244,292,570
35%	71%	£247,713,240	£245,885,240	£245,885,240	£245,097,720	£247,713,240	£245,885,240
40%	71%	£249,565,480	£247,477,910	£247,477,910	£246,692,390	£249,565,480	£247,477,910
45%	71%	£251,417,720	£249,070,580	£249,070,580	£248,287,060	£251,417,720	£249,070,580
50%	71%	£253,269,960	£250,663,250	£250,663,250	£249,881,730	£253,269,960	£250,663,250
55%	71%	£255,122,200	£252,255,920	£252,255,920	£251,476,400	£255,122,200	£252,255,920
60%	71%	£256,974,440	£253,848,590	£253,848,590	£253,071,070	£256,974,440	£253,848,590
65%	71%	£258,826,680	£255,441,260	£255,441,260	£254,665,740	£258,826,680	£255,441,260
70%	71%	£260,678,920	£257,033,930	£257,033,930	£256,260,410	£260,678,920	£257,033,930
75%	71%	£262,531,160	£258,626,600	£258,626,600	£257,855,080	£262,531,160	£258,626,600
80%	71%	£264,383,400	£260,219,270	£260,219,270	£259,449,750	£264,383,400	£260,219,270
85%	71%	£266,235,640	£261,811,940	£261,811,940	£261,044,420	£266,235,640	£261,811,940
90%	71%	£268,087,880	£263,404,610	£263,404,610	£262,639,090	£268,087,880	£263,404,610
95%	71%	£269,940,120	£265,000,280	£265,000,280	£264,233,760	£269,940,120	£265,000,280
100%	71%	£271,792,360	£266,595,950	£266,595,950	£265,828,430	£271,792,360	£266,595,950

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£178,132,270	£178,132,270	£178,132,270	£178,132,270	£178,132,270	£178,132,270
10%	71%	£180,288,686	£180,288,686	£180,288,686	£180,288,686	£180,288,686	£180,288,686
15%	71%	£194,140,931	£193,352,290	£193,352,290	£192,804,166	£194,140,931	£193,352,290
20%	71%	£208,000,176	£207,211,649	£207,211,649	£206,656,021	£208,000,176	£207,211,649
25%	71%	£221,859,421	£220,523,550	£220,523,550	£219,967,876	£221,859,421	£220,523,550
30%	71%	£235,718,666	£233,577,459	£233,577,459	£232,279,731	£235,718,666	£233,577,459
35%	71%	£249,577,911	£241,126,368	£241,126,368	£240,591,586	£249,577,911	£241,126,368
40%	71%	£263,437,156	£248,675,277	£248,675,277	£248,903,441	£263,437,156	£248,675,277
45%	71%	£277,296,401	£256,224,186	£256,224,186	£257,215,296	£277,296,401	£256,224,186
50%	71%	£291,155,646	£263,773,095	£263,773,095	£265,527,151	£291,155,646	£263,773,095
55%	71%	£305,014,891	£271,322,004	£271,322,004	£273,839,006	£305,014,891	£271,322,004
60%	71%	£318,874,136	£278,870,913	£278,870,913	£282,150,861	£318,874,136	£278,870,913
65%	71%	£332,733,381	£286,419,822	£286,419,822	£290,462,716	£332,733,381	£286,419,822
70%	71%	£346,592,626	£293,968,731	£293,968,731	£298,774,571	£346,592,626	£293,968,731
75%	71%	£360,451,871	£301,517,640	£301,517,640	£307,086,426	£360,451,871	£301,517,640
80%	71%	£374,311,116	£309,066,549	£309,066,549	£315,398,281	£374,311,116	£309,066,549
85%	71%	£388,170,361	£316,615,458	£316,615,458	£323,710,136	£388,170,361	£316,615,458
90%	71%	£402,029,606	£324,164,367	£324,164,367	£332,022,001	£402,029,606	£324,164,367
95%	71%	£415,888,851	£331,713,276	£331,713,276	£340,333,856	£415,888,851	£331,713,276
100%	71%	£429,748,096	£339,262,185	£339,262,185	£348,645,711	£429,748,096	£339,262,185

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£99,359,973	£99,359,973	£99,359,973	£99,359,973	£99,359,973	£99,359,973
10%	71%	£108,918,380	£108,391,465	£108,391,465	£107,864,550	£108,918,380	£108,391,465
15%	71%	£113,766,625	£112,978,902	£112,978,902	£113,017,582	£113,766,625	£112,978,902
20%	71%	£118,614,870	£117,567,339	£117,567,339	£117,166,614	£118,614,870	£117,567,339
25%	71%	£123,463,115	£122,155,776	£122,155,776	£121,315,646	£123,463,115	£122,155,776
30%	71%	£128,311,360	£126,744,213	£126,744,213	£125,464,678	£128,311,360	£126,744,213
35%	71%	£133,159,605	£131,332,650	£131,332,650	£129,613,710	£133,159,605	£131,332,650
40%	71%	£138,007,850	£135,921,087	£135,921,087	£133,762,742	£138,007,850	£135,921,087
45%	71%	£142,856,095	£140,509,524	£140,509,524	£137,911,774	£142,856,095	£140,509,524
50%	71%	£147,704,340	£145,097,961	£145,097,961	£142,060,806	£147,704,340	£145,097,961
55%	71%	£152,552,585	£149,686,398	£149,686,398	£146,209,838	£152,552,585	£149,686,398
60%	71%	£157,400,830	£154,274,835	£154,274,835	£150,358,870	£157,400,830	£154,274,835
65%	71%	£162,249,075	£158,863,272	£158,863,272	£154,507,902	£162,249,075	£158,863,272
70%	71%	£167,097,320	£163,451,709	£163,451,709	£158,656,934	£167,097,320	£163,451,709
75%	71%	£171,945,565	£168,040,146	£168,040,146	£162,805,966	£171,945,565	£168,040,146
80%	71%	£176,793,810	£172,628,583	£172,628,583	£166,954,998	£176,793,810	£172,628,583
85%	71%	£181,642,055	£177,217,020	£177,217,020	£171,104,030	£181,642,055	£177,217,020
90%	71%	£186,490,300	£181,805,457	£181,805,457	£175,253,062	£186,490,300	£181,805,457
95%	71%	£191,338,545	£186,393,894	£186,393,894	£179,402,094	£191,338,545	£186,393,894
100%	71%	£196,186,790	£190,982,331	£190,982,331	£183,551,126	£196,186,790	£190,982,331

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£62,982,195	-£62,982,195	-£62,982,195	-£62,982,195	-£62,982,195	-£62,982,195
10%	71%	-£72,536,000	-£72,013,678	-£72,030,040	-£71,522,351	-£72,349,710	-£72,330,348
15%	71%	-£77,038,940	-£76,510,605	-£76,530,505	-£75,852,062	-£77,055,500	-£77,109,465
20%	71%	-£82,241,002	-£81,190,795	-£81,242,369	-£80,192,072	-£82,067,300	-£81,868,582
25%	71%	-£87,093,337	-£85,780,466	-£85,844,332	-£84,532,062	-£87,076,103	-£86,627,898
30%	71%	-£91,546,581	-£90,370,136	-£90,447,496	-£88,872,051	-£92,084,901	-£91,386,816
35%	71%	-£96,767,826	-£94,959,806	-£95,050,050	-£93,212,041	-£97,093,699	-£96,145,933
40%	71%	-£101,650,071	-£99,549,476	-£99,652,824	-£97,552,030	-£102,002,497	-£100,905,050
45%	71%	-£106,502,315	-£104,139,146	-£104,255,188	-£101,892,021	-£107,011,295	-£105,664,168
50%	71%	-£111,354,559	-£108,728,816	-£108,857,151	-£106,232,010	-£112,020,093	-£110,463,294
100%	71%	-£159,877,005	-£154,625,523	-£154,883,389	-£149,631,906	-£163,008,073	-£158,014,455
10%	75%	-£72,598,302	-£72,137,003	-£72,137,003	-£72,071,111	-£72,070,269	-£72,345,940
15%	75%	-£77,478,995	-£76,780,138	-£76,691,901	-£76,002,844	-£77,395,348	-£77,102,853
20%	75%	-£82,360,480	-£81,441,480	-£81,311,830	-£80,302,821	-£82,008,420	-£81,859,766
25%	75%	-£87,242,584	-£86,093,822	-£85,931,759	-£84,782,097	-£87,027,504	-£86,618,679
30%	75%	-£92,124,677	-£90,745,163	-£90,551,688	-£89,173,174	-£92,046,582	-£91,373,583
35%	75%	-£97,006,771	-£95,395,504	-£95,171,617	-£93,563,351	-£97,065,660	-£96,130,596
40%	75%	-£101,888,865	-£100,050,846	-£99,791,546	-£97,953,528	-£102,084,738	-£100,887,420
45%	75%	-£106,770,960	-£104,703,188	-£104,411,475	-£102,343,704	-£108,003,817	-£105,644,333
50%	75%	-£111,653,053	-£109,355,530	-£109,053,404	-£106,733,681	-£112,022,865	-£110,401,346
10%	60%	-£72,345,567	-£71,619,037	-£71,529,700	-£71,206,323	-£72,784,916	-£72,364,453
15%	60%	-£77,102,294	-£76,399,483	-£76,473,098	-£75,370,287	-£77,759,817	-£77,130,622
20%	60%	-£81,859,021	-£80,388,605	-£80,520,093	-£79,549,678	-£82,735,719	-£81,896,781
25%	60%	-£86,615,748	-£84,772,728	-£84,927,069	-£83,129,069	-£87,711,620	-£86,652,961
30%	60%	-£91,372,474	-£89,168,851	-£89,344,082	-£87,908,459	-£92,687,521	-£91,429,130
35%	60%	-£96,129,201	-£93,555,074	-£93,681,077	-£92,087,850	-£97,663,423	-£96,195,300
40%	60%	-£100,885,928	-£97,945,297	-£98,238,072	-£96,867,242	-£102,639,324	-£100,981,689
45%	60%	-£105,642,654	-£102,334,220	-£103,755,067	-£100,446,633	-£107,615,226	-£105,727,638
50%	60%	-£110,399,381	-£106,723,343	-£108,302,061	-£104,628,024	-£112,591,127	-£110,453,808

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£45,568,303	-£45,568,303	-£45,568,303	-£45,568,303	-£45,568,303	-£45,568,303
10%	71%	-£45,568,303	-£45,046,378	-£45,071,749	-£44,555,052	-£45,882,410	-£45,383,048
15%	71%	-£50,421,548	-£49,633,825	-£49,672,505	-£48,884,782	-£50,891,208	-£50,142,165
20%	71%	-£55,274,792	-£54,223,495	-£54,275,069	-£53,228,773	-£55,900,006	-£54,901,262
25%	71%	-£60,128,036	-£58,813,165	-£58,875,639	-£57,688,762	-£60,908,804	-£60,060,359
30%	71%	-£64,981,280	-£63,402,835	-£63,480,197	-£61,904,751	-£65,917,601	-£64,419,517
35%	71%	-£69,834,524	-£67,992,505	-£68,082,760	-£66,244,741	-£70,926,400	-£69,178,633
40%	71%	-£74,687,768	-£72,582,175	-£72,685,324	-£70,586,731	-£75,935,199	-£73,937,760
45%	71%	-£79,541,012	-£77,171,844	-£77,287,888	-£74,924,721	-£80,943,995	-£78,686,868
50%	71%	-£84,394,256	-£81,761,514	-£81,890,451	-£79,264,710	-£85,952,793	-£83,455,985
100%	71%	-£132,909,708	-£127,636,224	-£127,916,090	-£122,864,606	-£138,040,773	-£131,047,156
10%	75%	-£45,568,303	-£45,160,704	-£45,165,021	-£44,855,811	-£45,820,376	-£45,640,840
15%	75%	-£50,421,548	-£49,821,838	-£49,794,601	-£49,035,344	-£50,922,049	-£50,153,553
20%	75%	-£55,274,792	-£54,474,180	-£54,344,331	-£53,425,521	-£55,941,127	-£54,892,468
25%	75%	-£60,128,036	-£59,126,522	-£59,364,459	-£57,815,607	-£60,960,204	-£59,649,379
30%	75%	-£64,981,280	-£63,778,864	-£63,984,398	-£62,405,874	-£65,978,420	-£64,406,292
35%	75%	-£69,834,524	-£68,431,205	-£68,604,317	-£66,596,051	-£70,988,360	-£69,163,207
40%	75%	-£74,687,768	-£73,083,546	-£73,284,246	-£70,988,228	-£75,997,438	-£73,930,120
45%	75%	-£79,541,012	-£77,735,888	-£77,944,176	-£75,976,404	-£81,006,517	-£78,677,033
50%	75%	-£84,394,256	-£82,388,230	-£82,654,104	-£79,766,581	-£86,015,595	-£83,433,046
10%	60%	-£45,378,267	-£44,661,737	-£44,962,400	-£44,239,023	-£45,816,817	-£45,397,153
15%	60%	-£50,134,994	-£49,034,183	-£49,555,798	-£48,402,987	-£50,792,516	-£50,163,322
20%	60%	-£54,891,721	-£53,421,365	-£53,984,388	-£52,482,378	-£54,784,420	-£54,029,462
25%	60%	-£59,648,448	-£57,810,429	-£58,599,788	-£56,761,769	-£60,744,321	-£59,695,661
30%	60%	-£64,405,174	-£62,199,551	-£63,146,783	-£60,941,160	-£65,720,222	-£64,461,830
35%	60%	-£69,161,901	-£66,588,674	-£67,693,717	-£65,120,351	-£70,698,124	-£69,228,930
40%	60%	-£73,918,628	-£70,977,798	-£72,240,772	-£69,299,942	-£75,672,025	-£73,964,170
45%	60%	-£78,675,354	-£75,368,920	-£76,787,767	-£73,479,333	-£80,647,928	-£78,760,339
50%	60%	-£83,432,081	-£79,759,044	-£81,394,762	-£77,658,724	-£85,623,827	-£83,526,508

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£8,551,345	-£8,551,345	-£8,551,345	-£8,551,345	-£8,551,345	-£8,551,345
10%	71%	-£18,105,753	-£17,582,828	-£17,608,199	-£17,091,501	-£18,418,860	-£17,919,498
15%	71%	-£22,861,998	-£22,170,275	-£22,208,955	-£21,421,232	-£23,427,058	-£22,678,615
20%	71%	-£27,618,242	-£26,759,945	-£26,811,519	-£25,811,222	-£28,436,455	-£27,437,732
25%	71%	-£32,374,487	-£31,349,616	-£31,414,082	-£30,101,212	-£33,445,253	-£32,196,849
30%	71%	-£37,130,731	-£35,939,286	-£36,016,646	-£34,441,201	-£38,454,051	-£36,955,966
35%	71%	-£41,887,000	-£40,528,956	-£40,619,210	-£38,781,191	-£43,462,849	-£41,716,083
40%	71%	-£46,643,245	-£45,118,626	-£45,221,774	-£43,121,180	-£48,471,647	-£46,474,200
45%	71%	-£51,399,489	-£49,708,296	-£49,824,338	-£47,461,171	-£53,480,445	-£51,233,318
50%	71%	-£56,155,733	-£54,297,966	-£54,426,901	-£51,801,160	-£58,489,243	-£55,992,435
100%	71%	-£105,446,155	-£100,189,673	-£100,457,539	-£95,201,056	-£108,372,723	-£103,563,606
10%	75%	-£23,047,545	-£22,358,288	-£22,261,051	-£21,571,794	-£23,458,498	-£22,672,003
15%	75%	-£27,803,789	-£27,010,630	-£26,890,980	-£25,981,971	-£28,477,576	-£27,428,916
20%	75%	-£32,559,033	-£31,662,972	-£31,500,909	-£30,352,147	-£33,486,654	-£32,185,829
25%	75%	-£37,314,277	-£36,315,313	-£36,120,838	-£34,742,324	-£38,495,732	-£36,942,743
30%	75%	-£42,069,521	-£40,967,654	-£40,740,767	-£39,132,501	-£43,504,810	-£41,699,657
35%	75%	-£46,824,765	-£45,619,996	-£45,360,698	-£43,522,678	-£48,513,888	-£46,454,570
40%	75%	-£51,580,009	-£50,272,338	-£50,026,625	-£47,912,854	-£53,522,967	-£51,213,483
45%	75%	-£56,335,253	-£54,924,680	-£54,690,554	-£52,303,331	-£58,532,045	-£55,970,398
50%	75%	-£61,090,497	-£59,577,021	-£59,356,428	-£56,693,808	-£63,541,123	-£60,727,515
10%	60%	-£17,814,772	-£17,188,187	-£17,468,860	-£16,775,473	-£18,353,066	-£17,933,603
15%	60%	-£22,570,016	-£21,568,633	-£22,042,248	-£20,939,437	-£23,328,967	-£22,659,772
20%	60%	-£27,325,260	-£26,158,080	-£26,589,243	-£25,118,828	-£28,304,869	-£27,465,941
25%	60%	-£32,080,504	-£30,747,527	-£31,136,238	-£29,298,219	-£33,280,770	-£32,232,111
30%	60%	-£36,835,748	-£35,336,974	-£35,983,029	-£33,477,609	-£38,256,671	-£36,998,280
35%	60%	-£41,591,000	-£39,926,421	-£40,829,820	-£37,667,000	-£43,232,573	-£41,764,450
40%	60%	-£46,346,244	-£44,515,868	-£44,777,222	-£41,856,392	-£48,208,474	-£46,530,619
45%	60%	-£51,101,488	-£49,105,315	-£49,324,211	-£46,045,783	-£53,184,375	-£51,296,789
50%	60%	-£55,856,732	-£53,694,762	-£53,812,111	-£50,235,174	-£58,160,277	-£55,856,698

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£83,815,374	-£83,815,374	-£83,815,374	-£83,815,374	-£83,815,374	-£83,815,374
10%	71%	-£73,989,761	-£72,846,867	-£72,922,227	-£72,855,530	-£73,682,888	-£73,183,527
15%	71%	-£76,222,026	-£77,424,263	-£77,424,263	-£76,685,261	-£76,681,858	-£77,284,643
20%	71%	-£83,074,270	-£82,023,974	-£82,075,548	-£81,025,251	-£83,700,484	-£82,701,760
25%	71%	-£87,926,515	-£86,613,645	-£86,678,111	-£85,365,240	-£88,709,282	-£87,460,877
30%	71%	-£92,778,759	-£91,293,315	-£91,280,675	-£89,780,229	-£93,716,078	-£92,210,986
35%	71%	-£97,631,004	-£95,792,985	-£95,683,238	-£94,045,220	-£98,726,978	-£96,979,112
40%	71%	-£102,483,249	-£100,382,656	-£100,485,802	-£98,385,209	-£103,735,678	-£101,738,228
45%	71%	-£107,335,493	-£104,972,326	-£104,972,326	-£102,725,199	-£108,744,473	-£106,487,346
50%	71%	-£112,187,738	-£109,561,996	-£109,600,923	-£107,065,188	-£113,753,271	-£111,256,463
100%	71%	-£160,710,184	-£156,458,702	-£155,716,568	-£150,465,085	-£163,841,251	-£158,847,634
10%	75%	-£73,429,487	-£72,970,182	-£72,906,399	-£72,454,989	-£73,703,448	-£73,179,118
15%	75%	-£78,311,574	-£77,622,337	-£77,529,079	-£76,835,822	-£78,722,527	-£77,938,031
20%	75%	-£83,193,668	-£82,274,658	-£82,145,009	-£81,225,999	-£83,741,655	-£82,692,945
25%	75%	-£88,075,762	-£86,927,000	-£86,764,937	-£85,616,175	-£88,760,683	-£87,449,858
30%	75%	-£92,957,855	-£91,579,342	-£91,394,867	-£90,006,362	-£93,775,761	-£92,208,772
35%	75%	-£97,839,950	-£96,231,683	-£96,004,795	-£94,308,529	-£98,786,839	-£96,963,685
40%	75%	-£102,722,044	-£100,884,025	-£100,624,725	-£98,786,706	-£103,817,917	-£101,720,598
45%	75%	-£107,604,138	-£105,536,368	-£105,244,854	-£103,176,882	-£108,838,996	-£106,477,511
50%	75%	-£112,486,231	-£110,188,708	-£109,864,562	-£107,067,058	-£113,858,073	-£111,234,464
10%	60%	-£73,178,745	-£72,452,215	-£72,762,878	-£72,038,501	-£73,617,055	-£73,107,631
15%	60%	-£77,935,472	-£76,832,681	-£77,306,276	-£76,203,465	-£78,592,998	-£77,963,800
20%	60%	-£82,692,199	-£81,221,784	-£81,853,271	-£80,382,857	-£83,565,888	-£82,729,970
25%	60%	-£87,448,926	-£85,610,395	-£86,283,248	-£84,463,248	-£88,544,788	-£87,486,140
30%	60%	-£92,205,652	-£90,000,029	-£90,947,261	-£88,741,638	-£93,520,709	-£92,262,308
35%	60%	-£96,962,379	-£94,389,153	-£95,494,256	-£92,921,029	-£98,496,602	-£97,028,478
40%	60%	-£101,719,106	-£98,778,276	-£100,041,550	-£97,490,420	-£103,472,503	-£101,738,848
45%	60%	-£106,475,832	-£103,167,308	-£104,588,245	-£101,273,811	-£108,448,405	-£106,560,618
50%	60%	-£111,232,559	-£107,556,522	-£109,135,240	-£105,459,202	-£113,424,305	-£111,326,986

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£39,834,889	-£39,834,889	-£39,834,889	-£39,834,889	-£39,834,889	-£39,834,889
10%	71%	-£35,578,998	-£35,056,071	-£35,081,442	-£34,564,744	-£35,892,103	-£35,392,741
15%	71%	-£40,431,241	-£39,643,518	-£39,682,198	-£38,894,475	-£40,900,901	-£40,151,858
20%	71%	-£45,283,485	-£44,233,188	-£44,284,162	-£43,238,488	-£45,909,698	-£44,910,975
25%	71%	-£50,135,729	-£48,822,858	-£48,887,225	-£47,574,455	-£50,918,494	-£49,670,862
30%	71%	-£54,987,974	-£53,412,529	-£53,489,889	-£51,914,444	-£55,927,284	-£54,428,209
35%	71%	-£59,840,219	-£58,002,200	-£58,092,453	-£56,254,434	-£60,936,093	-£59,189,328
40%	71%	-£64,692,463	-£62,591,871	-£62,698,917	-£60,594,424	-£65,944,898	-£63,947,433
45%	71%	-£69,544,708	-£67,181,541	-£67,297,581	-£64,934,414	-£70,953,688	-£68,706,561
50%	71%	-£74,396,953	-£71,771,211	-£71,900,144	-£69,274,403	-£75,962,488	-£73,462,678
100%	71%	-£122,819,939	-£117,897,916	-£117,929,762	-£112,674,269	-£128,050,498	-£122,088,549
10%	75%	-£38,638,695	-£38,170,395	-£38,115,614	-£37,663,304	-£38,912,663	-£38,368,333
15%	75%	-£40,520,788	-£39,811,531	-£39,734,284	-£39,045,037	-£40,931,741	-£40,145,246
20%	75%	-£45,402,883	-£44,483,873	-£44,354,223	-£43,435,914	-£45,950,819	-£44,902,189
25%	75%	-£50,284,976	-£49,166,215	-£49,128,215	-£47,859,268	-£50,969,897	-£49,689,011
30%	75%	-£55,167,070	-£53,848,557	-£53,804,081	-£52,215,567	-£55,988,975	-£54,415,956
35%	75%	-£60,049,164	-£58,530,897	-£58,214,010	-£56,605,744	-£61,008,053	-£59,172,900
40%	75%	-£64,931,259	-£63,213,239	-£63,233,239	-£60,995,921	-£66,027,131	-£63,929,813
45%	75%	-£69,813,353	-£67,895,581	-£67,953,689	-£65,388,097	-£71,046,210	-£68,696,742
50%	75%	-£74,695,446	-£72,577,923	-£72,737,797	-£69,776,274	-£76,065,289	-£73,443,639
10%	60%	-£35,387,960	-£34,661,430	-£34,972,093	-£34,248,716	-£35,826,310	-£35,406,846
15%	60%	-£40,244,687	-£39,041,876	-£39,153,981	-£38,412,680	-£40,902,211	-£40,173,018
20%	60%	-£45,101,414	-£43,432,486	-£43,542,591	-£42,782,971	-£45,778,119	-£44,838,185
25%	60%	-£49,958,141	-£47,820,121	-£48,009,481	-£46,771,462	-£50,754,013	-£49,705,354
30%	60%	-£54,814,867	-£52,209,244	-£52,156,475	-£50,950,882	-£55,729,914	-£54,471,523
35%	60%	-£59,671,594	-£56,598,367	-£56,535,699	-£54,942,966	-£60,705,816	-£59,231,669
40%	60%	-£64,528,321	-£60,987,491	-£60,925,465	-£59,300,635	-£65,681,717	-£64,003,862
45%	60%	-£69,385,047	-£65,378,613	-£65,707,460	-£63,489,026	-£70,657,619	-£68,770,332
50%	60%	-£74,241,774	-£69,768,736	-£70,144,445	-£67,688,417	-£75,633,520	-£73,596,201

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£8,551,345	-£8,551,345	-£8,551,345	-£8,551,345	-£8,551,345	-£8,551,345
10%	71%	-£18,105,753	-£17,592,828	-£17,608,199	-£17,091,501	-£18,418,860	-£17,919,498
15%	71%	-£22,967,998	-£22,170,275	-£22,238,955	-£21,421,239	-£23,427,659	-£22,670,615
20%	71%	-£27,830,243	-£26,759,945	-£26,811,519	-£25,761,222	-£28,436,255	-£27,437,732
25%	71%	-£32,692,487	-£31,349,616	-£31,410,082	-£30,101,212	-£33,445,253	-£32,196,849
30%	71%	-£37,554,731	-£35,939,286	-£36,016,646	-£34,441,201	-£38,454,051	-£36,955,968
35%	71%	-£42,416,975	-£40,528,957	-£40,639,210	-£38,781,191	-£43,462,849	-£41,710,083
40%	71%	-£47,279,219	-£45,118,628	-£45,221,774	-£43,121,180	-£48,471,647	-£46,474,200
45%	71%	-£52,141,463	-£49,709,298	-£49,824,338	-£47,461,171	-£53,480,445	-£51,233,318
50%	71%	-£57,003,707	-£54,299,968	-£54,439,881	-£51,801,160	-£58,489,243	-£56,992,435
100%	71%	-£105,446,155	-£100,194,673	-£100,452,530	-£95,201,058	-£108,577,223	-£103,583,606
10%	75%	-£18,165,452	-£17,706,153	-£17,642,371	-£17,190,261	-£18,439,419	-£17,915,090
15%	75%	-£23,047,645	-£22,358,288	-£22,261,051	-£21,871,794	-£23,459,498	-£22,672,003
20%	75%	-£27,929,839	-£27,010,630	-£26,891,980	-£25,961,971	-£28,477,576	-£27,428,916
25%	75%	-£32,811,734	-£31,662,972	-£31,500,909	-£30,352,147	-£33,496,654	-£32,185,829
30%	75%	-£37,693,827	-£36,315,313	-£36,120,838	-£34,742,324	-£38,515,732	-£36,942,743
35%	75%	-£42,575,921	-£40,967,654	-£40,740,767	-£39,132,501	-£43,534,810	-£41,699,687
40%	75%	-£47,458,015	-£45,619,996	-£45,390,696	-£43,522,678	-£48,552,888	-£46,458,570
45%	75%	-£52,340,110	-£50,272,338	-£50,026,625	-£47,912,854	-£53,572,967	-£51,213,483
50%	75%	-£57,222,203	-£54,924,680	-£54,690,254	-£52,303,091	-£58,592,045	-£55,979,396
10%	60%	-£17,046,717	-£17,188,187	-£17,498,850	-£16,776,473	-£18,353,096	-£17,933,603
15%	60%	-£22,917,444	-£22,561,633	-£22,042,248	-£20,930,437	-£23,328,967	-£22,699,772
20%	60%	-£27,789,171	-£26,957,755	-£26,589,243	-£25,118,828	-£28,304,869	-£27,485,941
25%	60%	-£32,660,898	-£30,346,878	-£30,136,238	-£29,299,219	-£33,280,770	-£32,232,111
30%	60%	-£37,542,624	-£34,735,001	-£34,533,232	-£33,417,809	-£38,256,671	-£36,989,800
35%	60%	-£42,424,351	-£39,123,124	-£38,920,227	-£37,657,000	-£43,232,573	-£41,764,580
40%	60%	-£47,306,078	-£43,514,248	-£44,777,222	-£41,888,392	-£48,208,474	-£46,530,619
45%	60%	-£52,187,804	-£47,905,370	-£48,341,217	-£46,115,735	-£53,184,376	-£51,286,780
50%	60%	-£57,069,531	-£52,292,493	-£53,871,211	-£50,195,174	-£58,160,277	-£56,062,958

**LB SOUTHWARK HOUSING POLICY VIABILITY STUDY**

Site typology 7

CIL Zone 3  
Value Area High

No Units 450  
Site Area 2.61 Ha

Sales value inflation 10%  
Build cost inflation 5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£24,886,563	£24,886,563	£24,886,563	£24,886,563	£24,886,563	£24,886,563
10%	71%	£13,888,410	£14,480,078	£14,278,003	£14,869,871	£13,729,092	£14,118,686
15%	71%	£8,450,420	£9,338,320	£9,035,210	£9,922,711	£8,207,256	£8,786,234
20%	71%	£2,931,774	£4,134,464	£3,723,705	£4,526,395	£2,607,928	£3,399,860
25%	71%	£2,628,897	£1,100,946	£1,622,792	£4,842	£-3,040,325	£-2,034,220
30%	71%	£8,237,517	£6,403,977	£7,030,192	£5,196,651	£8,731,230	£7,523,905
35%	71%	£13,946,137	£11,707,007	£12,437,991	£10,298,460	£14,422,138	£13,013,500
40%	71%	£19,454,757	£17,010,037	£17,844,390	£15,400,270	£20,113,042	£18,503,275
45%	71%	£25,063,378	£22,313,068	£23,252,390	£20,502,079	£25,803,948	£23,992,960
50%	71%	£30,671,999	£27,616,098	£28,039,788	£25,603,888	£31,494,853	£29,482,644
100%	71%	£98,768,201	£90,840,400	£92,733,793	£76,821,982	£98,403,911	£84,370,463
10%	75%	£13,835,308	£14,353,017	£14,244,381	£14,762,091	£13,695,905	£14,104,978
15%	75%	£8,369,186	£9,147,731	£8,954,776	£9,761,341	£8,156,662	£8,775,673
20%	75%	£2,623,834	£3,676,193	£3,655,362	£4,707,716	£2,640,469	£3,371,967
25%	75%	£2,766,029	£1,429,072	£1,709,619	£3,727,662	£-3,126,028	£-2,069,618
30%	75%	£8,402,075	£6,797,727	£7,134,384	£5,530,036	£8,834,074	£7,566,382
35%	75%	£14,038,121	£12,166,383	£12,589,148	£10,687,409	£14,542,121	£13,063,147
40%	75%	£19,674,169	£17,533,039	£17,963,913	£15,844,782	£20,256,167	£18,559,911
45%	75%	£25,310,215	£22,903,693	£23,408,677	£21,002,156	£25,958,213	£24,056,676
50%	75%	£30,946,261	£28,272,349	£28,833,441	£26,159,529	£31,666,260	£29,553,440
60%	75%	£14,358,334	£14,885,649	£14,385,593	£14,913,328	£13,325,293	£14,162,549
15%	60%	£8,705,706	£9,948,209	£9,196,594	£10,439,097	£8,369,159	£8,862,028
20%	60%	£3,277,182	£4,960,947	£3,942,405	£5,626,170	£2,823,798	£3,489,020
25%	60%	£2,190,075	£-50,945	£1,344,948	£781,403	£2,786,074	£-1,920,946
30%	60%	£7,710,931	£5,143,975	£5,695,778	£4,129,827	£9,402,199	£7,397,076
35%	60%	£13,231,787	£10,237,005	£12,048,608	£9,053,825	£14,038,186	£12,855,006
40%	60%	£18,752,643	£15,330,035	£17,400,438	£13,977,830	£19,674,241	£18,322,037
45%	60%	£24,273,499	£20,422,065	£22,732,282	£18,807,834	£25,310,207	£23,789,067
50%	60%	£29,794,355	£25,516,095	£28,104,099	£23,825,839	£30,946,353	£29,256,097

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£210,379,488	£210,379,488	£210,379,488	£210,379,488	£210,379,488	£210,379,488
10%	71%	£221,170,641	£220,788,973	£220,788,973	£221,398,389	£221,398,389	£220,947,395
15%	71%	£226,616,910	£225,727,750	£226,030,941	£226,143,339	£226,859,795	£226,299,817
20%	71%	£232,134,276	£230,931,587	£231,342,346	£230,139,656	£232,458,122	£231,668,190
25%	71%	£237,694,947	£236,196,997	£236,608,843	£235,160,892	£238,109,375	£237,100,271
30%	71%	£243,293,597	£241,420,027	£241,832,043	£240,262,747	£241,729,256	£240,766,665
35%	71%	£248,918,188	£246,773,058	£247,503,641	£245,964,511	£248,488,186	£247,079,941
40%	71%	£254,520,808	£252,076,088	£252,911,041	£250,468,320	£255,179,093	£253,569,325
45%	71%	£260,129,428	£257,379,118	£258,216,440	£256,568,139	£260,869,999	£259,059,010
50%	71%	£265,740,049	£262,682,148	£263,320,839	£260,869,959	£266,560,604	£264,648,665
100%	71%	£321,824,252	£315,712,451	£317,799,833	£311,688,032	£323,469,962	£319,445,543
10%	75%	£221,230,743	£220,713,033	£220,821,970	£220,303,959	£221,370,145	£220,967,072
15%	75%	£226,896,865	£225,681,274	£226,361,274	£225,304,719	£227,309,399	£226,903,378
20%	75%	£232,242,217	£231,189,863	£231,410,686	£230,358,335	£232,525,581	£231,694,054
25%	75%	£237,832,079	£236,495,123	£236,775,669	£235,438,713	£238,102,079	£237,135,669
30%	75%	£243,468,126	£241,883,178	£242,260,434	£240,596,085	£243,300,125	£242,332,433
35%	75%	£249,104,172	£247,232,639	£247,825,198	£246,753,469	£249,038,171	£247,969,168
40%	75%	£254,740,219	£252,601,089	£253,049,963	£250,910,833	£255,318,218	£254,252,362
45%	75%	£260,376,266	£257,969,744	£258,474,728	£256,068,207	£261,024,264	£259,122,727
50%	75%	£266,012,312	£263,338,600	£263,893,402	£261,225,659	£266,733,310	£264,810,691
10%	60%	£221,007,716	£220,179,381	£220,680,458	£219,852,122	£221,230,761	£220,903,502
15%	60%	£226,340,345	£225,117,842	£225,869,456	£224,626,954	£226,696,892	£226,204,023
20%	60%	£231,789,868	£230,105,103	£231,123,948	£229,439,880	£232,242,252	£231,577,030
25%	60%	£237,236,129	£235,116,698	£235,410,998	£234,284,046	£237,832,124	£236,969,697
30%	60%	£242,776,982	£240,210,026	£241,762,829	£239,195,873	£243,468,180	£242,454,027
35%	60%	£248,297,838	£245,305,055	£247,114,659	£244,119,876	£249,104,236	£247,921,057
40%	60%	£253,818,693	£250,396,086	£252,466,469	£250,043,891	£254,740,291	£253,389,967
45%	60%	£259,339,550	£255,489,115	£257,818,319	£253,967,885	£260,376,347	£258,856,117
50%	60%	£264,860,406	£260,582,146	£263,170,150	£258,891,860	£266,012,404	£264,322,147

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£184,418,128	£184,418,128	£184,418,128	£184,418,128	£184,418,128	£184,418,128
10%	71%	£175,013,281	£174,421,612	£174,623,687	£174,032,019	£175,172,589	£174,783,004
15%	71%	£180,457,550	£179,583,370	£179,886,481	£178,978,979	£180,694,434	£180,105,456
20%	71%	£185,899,819	£184,797,295	£185,177,295	£184,291,160	£185,791,295	£185,202,317
25%	71%	£191,339,207	£190,002,636	£190,524,482	£188,996,532	£191,942,015	£190,935,510
30%	71%	£196,779,595	£195,305,667	£195,931,882	£194,088,341	£197,632,290	£196,425,595
35%	71%	£202,219,983	£200,608,697	£201,239,281	£199,200,151	£203,323,826	£201,915,280
40%	71%	£207,660,371	£205,911,727	£206,746,680	£204,301,960	£209,014,352	£207,404,846
45%	71%	£213,100,760	£211,214,758	£212,154,080	£209,403,769	£214,705,638	£212,894,650
50%	71%	£218,541,149	£216,517,788	£217,561,479	£214,505,579	£220,399,543	£218,394,335
100%	71%	£275,025,891	£270,548,093	£271,635,173	£265,823,872	£277,309,601	£273,311,963
10%	75%	£185,066,382	£184,548,673	£184,657,309	£184,159,599	£185,205,785	£184,706,712
15%	75%	£180,532,504	£179,753,959	£179,916,914	£179,140,349	£180,745,028	£180,126,017
20%	75%	£186,077,856	£185,025,302	£185,246,328	£184,193,974	£186,361,221	£185,529,693
25%	75%	£191,622,208	£190,309,762	£190,591,729	£189,211,399	£192,027,714	£190,971,167
30%	75%	£197,167,560	£195,699,417	£196,036,074	£194,431,728	£197,735,764	£196,468,072
35%	75%	£202,712,912	£201,068,073	£201,460,938	£199,589,999	£203,443,811	£201,984,837
40%	75%	£208,258,264	£206,360,295	£206,852,809	£204,885,143	£209,148,473	£207,481,189
45%	75%	£213,803,616	£211,665,515	£212,310,368	£209,903,846	£214,859,903	£212,958,366
50%	75%	£219,348,968	£217,174,039	£217,735,132	£215,961,219	£220,567,950	£218,456,130
10%	60%	£174,643,356	£174,010,021	£174,516,098	£173,687,762	£175,085,400	£174,739,141
15%	60%	£180,188,708	£179,343,461	£179,850,539	£178,462,655	£180,533,532	£179,686,264
20%	60%	£185,734,060	£183,940,743	£184,356,285	£183,275,520	£186,077,664	£185,412,670
25%	60%	£191,279,412	£189,925,635	£190,246,638	£188,120,287	£191,667,764	£190,822,636
30%	60%	£196,824,764	£195,986,468	£196,596,468	£193,001,612	£197,303,628	£196,289,866
35%	60%	£202,370,116	£199,138,686	£200,350,298	£197,955,916	£202,939,676	£201,756,686
40%	60%	£207,915,468	£204,231,725	£206,302,129	£202,879,520	£208,575,931	£207,223,727
45%	60%	£213,460,820	£209,324,755	£211,653,999	£207,803,529	£214,211,897	£212,690,757
50%	60%	£219,006,172	£214,417,785	£217,005,789	£212,727,529	£219,846,043	£218,157,787

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£83,840,821	£83,840,821	£83,840,821	£83,840,821	£83,840,821	£83,840,821
10%	71%	£94,338,974	£94,041,296	£94,293,381	£93,657,713	£94,788,291	£94,498,698
15%	71%	£100,077,243	£99,189,063	£99,492,174	£98,604,673	£100,320,128	£99,731,150
20%	71%	£105,816,512	£104,392,920	£104,803,679	£103,600,989	£105,919,455	£105,127,523
25%	71%	£111,555,781	£109,628,330	£110,150,176	£108,622,226	£111,587,708	£110,581,804
30%	71%	£117,295,050	£114,871,360	£115,157,376	£113,724,035	£117,256,013	£116,051,289
35%	71%	£123,034,319	£120,234,391	£120,964,974	£118,825,844	£122,949,520	£121,540,

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£47,463,044	-£47,463,044	-£47,463,044	-£47,463,044	-£47,463,044	-£47,463,044
10%	71%	-£50,261,197	-£57,689,539	-£57,671,694	-£57,679,938	-£58,445,516	-£58,030,921
15%	71%	-£63,636,466	-£62,811,266	-£63,114,397	-£62,226,869	-£63,942,359	-£63,553,373
20%	71%	-£69,217,832	-£68,015,142	-£68,425,901	-£67,223,211	-£69,541,678	-£68,749,746
25%	71%	-£74,778,503	-£73,259,553	-£73,772,399	-£72,244,448	-£75,193,931	-£74,193,827
30%	71%	-£80,387,123	-£78,553,363	-£79,139,598	-£77,949,258	-£80,899,836	-£79,670,147
35%	71%	-£86,055,744	-£83,858,614	-£84,587,197	-£82,448,067	-£86,571,742	-£85,163,196
40%	71%	-£91,804,364	-£89,159,643	-£89,994,597	-£87,549,876	-£92,282,648	-£90,822,881
45%	71%	-£97,612,985	-£94,462,674	-£95,401,996	-£92,651,686	-£97,993,554	-£96,142,596
50%	71%	-£103,493,606	-£99,765,705	-£100,809,395	-£97,753,495	-£103,844,460	-£101,632,251
100%	71%	-£158,907,807	-£152,796,007	-£154,883,389	-£148,771,589	-£160,553,517	-£158,529,099
10%	75%	-£58,314,299	-£57,796,589	-£57,995,226	-£57,387,515	-£58,453,701	-£58,044,628
15%	75%	-£63,769,421	-£63,091,878	-£63,184,630	-£62,998,266	-£63,923,944	-£63,373,934
20%	75%	-£69,255,773	-£68,273,419	-£68,494,244	-£67,441,890	-£69,609,137	-£68,777,610
25%	75%	-£74,815,635	-£73,878,679	-£73,899,225	-£72,922,269	-£75,275,634	-£74,219,225
30%	75%	-£80,351,681	-£78,947,333	-£79,283,980	-£77,679,642	-£80,963,681	-£79,715,968
35%	75%	-£86,017,728	-£84,315,989	-£84,708,154	-£82,837,016	-£86,691,727	-£85,212,753
40%	75%	-£91,823,775	-£89,684,645	-£90,133,519	-£87,994,389	-£92,399,773	-£90,709,517
45%	75%	-£97,659,821	-£95,053,300	-£95,558,284	-£93,151,762	-£98,107,820	-£96,206,282
50%	75%	-£103,569,868	-£100,421,956	-£100,933,945	-£98,299,126	-£103,815,868	-£101,733,946
10%	60%	-£58,091,272	-£57,262,937	-£57,764,014	-£56,935,678	-£58,314,317	-£57,967,058
15%	60%	-£63,443,900	-£62,201,398	-£62,953,012	-£61,710,509	-£63,780,447	-£63,287,579
20%	60%	-£68,812,425	-£67,188,659	-£67,927,202	-£66,525,436	-£69,255,808	-£68,690,586
25%	60%	-£74,206,950	-£72,294,554	-£73,094,554	-£71,868,033	-£74,815,889	-£74,070,567
30%	60%	-£79,630,538	-£77,203,582	-£78,048,384	-£76,729,248	-£80,551,736	-£79,537,583
35%	60%	-£85,081,394	-£82,389,611	-£83,198,215	-£81,203,432	-£86,187,792	-£85,094,613
40%	60%	-£90,560,249	-£87,179,333	-£88,150,045	-£86,127,438	-£91,823,847	-£90,471,666
45%	60%	-£96,073,105	-£92,572,671	-£94,901,875	-£91,051,441	-£97,459,903	-£95,858,673
50%	60%	-£101,643,962	-£97,665,701	-£100,253,706	-£96,975,445	-£103,055,959	-£101,465,703

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£31,668,414	-£31,668,414	-£31,668,414	-£31,668,414	-£31,668,414	-£31,668,414
10%	71%	-£31,293,697	-£30,702,229	-£30,504,304	-£30,312,636	-£31,453,214	-£31,063,621
15%	71%	-£36,732,166	-£35,843,986	-£36,147,097	-£35,259,596	-£36,975,051	-£36,386,073
20%	71%	-£42,250,533	-£41,047,843	-£41,458,602	-£40,255,912	-£42,574,378	-£41,782,446
25%	71%	-£47,849,900	-£45,265,699	-£45,669,959	-£44,267,169	-£48,157,705	-£47,216,677
30%	71%	-£53,482,823	-£49,508,284	-£49,921,496	-£48,279,958	-£53,729,032	-£52,706,212
35%	71%	-£59,152,444	-£53,789,314	-£54,193,897	-£52,480,767	-£59,290,443	-£58,195,897
40%	71%	-£64,863,064	-£58,112,344	-£58,387,297	-£56,882,577	-£64,841,854	-£63,686,582
45%	71%	-£70,608,685	-£62,485,374	-£62,434,697	-£60,684,386	-£70,325,259	-£69,175,206
50%	71%	-£76,384,306	-£66,798,405	-£66,582,085	-£64,786,195	-£75,741,660	-£74,864,951
100%	71%	-£131,940,508	-£126,826,707	-£127,916,090	-£121,804,269	-£133,596,218	-£129,561,890
10%	75%	-£31,346,959	-£30,820,290	-£30,937,026	-£30,420,215	-£31,466,402	-£31,072,328
15%	75%	-£36,813,121	-£35,034,576	-£35,197,531	-£34,420,966	-£37,025,645	-£36,406,634
20%	75%	-£42,358,473	-£39,308,119	-£39,546,345	-£38,474,591	-£42,641,838	-£41,810,310
25%	75%	-£47,948,335	-£43,611,379	-£43,891,926	-£42,854,969	-£48,208,335	-£47,251,925
30%	75%	-£53,578,197	-£47,860,036	-£48,181,609	-£47,122,942	-£53,756,832	-£52,746,669
35%	75%	-£59,242,428	-£52,148,689	-£52,541,454	-£50,889,716	-£59,274,427	-£58,245,454
40%	75%	-£64,945,475	-£56,471,345	-£56,895,219	-£54,927,089	-£64,724,474	-£63,742,218
45%	75%	-£70,683,522	-£60,736,000	-£61,168,664	-£58,184,463	-£70,140,530	-£69,236,983
50%	75%	-£76,452,569	-£65,000,656	-£65,415,748	-£61,341,938	-£75,548,569	-£74,735,747
10%	60%	-£31,123,972	-£30,295,637	-£30,796,714	-£29,968,378	-£31,347,017	-£31,019,758
15%	60%	-£36,476,601	-£34,524,088	-£34,955,713	-£34,143,210	-£36,813,148	-£36,320,279
20%	60%	-£41,869,129	-£38,721,902	-£39,129,902	-£38,326,136	-£42,168,676	-£41,693,286
25%	60%	-£47,312,382	-£42,933,252	-£43,254,254	-£42,400,904	-£47,548,389	-£47,103,253
30%	60%	-£52,803,238	-£47,105,282	-£47,379,085	-£46,512,129	-£52,924,496	-£52,570,283
35%	60%	-£58,338,195	-£51,248,312	-£51,469,945	-£50,623,162	-£58,300,603	-£57,946,056
40%	60%	-£63,917,949	-£55,371,342	-£55,582,745	-£54,730,137	-£63,665,547	-£63,304,343
45%	60%	-£69,538,806	-£59,485,371	-£59,694,576	-£58,844,141	-£69,022,604	-£68,671,373
50%	60%	-£75,197,662	-£63,599,402	-£63,798,406	-£62,958,146	-£74,328,660	-£74,038,464

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£5,367,806	£5,367,806	£5,367,806	£5,367,806	£5,367,806	£5,367,806
10%	71%	-£3,830,347	-£3,238,679	-£3,440,754	-£2,849,086	-£3,989,664	-£3,600,071
15%	71%	-£9,268,616	-£8,380,436	-£8,683,547	-£7,796,045	-£9,511,500	-£9,022,523
20%	71%	-£14,786,982	-£13,584,292	-£13,965,051	-£12,792,362	-£14,710,826	-£14,316,896
25%	71%	-£20,347,653	-£18,819,703	-£19,341,549	-£17,813,598	-£20,759,081	-£19,752,977
30%	71%	-£25,956,273	-£24,122,733	-£24,748,948	-£22,915,408	-£26,449,986	-£25,242,662
35%	71%	-£31,604,894	-£29,425,764	-£30,159,347	-£28,017,217	-£32,140,892	-£30,732,347
40%	71%	-£37,293,514	-£34,728,793	-£35,563,747	-£33,119,026	-£37,831,798	-£36,222,031
45%	71%	-£42,982,134	-£40,031,824	-£40,971,146	-£38,220,836	-£43,522,703	-£41,711,716
50%	71%	-£48,690,755	-£45,334,855	-£45,378,545	-£43,322,645	-£49,213,610	-£47,701,401
100%	71%	-£104,476,958	-£98,365,167	-£104,457,939	-£94,940,738	-£106,122,668	-£100,098,246
10%	75%	-£3,383,440	-£3,365,739	-£3,474,376	-£2,956,665	-£4,022,851	-£3,613,778
15%	75%	-£9,349,571	-£8,571,026	-£8,733,980	-£7,957,416	-£9,962,094	-£9,343,694
20%	75%	-£14,904,923	-£13,842,569	-£14,063,394	-£13,011,040	-£15,178,267	-£14,346,760
25%	75%	-£20,484,785	-£19,147,829	-£19,428,375	-£18,091,419	-£20,844,784	-£19,788,375
30%	75%	-£26,120,831	-£24,516,483	-£24,853,140	-£23,248,792	-£26,552,831	-£25,285,139
35%	75%	-£31,756,878	-£29,885,139	-£30,277,904	-£28,406,166	-£32,260,877	-£30,781,904
40%	75%	-£37,392,925	-£35,253,795	-£35,702,669	-£33,663,539	-£37,968,923	-£36,273,667
45%	75%	-£43,028,971	-£40,622,450	-£41,127,434	-£38,720,912	-£43,676,970	-£41,775,432
50%	75%	-£48,665,018	-£45,991,108	-£46,592,198	-£43,876,998	-£49,385,018	-£47,779,198
10%	60%	-£3,060,422	-£2,832,087	-£3,333,064	-£2,804,826	-£3,983,346	-£3,598,203
15%	60%	-£8,013,051	-£7,770,548	-£8,222,162	-£7,279,659	-£9,340,596	-£8,856,729
20%	60%	-£14,441,575	-£12,757,809	-£13,776,352	-£12,092,686	-£14,894,958	-£14,229,736
25%	60%	-£19,908,832	-£17,769,702	-£18,063,704	-£16,937,953	-£20,484,830	-£19,639,703
30%	60%	-£25,429,688	-£22,862,732	-£24,415,534	-£21,948,579	-£26,100,886	-£25,106,733
35%	60%	-£30,950,544	-£27,955,761	-£29,767,365	-£26,772,582	-£31,756,942	-£30,573,763
40%	60%	-£36,471,399	-£33,048,792	-£35,119,195	-£31,696,586	-£37,392,997	-£36,040,793
45%	60%	-£41,992,255	-£38,141,821	-£40,471,025	-£36,620,591	-£43,029,053	-£41,507,823
50%	60%	-£47,513,112	-£43,234,851	-£45,822,856	-£41,544,586	-£48,665,109	-£46,974,853

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£48,298,222	-£48,298,222	-£48,298,222	-£48,298,222	-£48,298,222	-£48,298,222
10%	71%	-£59,094,375	-£58,502,707	-£58,704,782	-£58,113,114	-£59,253,693	-£58,864,009
15%	71%	-£66,634,946	-£65,844,466	-£65,987,576	-£65,396,074	-£66,775,329	-£66,186,551
20%	71%	-£70,051,011	-£68,848,321	-£69,259,080	-£68,558,390	-£70,374,857	-£69,582,925
25%	71%	-£75,811,682	-£74,083,731	-£74,695,577	-£73,977,627	-£76,923,110	-£75,077,005
30%	71%	-£81,220,302	-£79,369,783	-£80,112,677	-£79,179,436	-£81,714,016	-£80,536,890
35%	71%	-£86,828,922	-£84,889,782	-£85,420,376	-£83,281,246	-£87,404,921	-£85,996,375
40%	71%	-£92,437,542	-£89,992,822	-£90,827,775	-£88,383,050	-£93,095,827	-£91,486,060
45%	71%	-£98,046,163	-£95,295,853	-£96,235,175	-£94,484,864	-£98,786,733	-£96,975,745
50%	71%	-£103,654,783	-£100,598,883	-£101,642,373	-£99,586,674	-£104,477,638	-£102,465,430
100%	71%	-£159,740,886	-£153,829,185	-£155,716,588	-£149,804,767	-£161,386,696	-£157,382,278
10%	75%	-£59,147,477	-£59,629,768	-£59,738,404	-£59,220,894	-£59,289,880	-£59,877,607
15%	75%	-£64,813,599	-£63,833,054	-£63,989,093	-£63,221,444	-£64,826,123	-£64,207,112
20%	75%	-£70,158,951	-£69,106,597	-£69,327,423	-£68,275,069	-£70,442,316	-£69,610,768
25%	75%	-£75,748,814	-£74,411,857	-£74,692,404	-£73,355,447	-£76,108,813	-£75,052,403
30%	75%	-£81,384,880	-£79,780,512	-£80,177,169	-£78,512,821	-£81,815,859	-£80,549,167
35%	75%	-£87,020,906	-£85,149,168	-£85,541,933	-£83,670,194	-£87,524,906	-£86,045,902
40%	75%	-£92,656,954	-£90,517,824	-£90,956,698	-£88,827,568	-£93,232,952	-£91,542,696
45%	75%	-£98,293,000	-£95,888,478	-£96,391,463	-£94,384,941	-£98,940,998	-£97,039,461
50%	75%	-£103,929,046	-£101,258,134	-£101,816,226	-£99,142,314	-£104,649,048	-£102,536,225
10%	60%	-£58,924,451	-£58,096,116	-£58,597,192	-£57,768,857	-£59,147,455	-£58,820,236
15%	60%	-£64,277,079	-£63,034,576	-£63,786,191	-£62,543,688	-£64,613,680	-£64,120,757
20%	60%	-£69,795,603	-£68,021,838	-£68,040,380	-£67,258,615	-£70,158,987	-£69,493,785
25%	60%	-£75,380,692	-£73,857,932	-£74,367,619	-£73,129,808	-£75,468,659	-£74,903,731
30%	60%	-£80,993,716	-£79,126,760	-£79,679,563	-£77,112,607	-£81,384,915	-£80,370,761
35%	60%	-£86,214,573	-£83,219,790	-£83,031,393	-£82,036,811	-£87,020,971	-£85,837,781
40%	60%	-£91,735,428	-£88,312,820	-£88,383,223	-£86,880,615	-£92,857,026	-£91,304,822
45%	60%	-£97,426,284	-£93,405,854	-£93,486,054	-£91,884,819	-£98,893,952	-£96,771,852
50%	60%	-£102,777,140	-£98,498,880	-£101,086,884	-£96,808,624	-£103,929,138	-£102,238,882

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£19,858,487	-£19,858,487	-£19,858,487	-£19,858,487	-£19,858,487	-£19,858,487
10%	71%	-£21,903,560	-£20,711,922	-£20,913,997	-£20,322,329	-£21,462,907	-£21,073,314
15%	71%	-£26,741,859	-£25,853,679	-£26,156,790	-£25,269,288	-£26,984,744	-£26,395,766
20%	71%	-£32,280,225	-£31,057,536	-£31,462,295	-£30,265,606	-£32,584,071	-£31,792,139
25%	71%	-£37,698,886	-£36,262,946	-£36,814,192	-£35,296,941	-£37,226,324	-£36,637,941
30%	71%	-£43,428,518	-£41,565,976	-£42,222,192	-£40,388,651	-£43,923,229	-£42,715,905
35%	71%	-£49,038,137	-£47,699,007	-£47,699,590	-£45,480,460	-£49,614,135	-£48,205,590
40%	71%	-£54,858,757	-£53,298,990	-£53,298,990	-£50,992,269	-£55,695,942	-£53,686,214
45%	71%	-£60,255,378	-£57,505,067	-£58,444,389	-£55,694,079	-£60,995,948	-£59,184,959
50%	71%	-£65,893,998	-£62,808,098	-£63,851,788	-£60,795,888	-£66,695,853	-£64,674,644
100%	71%	-£121,950,201	-£116,858,400	-£117,829,782	-£111,813,081	-£122,995,911	-£119,577,692
10%	75%	-£21,356,892	-£20,836,982	-£20,947,619	-£20,429,809	-£21,468,659	-£21,087,107
15%	75%	-£26,822,814	-£26,044,269	-£26,207,223	-£25,430,659	-£27,035,317	-£26,416,327
20%	75%	-£32,368,166	-£31,315,812	-£31,536,637	-£30,484,283	-£32,651,530	-£31,820,003
25%	75%	-£37,958,028	-£36,621,072	-£36,916,618	-£35,954,662	-£38,318,028	-£37,261,618
30%	75%	-£43,594,072	-£41,965,712	-£42,336,363	-£40,792,038	-£44,026,076	-£42,758,038
35%	75%	-£49,230,121	-£47,358,382	-£47,751,147	-£46,879,409	-£49,734,120	-£48,255,147
40%	75%	-£54,866,189	-£52,727,038	-£53,175,212	-£51,036,782	-£55,442,167	-£53,751,911
45%	75%	-£60,502,246	-£58,056,692	-£58,500,617	-£56,139,156	-£61,150,213	-£59,246,676
50%	75%	-£66,138,263	-£63,464,349	-£64,025,441	-£61,351,529	-£66,855,259	-£64,745,440
10%	60%	-£21,133,665	-£20,305,330	-£20,806,407	-£19,978,071	-£21,356,710	-£21,029,451
15%	60%	-£26,486,296	-£25,243,791	-£25,955,405	-£24,752,903	-£26,822,841	-£26,329,972
20%	60%	-£31,914,819	-£30,231,956	-£30,812,566	-£29,565,829	-£32,368,201	-£31,702,919
25%	60%	-£37,382,075	-£35,242,945	-£35,536,947	-£34,410,697	-£37,958,073	-£37,112,946
30%	60%	-£42,902,931	-£40,335,975	-£41,898,776	-£39,321,822	-£43,594,129	-£42,579,976
35%	60%	-£48,486,296	-£45,056,692	-£45,600,617	-£44,265,825	-£49,284,129	-£48,047,006
40%	60%	-£53,944,642	-£50,322,035	-£52,592,438	-£49,169,830	-£54,866,240	-£53,514,036
45%	60%	-£59,485,498	-£55,815,064	-£57,044,268	-£54,093,834	-£60,502,296	-£58,981,066
50%	60%	-£64,986,355	-£60,798,095	-£63,298,099	-£59,617,839	-£66,138,352	-£64,488,098

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£6,967,806	£6,967,806	£6,967,806	£6,967,806	£6,967,806	£6,967,806
10%	71%	£3,830,347	£3,238,679	£3,440,754	£2,849,086	£3,089,604	£3,600,071
15%	71%	£9,386,616	£8,399,436	£9,083,547	£7,796,045	£9,511,500	£8,922,523
20%	71%	£14,786,982	£13,584,292	£13,995,051	£12,792,362	£15,110,828	£14,318,896
25%	71%	£20,347,653	£18,819,703	£19,341,549	£17,813,598	£20,759,081	£19,752,977
30%	71%	£25,995,273	£24,122,733	£24,748,948	£22,915,408	£26,449,986	£25,242,662
35%	71%	£31,664,894	£29,426,764	£30,156,347	£28,017,217	£32,140,892	£30,732,347
40%	71%	£37,173,514	£34,728,793	£35,563,747	£33,119,026	£37,831,798	£36,222,031
45%	71%	£42,782,135	£40,031,824	£40,971,146	£38,220,836	£43,522,705	£41,711,718
50%	71%	£48,390,755	£45,334,855	£46,378,545	£43,322,646	£49,213,610	£47,201,401
100%	71%	£104,476,958	£98,363,157	£100,452,539	£94,340,738	£106,122,658	£102,068,249
10%	75%	£3,883,449	£3,365,739	£3,474,376	£2,956,665	£4,022,851	£3,613,778
15%	75%	£9,349,571	£8,571,026	£9,733,880	£7,857,416	£9,962,094	£9,843,094
20%	75%	£14,894,923	£13,842,569	£14,083,394	£13,011,040	£15,178,297	£14,346,760
25%	75%	£20,484,785	£19,147,829	£19,428,375	£18,091,419	£20,844,784	£19,788,755
30%	75%	£26,120,831	£24,516,483	£24,853,140	£23,248,792	£26,552,831	£25,285,139
35%	75%	£31,756,878	£29,885,139	£30,277,904	£28,406,168	£32,260,877	£30,781,984
40%	75%	£37,392,925	£35,253,795	£35,702,669	£33,563,539	£37,968,923	£36,278,667
45%	75%	£43,028,971	£40,622,450	£41,127,434	£38,720,912	£43,676,970	£41,775,432
50%	75%	£48,665,018	£45,991,106	£46,552,198	£43,878,298	£49,385,018	£47,272,198
10%	60%	£3,860,427	£2,832,087	£3,333,164	£2,894,839	£3,883,467	£3,556,208
15%	60%	£9,013,051	£7,770,548	£8,522,162	£7,279,659	£9,340,598	£8,856,729
20%	60%	£14,441,675	£12,757,809	£13,776,352	£12,092,588	£14,894,958	£14,229,736
25%	60%	£19,908,832	£17,769,702	£18,963,704	£16,837,853	£20,484,830	£19,639,703
30%	60%	£25,428,889	£22,862,732	£24,415,534	£21,846,578	£26,106,896	£25,105,543
35%	60%	£30,950,544	£27,955,761	£29,787,365	£26,772,582	£31,756,942	£30,573,763
40%	60%	£36,471,399	£33,048,792	£35,119,195	£31,696,586	£37,392,997	£36,040,793
45%	60%	£41,992,255	£38,141,821	£40,441,026	£36,620,591	£43,029,053	£41,507,863
50%	60%	£47,513,112	£43,234,851	£45,822,856	£41,544,595	£48,665,109	£46,974,853

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 7

CIL Zone 3  
Value Area Med

No Units 450  
Site Area 2.61 Ha

Sales value inflation 10%  
Build cost inflation 5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£15,736,529	£15,736,529	£15,736,529	£15,736,529	£15,736,529	£15,736,529
10%	71%	£5,647,320	£6,183,552	£6,116,640	£6,652,871	£5,410,764	£5,880,084
15%	71%	£550,436	£1,354,836	£1,254,469	£2,058,816	£195,656	£399,635
20%	71%	£4,820,898	£3,530,694	£3,666,706	£2,576,703	£5,701,547	£4,147,556
25%	71%	£9,800,888	£8,438,383	£8,608,398	£7,245,895	£10,401,950	£9,209,460
30%	71%	£14,981,078	£13,346,072	£13,550,091	£11,915,086	£15,702,352	£14,271,365
35%	71%	£20,267	£18,253,761	£18,491,793	£16,984,277	£21,022,754	£20,333,299
40%	71%	£25,341,457	£23,161,451	£23,433,475	£21,253,469	£26,303,157	£24,395,174
45%	71%	£30,521,648	£28,069,140	£28,375,168	£25,922,860	£31,603,559	£29,457,078
50%	71%	£35,701,838	£32,976,829	£33,316,860	£30,591,652	£36,903,960	£34,516,983
100%	71%	£87,903,739	£66,053,721	£67,733,793	£77,493,764	£89,307,984	£85,138,029
10%	75%	£5,589,882	£6,058,884	£6,082,468	£6,551,670	£5,382,696	£5,875,482
15%	75%	£464,033	£1,167,836	£1,203,211	£1,907,016	£153,554	£392,732
20%	75%	£4,337,865	£3,784,105	£3,736,168	£4,224,414	£3,158,801	£4,156,911
25%	75%	£9,947,339	£8,755,147	£8,695,225	£7,503,034	£10,473,267	£9,221,154
30%	75%	£15,156,819	£13,726,189	£13,654,283	£12,223,653	£15,787,934	£14,285,398
35%	75%	£20,366,290	£18,097,231	£18,613,340	£16,844,273	£21,102,599	£19,349,641
40%	75%	£25,576,779	£23,863,277	£23,672,307	£21,684,892	£26,417,265	£24,413,613
45%	75%	£30,785,259	£28,639,315	£28,531,456	£26,385,511	£31,731,932	£28,478,127
50%	75%	£35,994,739	£33,610,357	£33,490,513	£31,106,130	£37,048,597	£34,542,370
60%	60%	£5,313,133	£6,225,989	£6,225,989	£6,076,113	£5,800,382	£6,994,181
15%	60%	£827,150	£1,953,236	£1,418,493	£2,544,579	£330,383	£921,726
20%	60%	£4,245,783	£2,719,778	£3,444,431	£1,918,426	£4,918,972	£4,117,620
25%	60%	£9,332,245	£7,424,739	£8,330,554	£3,423,048	£10,173,731	£9,172,040
30%	60%	£14,418,706	£12,129,699	£13,216,677	£10,527,970	£15,428,489	£14,226,461
35%	60%	£19,505,167	£16,834,659	£18,102,801	£15,432,292	£20,683,248	£19,280,881
40%	60%	£24,591,629	£21,539,619	£22,988,924	£19,936,914	£25,938,006	£24,335,302
45%	60%	£29,678,091	£26,244,579	£27,875,924	£24,441,536	£31,192,765	£29,389,723
50%	60%	£34,764,552	£30,949,539	£32,761,170	£28,946,159	£36,447,524	£34,444,143

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£219,329,522	£219,329,522	£219,329,522	£219,329,522	£219,329,522	£219,329,522
10%	71%	£228,493,787	£228,493,787	£228,493,787	£228,493,787	£228,493,787	£228,493,787
15%	71%	£234,515,551	£233,711,214	£233,311,582	£233,007,234	£234,870,395	£234,166,416
20%	71%	£239,686,749	£238,586,745	£238,732,757	£237,642,753	£240,167,597	£239,218,607
25%	71%	£244,859,938	£243,504,434	£243,674,449	£242,311,945	£245,498,000	£244,275,511
30%	71%	£249,994,128	£248,412,123	£248,615,142	£246,815,142	£250,768,402	£249,537,416
35%	71%	£255,127,318	£253,918,912	£253,557,934	£251,650,327	£256,068,804	£254,399,320
40%	71%	£260,260,508	£258,227,502	£258,499,526	£256,319,519	£261,369,207	£259,491,225
45%	71%	£265,393,698	£262,135,191	£262,441,218	£260,968,710	£266,669,609	£264,523,129
50%	71%	£270,526,889	£266,043,679	£266,362,910	£264,957,406	£271,970,011	£269,565,034
100%	71%	£322,569,789	£317,119,771	£317,799,833	£312,349,815	£324,974,035	£320,204,080
10%	75%	£229,476,358	£229,007,195	£228,953,593	£228,514,380	£229,693,355	£229,190,569
15%	75%	£234,609,548	£233,869,214	£233,663,840	£233,159,036	£234,912,497	£234,310,611
20%	75%	£239,742,738	£238,805,155	£238,802,218	£237,848,465	£240,224,652	£239,222,961
25%	75%	£244,875,928	£243,821,187	£243,761,275	£242,569,084	£245,539,318	£244,287,205
30%	75%	£250,009,118	£248,732,239	£248,720,334	£247,269,703	£250,853,964	£249,351,448
35%	75%	£255,142,308	£253,763,919	£253,679,391	£252,110,923	£256,169,615	£254,415,613
40%	75%	£260,276,498	£258,734,323	£258,638,448	£256,730,943	£261,483,318	£259,479,334
45%	75%	£265,410,688	£263,705,265	£263,597,505	£261,451,562	£266,797,982	£264,544,178
50%	75%	£270,544,878	£268,676,697	£268,558,963	£269,172,181	£272,112,648	£269,598,021
10%	60%	£229,234,200	£228,483,566	£228,840,062	£228,089,338	£229,565,468	£229,171,240
15%	60%	£234,368,391	£233,112,814	£233,647,557	£232,521,471	£234,735,667	£234,144,324
20%	60%	£239,502,582	£237,785,829	£238,510,482	£236,984,476	£239,665,023	£239,183,670
25%	60%	£244,636,773	£242,466,989	£243,396,098	£241,696,098	£245,239,782	£244,289,080
30%	60%	£249,770,964	£247,195,750	£248,282,738	£245,963,720	£250,494,540	£249,292,511
35%	60%	£254,905,155	£251,900,799	£253,168,851	£250,488,343	£255,749,299	£254,346,931
40%	60%	£260,039,346	£256,696,870	£258,054,975	£255,003,984	£261,004,067	£259,491,362
45%	60%	£265,173,537	£261,510,629	£262,941,097	£259,507,587	£266,258,816	£264,455,773
50%	60%	£270,307,728	£266,324,380	£267,827,221	£264,012,209	£271,513,975	£269,510,193

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£173,185,151	£173,185,151	£173,185,151	£173,185,151	£173,185,151	£173,185,151
10%	71%	£183,254,370	£182,718,138	£182,785,050	£182,248,819	£183,490,295	£183,021,606
15%	71%	£188,321,201	£187,546,854	£187,647,222	£186,842,874	£189,709,634	£189,002,055
20%	71%	£193,388,032	£192,432,365	£192,668,397	£191,478,393	£194,003,237	£193,093,246
25%	71%	£198,454,863	£197,340,073	£197,510,088	£196,147,585	£199,303,600	£198,111,150
30%	71%	£203,521,694	£202,247,782	£202,451,781	£200,816,778	£204,604,042	£203,173,055
35%	71%	£208,588,525	£207,155,491	£207,383,473	£205,485,967	£209,904,444	£208,204,869
40%	71%	£213,654,356	£212,063,200	£212,335,165	£210,155,159	£215,204,844	£213,336,864
45%	71%	£218,720,187	£216,970,909	£217,276,858	£214,824,350	£220,505,249	£218,358,768
50%	71%	£223,786,018	£221,878,619	£222,218,550	£219,493,542	£225,805,651	£223,420,674
100%	71%	£276,409,438	£270,955,411	£271,635,373	£268,165,455	£278,809,614	£273,039,719
10%	75%	£183,312,008	£182,842,806	£182,919,222	£182,350,020	£183,518,994	£183,026,208
15%	75%	£188,378,839	£187,733,854	£187,698,479	£186,994,678	£188,748,137	£188,098,358
20%	75%	£193,444,670	£192,685,795	£192,671,983	£191,864,105	£194,060,291	£193,058,601
25%	75%	£198,510,501	£197,596,810	£197,596,810	£196,404,724	£198,374,559	£197,166,869
30%	75%	£203,576,332	£202,627,879	£202,555,973	£201,125,343	£204,689,624	£203,187,088
35%	75%	£208,642,163	£207,598,921	£207,515,030	£205,945,963	£210,004,289	£208,291,331
40%	75%	£213,708,000	£212,569,963	£212,510,968	£211,210,968	£216,315,949	£214,000,614
45%	75%	£218,773,831	£217,541,005	£217,433,148	£215,287,201	£222,633,622	£218,379,817
50%	75%	£223,839,662	£222,512,047	£222,392,203	£220,907,820	£228,948,287	£223,444,061
10%	60%	£183,069,930	£182,319,295	£182,675,791	£181,924,977	£183,401,108	£183,006,880
15%	60%	£188,135,761	£187,463,197	£187,463,197	£186,357,111	£188,357,111	£187,863,889
20%	60%	£193,201,592	£192,590,640	£192,346,121	£190,820,118	£193,820,662	£193,019,310
25%	60%	£198,267,423	£197,326,429	£197,232,244	£195,334,738	£199,075,421	£198,073,730
30%	60%	£203,333,254	£201,103,380	£202,116,367	£199,829,369	£204,339,178	£203,128,151
35%	60%	£208,400,085	£205,736,349	£207,094,911	£204,333,082	£209,584,938	£208,182,571
40%	60%	£213,466,916	£211,441,309	£211,860,614	£208,838,604	£214,839,696	£213,236,992
45%	60%	£218,533,747	£215,146,289	£216,776,377	£213,343,229	£220,094,546	£218,291,413
50%	60%	£223,600,578	£219,851,239	£221,662,861	£217,847,869	£225,349,235	£223,346,838

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£92,790,855	£92,790,855	£92,790,855	£92,790,855	£92,790,855	£92,790,855
10%	71%	£102,860,084	£102,343,892	£102,410,344	£101,874,513	£103,116,620	£102,687,800
15%	71%	£107,926,894	£107,172,548	£107,272,915	£106,468,568	£108,331,728	£107,627,749
20%	71%	£113,000,104	£112,058,078	£112,194,090	£111,104,086	£113,628,930	£112,674,940
25%	71%	£118,073,314	£116,943,608	£117,135,782	£115,723,278	£118,929,333	£117,736,844
30%	71%	£123,146,524	£121,829,138	£122,077,475	£120,442,469	£124,229,735	£122,788,749
35%	71%	£128,219,734	£126,714,668	£127,019,167	£125,111,660	£129,530,137	£127,860,653

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£56,413,077	-£56,413,077	-£56,413,077	-£56,413,077	-£56,413,077	-£56,413,077
10%	71%	-£56,502,287	-£56,988,056	-£56,502,287	-£56,988,056	-£56,738,843	-£56,283,523
15%	71%	-£71,609,117	-£70,794,770	-£70,896,138	-£70,990,780	-£71,953,951	-£71,249,972
20%	71%	-£76,770,305	-£75,880,301	-£75,816,313	-£74,726,309	-£77,251,153	-£76,297,163
25%	71%	-£81,950,494	-£80,987,990	-£80,798,005	-£79,395,501	-£82,551,358	-£81,359,067
30%	71%	-£87,130,684	-£85,055,679	-£84,699,608	-£84,084,032	-£87,851,563	-£86,420,272
35%	71%	-£92,310,874	-£90,403,368	-£90,641,390	-£88,733,883	-£93,152,360	-£91,482,876
40%	71%	-£97,491,064	-£95,311,057	-£95,583,081	-£93,403,075	-£98,452,763	-£96,544,781
45%	71%	-£102,671,255	-£100,218,746	-£100,526,774	-£98,072,266	-£103,753,165	-£101,806,885
50%	71%	-£107,851,444	-£105,126,435	-£105,466,468	-£102,741,458	-£109,053,567	-£106,858,990
100%	71%	-£159,653,344	-£154,203,327	-£154,883,389	-£149,433,371	-£162,057,561	-£161,287,635
10%	75%	-£66,559,825	-£66,090,722	-£66,087,138	-£65,597,936	-£66,768,611	-£66,274,125
15%	75%	-£71,739,874	-£70,981,770	-£70,988,395	-£70,242,991	-£71,966,053	-£71,256,895
20%	75%	-£76,919,923	-£75,933,711	-£75,885,774	-£74,832,021	-£77,308,208	-£76,306,517
25%	75%	-£82,099,972	-£80,904,753	-£80,844,831	-£79,652,840	-£82,822,874	-£81,370,761
30%	75%	-£87,279,021	-£85,815,745	-£85,803,889	-£84,373,299	-£87,831,540	-£86,435,004
35%	75%	-£92,459,070	-£90,846,837	-£90,792,947	-£89,093,878	-£93,252,205	-£91,486,247
40%	75%	-£97,639,119	-£95,817,879	-£95,722,004	-£93,814,498	-£98,566,872	-£96,563,490
45%	75%	-£102,819,168	-£100,788,921	-£100,881,062	-£98,535,118	-£103,881,538	-£101,627,733
50%	75%	-£107,999,217	-£105,759,963	-£105,843,119	-£103,255,737	-£109,198,203	-£106,891,977
10%	60%	-£66,317,846	-£65,567,122	-£65,923,818	-£65,172,894	-£66,640,024	-£66,254,796
15%	60%	-£71,497,895	-£70,196,370	-£70,713,113	-£69,605,027	-£71,819,223	-£71,227,890
20%	60%	-£76,677,944	-£74,895,385	-£75,594,038	-£74,088,032	-£77,088,579	-£76,267,226
25%	60%	-£81,857,993	-£79,474,435	-£80,481,180	-£78,172,858	-£82,332,333	-£81,321,146
30%	60%	-£87,037,042	-£84,279,306	-£85,386,284	-£83,077,276	-£87,578,098	-£86,376,067
35%	60%	-£92,217,091	-£89,084,205	-£90,252,407	-£87,581,899	-£92,832,855	-£91,430,487
40%	60%	-£97,397,140	-£93,893,238	-£95,138,521	-£92,088,520	-£98,087,613	-£96,484,988
45%	60%	-£102,577,189	-£98,704,185	-£100,024,653	-£96,591,143	-£103,342,372	-£101,539,329
50%	60%	-£107,757,238	-£103,509,148	-£104,910,777	-£101,085,765	-£108,597,131	-£106,593,743

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£44,449,778	-£44,449,778	-£44,449,778	-£44,449,778	-£44,449,778	-£44,449,778
10%	71%	-£46,534,987	-£46,998,755	-£46,985,667	-£46,528,436	-£46,771,543	-£46,302,223
15%	71%	-£48,620,196	-£48,227,471	-£48,227,838	-£48,123,491	-£48,866,651	-£48,282,672
20%	71%	-£49,803,005	-£48,713,001	-£48,849,013	-£47,759,010	-£49,293,853	-£49,329,863
25%	71%	-£50,985,814	-£49,609,605	-£49,760,705	-£47,286,202	-£49,584,256	-£49,398,266
30%	71%	-£52,168,623	-£50,528,379	-£50,732,398	-£46,807,992	-£50,884,659	-£50,453,672
35%	71%	-£53,351,432	-£51,438,068	-£51,674,090	-£46,326,583	-£51,185,060	-£50,515,576
40%	71%	-£54,534,241	-£52,347,758	-£52,619,782	-£45,845,175	-£51,485,463	-£50,577,481
45%	71%	-£55,717,050	-£53,257,447	-£53,557,474	-£45,363,768	-£51,785,865	-£50,639,285
50%	71%	-£56,899,859	-£54,167,137	-£54,495,166	-£44,882,360	-£52,086,267	-£50,701,090
100%	71%	-£132,686,045	-£127,238,027	-£127,916,090	-£122,468,071	-£135,060,201	-£130,330,336
10%	75%	-£39,067,574	-£39,123,423	-£39,093,339	-£38,630,636	-£39,709,611	-£39,306,625
15%	75%	-£44,247,623	-£44,014,470	-£43,979,096	-£43,275,291	-£44,028,753	-£44,289,575
20%	75%	-£49,427,672	-£48,968,474	-£48,918,474	-£47,964,721	-£49,340,908	-£49,339,217
25%	75%	-£54,607,721	-£53,933,454	-£53,877,552	-£52,685,940	-£54,655,574	-£54,489,464
30%	75%	-£59,787,770	-£58,908,434	-£58,852,650	-£57,405,959	-£60,010,240	-£59,467,701
35%	75%	-£64,967,819	-£63,879,538	-£63,795,647	-£62,126,580	-£66,284,908	-£64,531,948
40%	75%	-£70,147,868	-£68,850,580	-£68,754,704	-£66,847,199	-£71,599,572	-£69,596,190
45%	75%	-£75,327,917	-£73,821,622	-£73,713,762	-£71,567,818	-£76,914,238	-£74,660,434
50%	75%	-£80,507,966	-£78,792,664	-£78,672,820	-£76,288,437	-£82,228,904	-£79,724,677
10%	60%	-£39,330,548	-£38,599,822	-£38,956,318	-£38,205,594	-£39,881,724	-£39,287,496
15%	60%	-£44,510,597	-£43,229,071	-£43,763,814	-£42,637,727	-£44,851,924	-£44,260,580
20%	60%	-£49,690,646	-£47,904,098	-£48,603,598	-£47,100,732	-£50,101,279	-£49,256,927
25%	60%	-£54,870,695	-£52,607,045	-£53,512,860	-£51,605,355	-£55,356,038	-£54,354,346
30%	60%	-£59,050,744	-£57,313,006	-£58,398,984	-£56,109,976	-£60,610,796	-£59,408,767
35%	60%	-£64,230,793	-£62,018,967	-£63,084,087	-£60,614,999	-£65,865,555	-£64,483,187
40%	60%	-£69,410,842	-£66,724,928	-£67,811,231	-£65,119,220	-£71,120,313	-£69,517,608
45%	60%	-£74,590,891	-£71,428,889	-£72,557,354	-£69,623,843	-£76,375,072	-£74,572,029
50%	60%	-£79,770,940	-£76,131,848	-£77,943,477	-£74,128,465	-£81,629,837	-£79,626,449

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,982,227	-£1,982,227	-£1,982,227	-£1,982,227	-£1,982,227	-£1,982,227
10%	71%	-£12,071,437	-£11,535,205	-£11,602,117	-£11,065,886	-£12,307,993	-£11,838,673
15%	71%	-£17,168,267	-£16,363,920	-£16,464,288	-£15,859,940	-£17,824,101	-£16,819,122
20%	71%	-£22,265,097	-£21,240,451	-£21,365,463	-£20,295,459	-£22,820,329	-£21,866,313
25%	71%	-£27,361,927	-£26,157,140	-£26,327,155	-£24,964,651	-£28,120,708	-£26,928,217
30%	71%	-£32,458,757	-£31,064,829	-£31,268,848	-£29,633,842	-£33,421,108	-£31,990,122
35%	71%	-£37,555,587	-£35,971,518	-£36,210,540	-£34,303,033	-£38,721,510	-£37,052,026
40%	71%	-£42,652,417	-£40,888,207	-£41,152,232	-£38,972,225	-£44,021,913	-£42,115,931
45%	71%	-£47,749,247	-£45,794,896	-£46,093,924	-£43,641,416	-£49,322,315	-£47,175,835
50%	71%	-£52,846,077	-£50,701,585	-£51,035,616	-£48,310,608	-£54,622,717	-£52,237,740
100%	71%	-£105,222,466	-£99,727,477	-£104,457,639	-£95,007,821	-£107,626,741	-£100,688,765
10%	75%	-£12,120,075	-£11,659,872	-£11,636,289	-£11,167,086	-£12,336,061	-£11,843,275
15%	75%	-£17,254,724	-£16,550,920	-£16,515,545	-£15,811,741	-£17,585,203	-£16,826,025
20%	75%	-£22,389,373	-£21,502,961	-£21,454,924	-£20,801,171	-£22,877,359	-£21,873,687
25%	75%	-£27,524,022	-£26,473,903	-£26,413,981	-£25,221,790	-£28,168,024	-£26,939,911
30%	75%	-£32,658,671	-£31,444,945	-£31,373,040	-£29,942,409	-£33,506,690	-£32,004,154
35%	75%	-£37,793,320	-£36,415,987	-£36,332,097	-£34,663,029	-£38,821,356	-£37,068,398
40%	75%	-£42,927,969	-£41,387,029	-£41,291,184	-£39,383,646	-£44,136,022	-£42,132,640
45%	75%	-£48,062,618	-£46,358,071	-£46,250,212	-£44,104,268	-£49,445,688	-£47,196,883
50%	75%	-£53,197,267	-£51,329,113	-£51,209,269	-£48,824,887	-£54,755,353	-£52,261,127
10%	60%	-£11,886,996	-£11,130,272	-£11,492,768	-£10,742,044	-£12,218,174	-£11,823,946
15%	60%	-£16,981,006	-£15,765,520	-£15,900,263	-£15,174,177	-£17,388,373	-£16,797,030
20%	60%	-£22,076,016	-£20,438,535	-£20,633,188	-£19,637,182	-£22,637,729	-£21,836,376
25%	60%	-£27,171,026	-£25,143,495	-£25,049,310	-£24,141,805	-£27,892,488	-£26,890,796
30%	60%	-£32,266,036	-£29,848,456	-£29,935,434	-£28,646,426	-£33,147,246	-£31,945,217
35%	60%	-£37,361,046	-£34,553,415	-£34,621,557	-£33,151,049	-£38,402,005	-£36,999,637
40%	60%	-£42,456,056	-£39,258,376	-£39,307,681	-£37,655,670	-£43,656,763	-£42,054,058
45%	60%	-£47,551,066	-£43,963,335	-£44,090,803	-£42,160,993	-£48,911,522	-£47,108,479
50%	60%	-£52,646,076	-£48,668,296	-£48,679,927	-£46,664,816	-£54,166,281	-£52,162,898

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

E27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-557,246,256	-557,246,256	-557,246,256	-557,246,256	-557,246,256	-557,246,256
10%	71%	-167,336,465	-166,799,233	-166,966,145	-166,929,914	-167,572,021	-167,102,701
15%	71%	-272,432,249	-271,627,949	-271,727,317	-271,623,969	-272,781,129	-272,053,166
20%	71%	-377,603,483	-376,513,479	-376,649,491	-375,559,488	-376,084,332	-377,130,341
25%	71%	-482,783,673	-481,421,168	-481,591,183	-480,228,880	-483,384,735	-482,192,245
30%	71%	-587,963,863	-586,339,857	-586,532,876	-584,897,871	-588,885,137	-587,254,150
35%	71%	-693,144,053	-691,256,546	-691,474,568	-689,567,062	-693,985,539	-692,316,054
40%	71%	-798,324,242	-796,144,236	-796,416,260	-794,236,254	-799,285,942	-797,377,959
45%	71%	-903,504,433	-901,051,925	-901,357,953	-898,995,445	-904,586,344	-902,439,863
50%	71%	-1,008,684,623	-1,005,960,614	-1,006,299,645	-1,003,574,637	-1,008,886,746	-1,007,501,768
100%	71%	-1,160,486,523	-1,155,036,506	-1,155,716,568	-1,150,266,549	-1,162,880,769	-1,158,120,614
10%	75%	-167,393,103	-166,923,901	-166,900,317	-166,831,115	-167,800,089	-167,107,303
15%	75%	-272,418,759	-271,814,949	-271,779,874	-271,675,769	-272,929,231	-272,090,053
20%	75%	-377,720,643	-376,765,890	-376,718,953	-375,765,199	-376,141,986	-377,139,696
25%	75%	-482,930,124	-481,737,032	-481,678,010	-480,485,819	-483,456,052	-482,203,939
30%	75%	-588,139,604	-586,708,974	-586,637,068	-585,206,438	-588,770,719	-587,268,163
35%	75%	-693,349,084	-691,690,016	-691,596,125	-689,927,058	-694,385,384	-692,332,426
40%	75%	-798,558,564	-796,651,058	-796,555,162	-794,647,677	-799,400,050	-797,366,668
45%	75%	-903,769,044	-901,622,100	-901,514,241	-899,398,296	-904,714,717	-902,460,912
50%	75%	-1,008,977,524	-1,006,683,142	-1,006,475,268	-1,004,088,815	-1,009,025,682	-1,007,585,166
10%	60%	-537,151,024	-536,400,300	-536,758,706	-536,006,072	-537,482,249	-537,037,916
15%	60%	-642,331,214	-641,029,549	-641,584,292	-640,438,206	-642,652,402	-642,061,059
20%	60%	-747,511,404	-745,702,583	-746,427,216	-744,901,211	-747,901,767	-747,100,405
25%	60%	-852,691,594	-850,403,339	-851,313,539	-849,606,639	-852,806,516	-852,154,325
30%	60%	-957,871,784	-955,112,454	-956,199,462	-954,910,455	-957,411,274	-957,209,246
35%	60%	-1,062,051,974	-1,059,817,444	-1,060,586,568	-1,058,415,077	-1,063,666,033	-1,062,263,666
40%	60%	-1,167,232,164	-1,164,522,404	-1,165,971,708	-1,163,910,699	-1,167,316,087	-1,167,316,087
45%	60%	-1,272,412,354	-1,269,227,384	-1,271,428,833	-1,269,424,321	-1,273,428,833	-1,273,428,833
50%	60%	-1,377,592,544	-1,373,932,324	-1,375,743,955	-1,373,028,944	-1,377,430,309	-1,377,430,309

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

E13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-119,466,478	-119,466,478	-119,466,478	-119,466,478	-119,466,478	-119,466,478
10%	71%	-29,544,680	-29,008,448	-29,075,360	-28,538,129	-29,781,236	-29,311,916
15%	71%	-44,641,510	-43,837,163	-43,937,531	-43,133,183	-44,996,344	-44,292,365
20%	71%	-59,738,340	-58,722,694	-58,858,706	-57,768,702	-60,093,546	-59,339,556
25%	71%	-74,835,170	-73,636,968	-73,801,998	-72,437,894	-74,401,466	-73,811,466
30%	71%	-89,932,000	-88,538,072	-88,742,091	-87,107,085	-90,094,351	-89,463,365
35%	71%	-105,028,830	-103,445,761	-103,683,783	-101,776,276	-103,194,751	-102,525,269
40%	71%	-120,125,660	-118,352,451	-118,645,475	-116,448,468	-118,405,156	-117,881,714
45%	71%	-135,222,490	-132,661,139	-132,987,169	-130,114,659	-132,795,550	-132,449,078
50%	71%	-150,319,320	-147,168,828	-147,508,858	-144,783,851	-147,950,960	-147,710,983
100%	71%	-192,095,238	-187,245,720	-187,925,782	-182,475,769	-192,099,994	-190,630,039
10%	75%	-29,544,680	-29,133,115	-29,109,132	-28,640,839	-29,806,944	-29,316,016
15%	75%	-44,641,510	-43,824,163	-43,988,789	-43,284,984	-45,038,448	-44,299,268
20%	75%	-59,738,340	-58,978,104	-59,028,167	-57,974,414	-60,350,601	-59,348,910
25%	75%	-74,835,170	-73,887,476	-73,987,288	-72,880,826	-74,866,261	-74,411,466
30%	75%	-89,932,000	-88,918,188	-88,948,293	-87,415,852	-90,579,933	-89,477,397
35%	75%	-105,028,830	-103,889,230	-103,805,340	-102,126,272	-104,294,599	-103,541,641
40%	75%	-120,125,660	-118,860,272	-118,784,397	-116,859,892	-118,809,265	-118,095,883
45%	75%	-135,222,490	-132,831,314	-132,724,495	-130,577,611	-133,323,931	-132,670,127
50%	75%	-150,319,320	-147,802,356	-147,682,512	-145,298,130	-147,238,507	-146,734,370
10%	60%	-29,544,680	-29,008,448	-29,075,360	-28,538,129	-29,691,417	-29,297,189
15%	60%	-44,641,510	-43,837,163	-43,937,531	-43,133,183	-44,996,344	-44,292,365
20%	60%	-59,738,340	-58,722,694	-58,858,706	-57,768,702	-60,093,546	-59,339,556
25%	60%	-74,835,170	-73,636,968	-73,801,998	-72,437,894	-74,401,466	-73,811,466
30%	60%	-89,932,000	-88,538,072	-88,742,091	-87,107,085	-90,094,351	-89,463,365
35%	60%	-105,028,830	-103,445,761	-103,683,783	-101,776,276	-103,194,751	-102,525,269
40%	60%	-120,125,660	-118,352,451	-118,645,475	-116,448,468	-118,405,156	-117,881,714
45%	60%	-135,222,490	-132,661,139	-132,987,169	-130,114,659	-132,795,550	-132,449,078
50%	60%	-150,319,320	-147,168,828	-147,508,858	-144,783,851	-147,950,960	-147,710,983
100%	60%	-192,095,238	-187,245,720	-187,925,782	-182,475,769	-192,099,994	-190,630,039
10%	60%	-29,544,680	-29,008,448	-29,075,360	-28,538,129	-29,691,417	-29,297,189
15%	60%	-44,641,510	-43,837,163	-43,937,531	-43,133,183	-44,996,344	-44,292,365
20%	60%	-59,738,340	-58,722,694	-58,858,706	-57,768,702	-60,093,546	-59,339,556
25%	60%	-74,835,170	-73,636,968	-73,801,998	-72,437,894	-74,401,466	-73,811,466
30%	60%	-89,932,000	-88,538,072	-88,742,091	-87,107,085	-90,094,351	-89,463,365
35%	60%	-105,028,830	-103,445,761	-103,683,783	-101,776,276	-103,194,751	-102,525,269
40%	60%	-120,125,660	-118,352,451	-118,645,475	-116,448,468	-118,405,156	-117,881,714
45%	60%	-135,222,490	-132,661,139	-132,987,169	-130,114,659	-132,795,550	-132,449,078
50%	60%	-150,319,320	-147,168,828	-147,508,858	-144,783,851	-147,950,960	-147,710,983
100%	60%	-192,095,238	-187,245,720	-187,925,782	-182,475,769	-192,099,994	-190,630,039

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

E6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-1,982,227	-1,982,227	-1,982,227	-1,982,227	-1,982,227	-1,982,227
10%	71%	-112,071,437	-111,535,205	-111,602,117	-111,065,886	-112,307,993	-111,838,673
15%	71%	-171,168,267	-170,363,920	-170,464,288	-169,559,940	-171,523,101	-171,019,122
20%	71%	-230,264,457	-229,149,451	-229,285,463	-228,295,459	-230,420,303	-229,866,313
25%	71%	-289,360,647	-287,971,140	-288,327,155	-286,984,651	-289,120,706	-288,928,217
30%	71%	-348,456,837	-346,829,829	-347,268,848	-345,633,842	-347,421,108	-346,990,122
35%	71%	-407,553,027	-405,679,518	-406,210,540	-404,309,533	-406,110,912	-405,050,066
40%	71%	-466,649,217	-464,480,207	-465,152,232	-463,072,225	-464,921,913	-464,113,911
45%	71%	-525,745,407	-523,311,898	-524,093,923	-521,841,416	-523,322,315	-522,175,835
50%	71%	-584,841,597	-582,149,389	-583,096,548	-580,810,908	-582,822,717	-581,237,740
100%	71%	-1,058,222,495	-1,053,722,477	-1,054,523,530	-1,050,022,521	-1,057,626,741	-1,052,856,785
10%	75%	-112,129,075	-111,659,872	-111,636,289	-111,167,086	-112,336,061	-111,843,275
15%	75%	-171,254,724	-170,550,920	-170,515,245	-169,811,741	-171,585,203	-171,026,025
20%	75%	-230,380,373	-229,502,961	-229,454,624	-228,701,121	-230,877,358	-229,877,667
25%	75%	-289,506,022	-288,373,003	-288,413,981	-287,221,790	-289,192,024	-288,939,911
30%	75%	-348,631,671	-347,244,945	-347,373,040	-346,129,409	-347,506,690	-346,904,154
35%	75%	-407,757,320	-406,145,987	-406,332,087	-404,683,028	-406,381,356	-405,063,398
40%	75%	-466,882,969	-464,987,029	-465,291,154	-463,583,948	-464,136,022	-463,132,640
45%	75%	-525,008,618	-523,358,071	-523,750,212	-521,104,268	-523,450,688	-522,196,883
50%	75%	-584,134,267	-581,229,113	-581,709,269	-579,029,887	-581,765,353	-580,261,127
10%	60%	-111,886,996	-111,136,272	-111,149,768	-110,742,044	-112,218,174	-111,822,946
15%	60%	-171,011,645	-170,060,606	-170,100,263	-169,174,177	-171,388,373	-170,797,500
20%	60%	-230,147,294	-229,038,535	-229,163,188	-228,237,182	-230,637,729	-229,836,376
25%	60%	-289,282,943	-287,943,485	-288,049,310	-287,141,805	-289,892,486	-289,090,796
30%	60%	-348,418,592	-346,846,456	-347,035,434	-345,466,426	-347,147,246	-346,345,217
35%	60%	-407,554,241	-405,753,415	-405,912,557	-404,351,049	-406,300,637	-405,399,637
40%	60%	-466,690,890	-464,658,376	-464,707,681	-463,655,670	-464,686,765	-463,054,058
45%	60%	-525,826,539	-523,563,335	-523,593,803	-522,580,295	-524,311,522	-523,108,437
50%	60%	-584,962,188	-582,468,296	-582,479,927	-581,464,915	-583,166,281	-582,162,899

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 7		CIL Zone	3
		Value Area	Low
No Units	450	Sales value inflation	10%
Site Area	2.61 Ha	Build cost inflation	5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£2,094,592	£2,094,592	£2,094,592	£2,094,592	£2,094,592	£2,094,592
10%	71%	£6,946,240	£6,500,506	£6,357,413	£5,911,680	£7,315,032	£6,726,206
15%	71%	£11,483,760	£10,815,183	£10,610,346	£9,831,944	£12,036,973	£11,153,733
20%	71%	£16,021,330	£15,129,861	£14,833,777	£13,952,209	£16,758,914	£15,581,251
25%	71%	£20,558,874	£19,444,539	£19,086,808	£17,972,473	£21,480,854	£20,008,789
30%	71%	£25,096,419	£23,759,216	£23,329,941	£21,992,738	£26,202,795	£24,436,317
35%	71%	£29,633,963	£28,073,893	£27,673,072	£26,013,002	£30,924,736	£28,863,844
40%	71%	£34,171,508	£32,388,571	£31,816,203	£30,033,266	£35,646,677	£33,291,372
45%	71%	£38,709,052	£36,703,249	£36,059,335	£34,053,531	£40,368,617	£37,718,899
50%	71%	£43,246,598	£41,017,926	£40,302,467	£38,073,795	£45,090,558	£42,146,427
100%	71%	£98,922,045	£94,164,702	£93,433,793	£78,276,439	£97,308,969	£96,421,704
10%	75%	£7,010,412	£6,620,394	£6,392,144	£6,002,127	£7,333,105	£6,714,837
15%	75%	£11,580,042	£10,995,017	£10,652,642	£10,067,615	£12,064,082	£11,136,680
20%	75%	£15,989,674	£15,369,639	£14,913,136	£14,133,103	£16,786,059	£15,559,595
25%	75%	£20,390,304	£19,744,260	£19,173,635	£18,198,591	£21,526,037	£19,980,368
30%	75%	£24,790,934	£24,118,882	£23,434,132	£22,264,079	£26,257,014	£24,402,211
35%	75%	£29,191,564	£28,493,504	£27,694,629	£26,329,568	£30,987,991	£28,824,054
40%	75%	£33,592,194	£32,868,126	£31,955,126	£30,395,058	£35,718,968	£33,245,899
45%	75%	£37,992,824	£37,242,748	£36,215,622	£34,460,543	£40,449,945	£37,667,742
50%	75%	£42,393,454	£41,617,370	£40,476,120	£38,526,032	£45,180,922	£42,089,585
60%	60%	£35,479,892	£35,116,852	£35,245,276	£35,622,248	£37,243,199	£36,762,585
15%	60%	£11,175,750	£10,239,717	£10,433,839	£9,497,797	£11,950,223	£11,208,302
20%	60%	£15,610,629	£14,362,573	£14,621,401	£13,373,345	£16,643,247	£15,654,019
25%	60%	£20,045,499	£18,485,429	£18,808,964	£17,248,894	£21,336,271	£20,099,737
30%	60%	£24,480,369	£22,608,285	£22,995,527	£21,124,443	£26,029,296	£24,545,453
35%	60%	£28,915,239	£26,731,140	£27,184,090	£24,999,991	£30,722,319	£28,991,170
40%	60%	£33,350,107	£30,853,995	£31,371,651	£28,875,540	£35,415,344	£33,436,888
45%	60%	£37,784,977	£34,976,851	£35,559,214	£32,751,089	£40,108,367	£37,883,695
50%	60%	£42,219,847	£39,099,707	£39,746,777	£36,626,636	£44,801,392	£42,328,322

Residual Land values compared to benchmark land values  
Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£232,971,458	£232,971,458	£232,971,458	£232,971,458	£232,971,458	£232,971,458
10%	71%	£240,977,730	£241,463,968	£240,977,730	£240,977,730	£240,977,730	£241,782,267
15%	71%	£248,549,835	£248,881,234	£248,549,835	£248,549,835	£248,549,835	£249,219,784
20%	71%	£256,121,940	£256,195,912	£256,121,940	£256,121,940	£256,121,940	£256,647,312
25%	71%	£263,694,045	£263,510,593	£263,694,045	£263,694,045	£263,694,045	£264,079,840
30%	71%	£271,266,150	£271,081,871	£271,266,150	£271,266,150	£271,266,150	£271,702,368
35%	71%	£278,838,255	£278,653,549	£278,838,255	£278,838,255	£278,838,255	£279,327,896
40%	71%	£286,410,360	£286,228,223	£286,410,360	£286,410,360	£286,410,360	£287,053,424
45%	71%	£293,982,465	£293,802,897	£293,982,465	£293,982,465	£293,982,465	£293,678,952
50%	71%	£301,554,570	£301,377,570	£301,554,570	£301,554,570	£301,554,570	£301,303,480
60%	60%	£250,150,000	£250,150,000	£250,150,000	£250,150,000	£250,150,000	£250,150,000
10%	75%	£252,042,453	£251,898,445	£252,042,453	£252,042,453	£252,042,453	£251,780,988
15%	75%	£256,846,093	£256,601,967	£256,846,093	£256,846,093	£256,846,093	£256,532,412
20%	75%	£261,649,733	£261,307,491	£261,649,733	£261,649,733	£261,649,733	£261,343,836
25%	75%	£266,453,373	£266,012,991	£266,453,373	£266,453,373	£266,453,373	£266,149,260
30%	75%	£271,257,013	£270,718,491	£271,257,013	£271,257,013	£271,257,013	£270,954,684
35%	75%	£276,060,653	£275,523,991	£276,060,653	£276,060,653	£276,060,653	£275,760,108
40%	75%	£280,864,293	£280,328,491	£280,864,293	£280,864,293	£280,864,293	£280,565,532
45%	75%	£285,667,933	£285,132,991	£285,667,933	£285,667,933	£285,667,933	£285,370,956
50%	75%	£290,471,573	£290,037,491	£290,471,573	£290,471,573	£290,471,573	£290,176,380
60%	60%	£240,070,000	£240,070,000	£240,070,000	£240,070,000	£240,070,000	£240,070,000
10%	75%	£242,064,093	£241,819,591	£242,064,093	£242,064,093	£242,064,093	£241,819,591
15%	75%	£246,867,733	£246,523,091	£246,867,733	£246,867,733	£246,867,733	£246,523,091
20%	75%	£251,671,373	£251,327,591	£251,671,373	£251,671,373	£251,671,373	£251,327,591
25%	75%	£256,475,013	£256,133,091	£256,475,013	£256,475,013	£256,475,013	£256,133,091
30%	75%	£261,278,653	£260,934,591	£261,278,653	£261,278,653	£261,278,653	£260,934,591
35%	75%	£266,082,293	£265,739,091	£266,082,293	£266,082,293	£266,082,293	£265,739,091
40%	75%	£270,885,933	£270,543,591	£270,885,933	£270,885,933	£270,885,933	£270,543,591
45%	75%	£275,689,573	£275,348,091	£275,689,573	£275,689,573	£275,689,573	£275,348,091
50%	75%	£280,493,213	£280,152,591	£280,493,213	£280,493,213	£280,493,213	£280,152,591
60%	60%	£230,090,000	£230,090,000	£230,090,000	£230,090,000	£230,090,000	£230,090,000
10%	75%	£232,084,093	£231,839,591	£232,084,093	£232,084,093	£232,084,093	£231,839,591
15%	75%	£236,887,733	£236,543,091	£236,887,733	£236,887,733	£236,887,733	£236,543,091
20%	75%	£241,691,373	£241,347,591	£241,691,373	£241,691,373	£241,691,373	£241,347,591
25%	75%	£246,495,013	£246,152,091	£246,495,013	£246,495,013	£246,495,013	£246,152,091
30%	75%	£251,298,653	£250,956,591	£251,298,653	£251,298,653	£251,298,653	£250,956,591
35%	75%	£256,102,293	£255,761,091	£256,102,293	£256,102,293	£256,102,293	£255,761,091
40%	75%	£260,905,933	£260,565,591	£260,905,933	£260,905,933	£260,905,933	£260,565,591
45%	75%	£265,709,573	£265,370,091	£265,709,573	£265,709,573	£265,709,573	£265,370,091
50%	75%	£270,513,213	£270,174,591	£270,513,213	£270,513,213	£270,513,213	£270,174,591
60%	60%	£220,110,000	£220,110,000	£220,110,000	£220,110,000	£220,110,000	£220,110,000

Residual Land values compared to benchmark land values  
Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£195,877,038	£195,877,038	£195,877,038	£195,877,038	£195,877,038	£195,877,038
10%	71%	£195,847,930	£195,402,196	£195,259,104	£194,813,370	£196,216,722	£195,627,896
15%	71%	£200,385,475	£199,716,873	£199,502,236	£198,833,634	£200,939,683	£200,055,423
20%	71%	£204,923,020	£204,031,551	£203,815,889	£203,145,889	£205,889,634	£204,463,653
25%	71%	£209,460,565	£208,346,229	£207,988,468	£206,874,916	£210,382,544	£208,910,479
30%	71%	£213,998,110	£212,660,906	£212,231,631	£210,894,428	£215,104,485	£213,338,007
35%	71%	£218,535,655	£216,975,583	£216,474,762	£214,914,692	£219,826,426	£217,765,534
40%	71%	£223,073,199	£221,286,261	£221,117,693	£219,834,957	£224,548,367	£222,162,062
45%	71%	£227,610,744	£225,604,939	£224,961,025	£222,955,221	£229,270,307	£226,650,589
50%	71%	£232,148,288	£229,919,616	£229,204,157	£226,975,485	£233,992,248	£231,048,117
100%	71%	£277,325,735	£277,325,735	£277,325,735	£277,325,735	£277,325,735	£277,325,735
10%	75%	£195,912,102	£195,522,085	£195,293,634	£194,903,817	£196,234,772	£195,616,527
15%	75%	£200,481,733	£199,896,707	£199,554,332	£198,969,305	£200,965,722	£200,038,371
20%	75%	£205,051,364	£204,271,328	£203,814,828	£203,034,793	£205,896,749	£204,460,215
25%	75%	£209,620,995	£208,586,001	£208,145,225	£207,100,262	£210,422,725	£208,910,479
30%	75%	£214,190,625	£212,502,572	£212,335,823	£211,165,769	£215,158,704	£213,303,901
35%	75%	£218,760,255	£217,395,134	£216,596,319	£215,331,258	£219,889,682	£217,725,744
40%	75%	£223,329,885	£221,089,792	£220,855,816	£219,289,748	£224,620,660	£222,162,062
45%	75%	£227,899,515	£226,144,438	£225,117,312	£223,362,233	£229,351,635	£226,569,432
50%	75%	£232,469,145	£230,519,080	£229,377,810	£227,427,722	£234,082,613	£232,091,275
10%	60%	£195,842,580	£195,842,580	£195,842,580	£195,842,580	£195,842,580	£195,842,580
15%	60%	£200,744,407	£198,141,407	£198,335,229	£198,399,451	£200,939,683	£200,055,423
20%	60%	£205,646,234	£203,264,263	£203,523,091	£202,275,035	£205,544,937	£204,559,709
25%	60%	£210,548,061	£207,387,119	£207,710,054	£206,150,584	£210,237,981	£209,091,427
30%	60%	£215,450,888	£211,509,875	£211,889,217	£210,026,133	£214,839,986	£212,447,743
35%	60%	£217,816,928	£213,632,530	£213,085,190	£213,901,681	£219,824,009	£217,892,560
40%	60%	£222,251,79					

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£70,955,014	-£70,955,014	-£70,955,014	-£70,955,014	-£70,955,014	-£70,955,014
10%	71%	-£79,395,847	-£78,550,112	-£78,550,112	-£78,550,112	-£79,464,639	-£78,973,913
15%	71%	-£83,633,361	-£82,964,756	-£82,964,756	-£82,964,756	-£84,186,579	-£83,603,340
20%	71%	-£88,170,936	-£87,479,468	-£87,479,468	-£87,479,468	-£89,008,520	-£87,730,868
25%	71%	-£92,708,480	-£91,994,145	-£91,994,145	-£91,994,145	-£93,630,461	-£92,158,395
30%	71%	-£97,246,024	-£96,508,822	-£96,508,822	-£96,508,822	-£98,252,402	-£96,286,023
35%	71%	-£101,783,570	-£100,223,509	-£100,223,509	-£100,223,509	-£102,874,343	-£101,013,450
40%	71%	-£106,321,115	-£104,538,177	-£104,538,177	-£104,538,177	-£107,496,284	-£105,440,979
45%	71%	-£110,858,659	-£108,852,855	-£108,852,855	-£108,852,855	-£112,118,224	-£109,868,508
50%	71%	-£115,396,204	-£113,167,533	-£113,167,533	-£113,167,533	-£116,740,165	-£114,296,037
100%	71%	-£160,771,651	-£158,314,308	-£158,314,308	-£158,314,308	-£164,459,572	-£158,571,310
10%	75%	-£79,160,019	-£78,770,001	-£78,770,001	-£78,770,001	-£79,482,712	-£78,864,444
15%	75%	-£83,729,649	-£83,144,653	-£83,144,653	-£83,144,653	-£84,213,889	-£83,286,287
20%	75%	-£88,299,280	-£87,519,245	-£87,519,245	-£87,519,245	-£88,944,665	-£87,708,131
25%	75%	-£92,868,910	-£91,893,867	-£91,893,867	-£91,893,867	-£93,675,443	-£92,129,974
30%	75%	-£97,438,541	-£96,268,488	-£96,268,488	-£96,268,488	-£98,406,220	-£96,551,818
35%	75%	-£102,008,172	-£100,643,110	-£100,643,110	-£100,643,110	-£103,137,006	-£100,977,661
40%	75%	-£106,577,803	-£105,017,732	-£105,017,732	-£105,017,732	-£107,867,782	-£105,395,505
45%	75%	-£111,147,433	-£109,392,354	-£109,392,354	-£109,392,354	-£112,598,558	-£109,817,348
50%	75%	-£115,717,064	-£113,766,976	-£113,766,976	-£113,766,976	-£117,329,334	-£114,239,191
10%	60%	-£78,890,496	-£78,266,468	-£78,266,468	-£78,266,468	-£79,406,906	-£78,912,192
15%	60%	-£83,325,368	-£82,389,324	-£82,389,324	-£82,389,324	-£84,099,829	-£83,357,900
20%	60%	-£87,760,240	-£86,512,180	-£86,512,180	-£86,512,180	-£88,792,854	-£87,803,625
25%	60%	-£92,195,112	-£90,635,040	-£90,635,040	-£90,635,040	-£93,484,879	-£92,249,345
30%	60%	-£96,629,984	-£94,757,891	-£94,757,891	-£94,757,891	-£98,175,904	-£96,695,060
35%	60%	-£101,064,856	-£98,880,742	-£98,880,742	-£98,880,742	-£102,867,929	-£101,140,777
40%	60%	-£105,499,728	-£103,003,593	-£103,003,593	-£103,003,593	-£107,559,954	-£105,368,344
45%	60%	-£109,934,584	-£107,126,444	-£107,126,444	-£107,126,444	-£112,251,979	-£110,032,211
50%	60%	-£114,369,456	-£111,249,295	-£111,249,295	-£111,249,295	-£116,943,954	-£114,477,329

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£52,128,547	-£51,882,612	-£51,539,720	-£51,093,987	-£52,497,339	-£51,906,513
10%	71%	-£56,666,091	-£55,997,490	-£55,782,853	-£55,114,251	-£57,219,280	-£56,336,040
15%	71%	-£61,203,635	-£60,312,168	-£60,025,384	-£59,134,515	-£61,941,221	-£60,763,568
20%	71%	-£65,741,179	-£64,626,846	-£64,289,115	-£63,154,770	-£66,663,162	-£65,191,096
25%	71%	-£70,278,723	-£68,941,523	-£68,512,247	-£67,175,044	-£71,385,102	-£69,618,624
30%	71%	-£74,816,267	-£73,256,200	-£72,755,379	-£71,195,309	-£76,107,043	-£74,048,151
35%	71%	-£79,353,811	-£77,570,877	-£76,986,510	-£75,615,573	-£80,828,984	-£78,473,679
40%	71%	-£83,891,355	-£81,885,554	-£81,241,541	-£79,235,838	-£85,550,924	-£82,901,208
45%	71%	-£88,428,900	-£86,200,233	-£85,484,774	-£83,256,102	-£90,272,865	-£87,328,734
50%	71%	-£92,966,444	-£90,514,911	-£89,619,000	-£87,276,367	-£95,004,806	-£91,756,262
10%	75%	-£56,162,340	-£55,177,324	-£55,534,948	-£55,240,922	-£57,245,389	-£56,318,957
15%	75%	-£61,331,980	-£60,551,945	-£60,095,445	-£59,315,410	-£61,977,364	-£60,740,831
20%	75%	-£66,501,620	-£64,926,567	-£64,355,942	-£63,380,898	-£66,708,344	-£65,162,675
25%	75%	-£71,671,260	-£69,301,189	-£68,518,439	-£67,446,326	-£71,439,324	-£69,584,151
30%	75%	-£76,840,900	-£73,675,811	-£72,876,936	-£71,511,875	-£76,170,298	-£74,006,361
35%	75%	-£82,010,540	-£78,050,432	-£77,137,432	-£75,577,362	-£80,901,275	-£78,428,205
40%	75%	-£87,180,180	-£82,425,054	-£81,397,629	-£79,642,850	-£85,632,252	-£82,850,040
45%	75%	-£92,349,820	-£86,799,677	-£85,658,427	-£83,708,339	-£90,363,230	-£87,271,892
50%	75%	-£97,519,460	-£91,174,300	-£90,204,555	-£88,804,555	-£95,094,208	-£91,944,892
10%	60%	-£56,338,068	-£55,422,024	-£55,016,145	-£54,680,104	-£57,132,329	-£56,390,609
15%	60%	-£61,507,708	-£60,506,646	-£60,090,767	-£59,655,851	-£61,823,354	-£60,836,326
20%	60%	-£66,677,348	-£64,867,736	-£64,391,270	-£62,431,200	-£66,518,578	-£65,282,043
25%	60%	-£71,846,988	-£69,238,826	-£68,518,333	-£66,306,749	-£71,211,602	-£69,727,760
30%	60%	-£77,016,628	-£73,613,916	-£72,755,379	-£70,577,362	-£75,942,626	-£73,473,679
35%	60%	-£82,186,268	-£78,000,006	-£76,986,510	-£75,195,309	-£80,673,600	-£78,048,151
40%	60%	-£87,355,908	-£82,386,096	-£81,241,541	-£79,235,838	-£85,404,574	-£82,623,175
45%	60%	-£92,525,548	-£86,772,186	-£85,484,774	-£83,256,102	-£90,135,548	-£87,197,700
50%	60%	-£97,695,188	-£91,158,276	-£89,619,000	-£87,276,367	-£94,866,522	-£91,756,262

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£15,624,164	-£15,624,164	-£15,624,164	-£15,624,164	-£15,624,164	-£15,624,164
10%	71%	-£24,864,907	-£24,219,262	-£24,076,170	-£23,630,436	-£25,033,788	-£24,444,963
15%	71%	-£29,202,541	-£28,533,939	-£28,319,302	-£27,650,701	-£29,755,749	-£28,872,490
20%	71%	-£33,540,185	-£32,848,616	-£32,562,434	-£31,670,965	-£34,477,671	-£33,300,018
25%	71%	-£37,877,829	-£37,163,295	-£36,805,565	-£35,691,230	-£39,199,611	-£37,727,545
30%	71%	-£42,215,473	-£41,477,972	-£41,048,697	-£39,711,494	-£43,921,552	-£42,155,073
35%	71%	-£46,553,117	-£45,792,650	-£45,291,826	-£43,731,758	-£48,643,493	-£46,582,600
40%	71%	-£50,890,761	-£50,107,327	-£49,534,960	-£47,752,023	-£53,365,434	-£51,010,129
45%	71%	-£55,228,405	-£54,422,005	-£53,778,091	-£51,772,287	-£58,087,374	-£55,437,656
50%	71%	-£59,566,049	-£58,736,683	-£58,021,223	-£55,792,552	-£62,809,315	-£59,865,184
100%	71%	-£106,340,601	-£101,863,465	-£101,457,939	-£95,995,195	-£110,028,722	-£104,140,460
10%	75%	-£24,729,169	-£24,339,151	-£24,110,901	-£23,720,884	-£25,051,862	-£24,433,594
15%	75%	-£29,298,799	-£28,713,773	-£28,371,398	-£27,786,372	-£29,782,839	-£28,855,437
20%	75%	-£33,868,430	-£33,088,395	-£32,631,895	-£31,851,859	-£34,513,816	-£33,277,281
25%	75%	-£38,438,060	-£37,463,017	-£36,892,391	-£35,917,348	-£39,244,793	-£37,699,124
30%	75%	-£43,007,691	-£41,837,638	-£41,182,889	-£39,982,838	-£43,975,770	-£42,120,968
35%	75%	-£47,577,322	-£46,212,261	-£45,413,386	-£44,048,324	-£48,706,748	-£46,542,811
40%	75%	-£52,146,953	-£50,586,882	-£49,643,882	-£48,113,812	-£53,437,726	-£50,964,655
45%	75%	-£56,716,584	-£54,961,504	-£53,934,379	-£52,179,300	-£58,168,702	-£55,388,498
50%	75%	-£61,286,215	-£59,336,126	-£58,194,876	-£56,244,789	-£62,899,679	-£59,809,341
10%	60%	-£24,459,646	-£23,833,818	-£23,965,032	-£23,941,004	-£24,975,956	-£24,481,342
15%	60%	-£28,894,316	-£27,958,474	-£27,152,595	-£27,116,553	-£29,668,979	-£28,927,059
20%	60%	-£33,329,386	-£32,081,330	-£32,340,157	-£31,092,101	-£34,362,004	-£33,372,775
25%	60%	-£37,764,295	-£36,204,186	-£36,527,720	-£34,967,650	-£39,055,027	-£37,818,493
30%	60%	-£42,199,125	-£40,327,041	-£40,715,263	-£38,845,199	-£43,748,052	-£42,264,210
35%	60%	-£46,633,995	-£44,449,896	-£44,502,546	-£42,718,747	-£48,441,076	-£46,709,927
40%	60%	-£51,068,864	-£48,572,752	-£48,090,408	-£46,594,296	-£53,134,100	-£51,155,644
45%	60%	-£55,503,734	-£52,695,608	-£52,277,971	-£50,469,845	-£57,827,124	-£55,601,361
50%	60%	-£59,938,604	-£56,818,464	-£56,465,534	-£54,245,083	-£62,520,146	-£60,047,079

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

E27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£70,888,193	-£70,888,193	-£70,888,193	-£70,888,193	-£70,888,193	-£70,888,193
10%	71%	-£79,929,025	-£79,483,201	-£79,340,198	-£78,894,465	-£80,297,817	-£79,768,991
15%	71%	-£84,468,959	-£83,791,968	-£83,583,331	-£82,814,729	-£85,019,758	-£84,136,118
20%	71%	-£89,004,115	-£88,112,646	-£87,826,462	-£86,534,994	-£89,741,699	-£88,564,046
25%	71%	-£93,541,659	-£92,427,324	-£92,089,593	-£90,555,258	-£94,463,639	-£92,991,574
30%	71%	-£98,079,204	-£96,742,001	-£96,312,726	-£94,076,523	-£99,185,580	-£97,410,103
35%	71%	-£102,616,748	-£101,056,678	-£100,555,857	-£98,595,787	-£103,907,521	-£101,846,629
40%	71%	-£107,154,293	-£105,371,356	-£104,798,988	-£103,016,051	-£108,629,462	-£106,274,157
45%	71%	-£111,691,838	-£109,686,034	-£109,042,120	-£107,038,316	-£113,351,402	-£110,701,884
50%	71%	-£116,229,383	-£114,000,711	-£113,285,252	-£111,058,580	-£118,073,343	-£115,129,212
100%	71%	-£161,604,830	-£157,147,487	-£155,716,588	-£151,259,224	-£165,292,751	-£159,454,489
10%	75%	-£79,993,197	-£79,603,179	-£79,374,929	-£78,884,912	-£80,315,890	-£79,697,622
15%	75%	-£84,560,827	-£83,977,492	-£83,635,497	-£83,093,408	-£85,346,897	-£84,119,486
20%	75%	-£89,132,459	-£88,352,423	-£87,986,923	-£87,115,888	-£89,777,844	-£88,541,310
25%	75%	-£93,702,089	-£92,727,045	-£92,156,420	-£91,181,376	-£94,508,822	-£92,963,153
30%	75%	-£98,271,720	-£97,101,667	-£96,416,917	-£95,246,864	-£99,239,799	-£97,384,996
35%	75%	-£102,841,350	-£101,478,289	-£100,617,414	-£99,312,953	-£103,970,778	-£101,936,839
40%	75%	-£107,410,981	-£105,850,910	-£104,937,911	-£103,377,841	-£108,701,753	-£106,228,584
45%	75%	-£111,980,611	-£110,225,533	-£109,198,407	-£107,443,328	-£113,432,730	-£110,650,527
50%	75%	-£116,550,242	-£114,600,155	-£113,688,905	-£111,508,817	-£118,163,708	-£115,072,310
10%	60%	-£75,723,675	-£73,020,647	-£73,229,061	-£76,605,033	-£80,233,984	-£75,745,370
15%	60%	-£84,158,544	-£83,222,502	-£83,416,624	-£82,480,582	-£84,933,008	-£84,191,087
20%	60%	-£88,593,414	-£87,345,358	-£87,694,186	-£86,358,130	-£89,626,032	-£88,636,804
25%	60%	-£93,028,284	-£91,462,904	-£91,781,079	-£90,231,078	-£94,319,056	-£93,082,502
30%	60%	-£97,463,154	-£95,501,070	-£95,079,312	-£94,107,228	-£99,012,081	-£97,528,238
35%	60%	-£101,898,024	-£99,573,925	-£100,166,875	-£97,982,776	-£103,709,104	-£101,973,935
40%	60%	-£106,332,894	-£103,638,781	-£104,194,437	-£101,958,325	-£108,398,129	-£106,419,873
45%	60%	-£110,767,764	-£107,696,636	-£108,541,999	-£105,723,874	-£113,093,159	-£110,865,309
50%	60%	-£115,202,634	-£111,082,492	-£112,729,562	-£109,609,422	-£117,784,177	-£115,311,107

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

E13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£33,007,467	-£33,007,467	-£33,007,467	-£33,007,467	-£33,007,467	-£33,007,467
10%	71%	-£42,138,240	-£41,892,505	-£41,549,413	-£41,103,679	-£42,507,032	-£41,918,206
15%	71%	-£46,675,784	-£46,007,182	-£45,792,545	-£45,123,944	-£47,228,973	-£46,345,733
20%	71%	-£51,213,329	-£50,321,881	-£50,035,677	-£49,144,208	-£51,950,914	-£50,773,261
25%	71%	-£55,750,873	-£54,636,588	-£54,279,608	-£53,164,473	-£56,672,854	-£55,200,786
30%	71%	-£60,288,419	-£58,951,215	-£58,521,940	-£57,184,737	-£61,394,798	-£59,628,316
35%	71%	-£64,825,963	-£63,265,893	-£62,765,072	-£61,205,002	-£66,116,739	-£64,095,844
40%	71%	-£69,363,508	-£67,580,570	-£67,008,203	-£65,225,266	-£70,838,677	-£68,483,372
45%	71%	-£73,901,052	-£71,895,248	-£71,251,334	-£69,245,530	-£75,560,617	-£72,910,899
50%	71%	-£78,438,597	-£76,209,926	-£75,494,466	-£73,265,795	-£80,282,558	-£77,338,427
100%	71%	-£123,814,044	-£119,356,701	-£119,925,782	-£115,468,438	-£127,507,965	-£121,615,703
10%	75%	-£42,202,417	-£41,812,294	-£41,584,144	-£41,184,127	-£42,526,082	-£41,936,657
15%	75%	-£46,772,042	-£46,187,016	-£45,844,641	-£45,250,615	-£47,256,082	-£46,328,890
20%	75%	-£51,341,673	-£50,561,638	-£50,105,138	-£49,325,102	-£51,987,059	-£50,750,524
25%	75%	-£55,910,304	-£54,876,303	-£54,389,891	-£53,389,891	-£56,717,036	-£55,173,261
30%	75%	-£60,480,935	-£59,190,881	-£58,626,132	-£57,456,073	-£61,445,013	-£59,594,211
35%	75%	-£65,050,565	-£63,505,456	-£62,866,629	-£61,521,568	-£66,179,991	-£64,016,054
40%	75%	-£69,620,196	-£67,819,125	-£67,147,125	-£65,587,055	-£70,910,968	-£68,437,898
45%	75%	-£74,189,826	-£72,134,747	-£71,467,622	-£69,652,543	-£75,641,945	-£72,859,741
50%	75%	-£78,759,456	-£76,450,370	-£75,688,119	-£73,748,032	-£80,372,922	-£77,281,585
10%	60%	-£41,932,889	-£41,308,861	-£41,438,275	-£40,814,247	-£42,449,199	-£41,954,585
15%	60%	-£46,367,759	-£45,431,747	-£45,025,398	-£44,689,798	-£47,142,222	-£46,480,382
20%	60%	-£50,802,629	-£49,564,575	-£49,013,400	-£48,565,944	-£51,635,227	-£50,849,018
25%	60%	-£55,237,499	-£53,677,429	-£53,000,963	-£52,440,893	-£56,528,271	-£55,291,736
30%	60%	-£59,672,368	-£57,800,284	-£57,188,526	-£56,316,442	-£61,221,295	-£59,737,453
35%	60%	-£64,107,238	-£61,923,139	-£61,376,080	-£60,191,890	-£65,914,319	-£64,183,170
40%	60%	-£68,542,107	-£66,045,995	-£65,563,651	-£64,067,539	-£70,607,343	-£68,628,857
45%	60%	-£72,976,977	-£70,168,851	-£70,751,214	-£67,943,088	-£75,300,367	-£73,074,064
50%	60%	-£77,411,847	-£74,291,707	-£74,938,727	-£71,818,636	-£79,993,392	-£77,520,522

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

E6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£15,624,164	-£15,624,164	-£15,624,164	-£15,624,164	-£15,624,164	-£15,624,164
10%	71%	-£24,664,997	-£24,219,262	-£24,076,170	-£23,630,436	-£25,033,788	-£24,444,963
15%	71%	-£29,202,541	-£28,533,939	-£28,319,302	-£27,650,701	-£29,755,729	-£28,872,489
20%	71%	-£33,740,086	-£32,848,618	-£32,562,434	-£31,670,965	-£34,477,671	-£33,300,018
25%	71%	-£38,277,630	-£37,163,295	-£36,805,565	-£35,691,230	-£39,199,611	-£37,727,545
30%	71%	-£42,815,175	-£41,477,972	-£41,048,697	-£39,711,494	-£43,921,552	-£42,155,073
35%	71%	-£47,352,720	-£45,792,649	-£45,291,828	-£43,313,758	-£48,643,493	-£46,582,600
40%	71%	-£51,890,265	-£50,107,327	-£49,534,960	-£47,752,023	-£53,365,434	-£51,010,129
45%	71%	-£56,427,809	-£54,422,005	-£53,778,091	-£51,772,287	-£58,087,374	-£55,437,658
50%	71%	-£60,965,354	-£58,736,683	-£58,021,223	-£55,792,551	-£62,809,315	-£59,965,184
100%	71%	-£106,340,801	-£101,883,458	-£100,452,539	-£95,995,195	-£110,028,722	-£104,140,669
10%	75%	-£24,729,169	-£24,339,151	-£24,110,901	-£23,720,884	-£25,051,862	-£24,433,594
15%	75%	-£29,298,799	-£28,713,773	-£28,371,398	-£27,786,372	-£29,782,839	-£28,855,437
20%	75%	-£33,868,430	-£33,085,395	-£32,637,895	-£31,851,859	-£34,513,816	-£33,277,281
25%	75%	-£38,438,060	-£37,463,017	-£36,892,391	-£35,917,348	-£39,244,793	-£37,699,124
30%	75%	-£43,007,691	-£41,837,638	-£41,152,889	-£39,982,838	-£43,975,770	-£42,120,968
35%	75%	-£47,577,322	-£46,212,261	-£45,413,385	-£44,049,324	-£48,706,749	-£46,542,611
40%	75%	-£52,146,953	-£50,586,882	-£49,673,862	-£48,113,812	-£53,437,725	-£50,864,655
45%	75%	-£56,716,583	-£54,961,504	-£53,934,379	-£52,179,300	-£58,168,702	-£55,388,498
50%	75%	-£61,286,213	-£59,336,126	-£58,194,876	-£56,244,789	-£62,899,679	-£59,899,341
10%	60%	-£24,589,846	-£23,835,618	-£23,965,032	-£23,941,004	-£24,375,956	-£24,481,342
15%	60%	-£28,894,516	-£27,958,474	-£28,152,595	-£27,216,553	-£29,668,979	-£28,927,059
20%	60%	-£33,329,386	-£32,081,330	-£32,340,157	-£31,092,101	-£34,382,004	-£33,372,775
25%	60%	-£37,764,255	-£36,204,186	-£36,527,720	-£34,967,650	-£39,095,027	-£37,818,493
30%	60%	-£42,199,125	-£40,327,041	-£40,715,283	-£38,843,199	-£43,748,052	-£42,264,210
35%	60%	-£46,633,995	-£44,449,896	-£44,902,846	-£42,718,747	-£48,441,078	-£46,709,927
40%	60%	-£51,068,864	-£48,572,752	-£48,090,408	-£46,594,296	-£53,134,100	-£51,155,644
45%	60%	-£55,503,734	-£52,695,608	-£52,277,611	-£50,689,845	-£57,827,124	-£55,601,361
50%	60%	-£59,938,604	-£56,818,464	-£57,465,534	-£54,345,393	-£62,520,148	-£60,047,079

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 8

CL Zone  
Value Area 1  
High

No Units  
Site Area 650  
4.95 Ha

Sales value inflation 10%  
Build cost inflation 5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£380,183,656	£380,183,656	£380,183,656	£380,183,656	£380,183,656	£380,183,656
10%	71%	£333,042,738	£334,073,460	£333,111,413	£334,142,134	£333,195,273	£333,263,948
15%	71%	£309,472,729	£311,016,362	£309,299,292	£311,121,373	£309,701,082	£309,804,988
20%	71%	£285,902,821	£287,963,264	£286,038,170	£288,100,613	£286,206,890	£286,344,236
25%	71%	£262,316,571	£264,908,165	£262,489,882	£264,079,852	£262,701,516	£262,874,827
30%	71%	£238,688,885	£241,810,311	£238,896,858	£242,018,284	£238,150,819	£239,358,792
35%	71%	£215,061,200	£218,702,863	£213,309,835	£218,945,499	£215,600,122	£215,822,757
40%	71%	£191,387,589	£195,593,203	£191,667,799	£195,872,713	£192,009,970	£192,290,179
45%	71%	£167,681,071	£172,413,671	£167,997,590	£172,728,907	£168,382,532	£168,697,768
50%	71%	£143,877,632	£149,195,260	£144,231,933	£149,549,561	£144,664,377	£145,018,878
100%	71%	£117,128,337	£113,905,608	£116,248,271	£113,024,545	£115,172,383	£114,291,516
10%	75%	£332,997,648	£333,899,530	£333,069,758	£333,971,638	£333,131,116	£333,203,224
15%	75%	£309,404,644	£310,757,466	£309,512,807	£310,865,629	£309,604,846	£309,713,008
20%	75%	£285,811,640	£287,615,422	£285,955,857	£287,750,619	£286,078,675	£286,222,792
25%	75%	£262,202,778	£264,473,339	£262,384,755	£264,653,610	£262,539,605	£262,721,581
30%	75%	£238,552,334	£241,283,582	£238,770,705	£241,501,954	£238,956,526	£239,174,898
35%	75%	£214,901,890	£218,088,346	£215,156,857	£218,343,113	£215,373,448	£215,628,214
40%	75%	£191,203,608	£194,883,522	£191,497,829	£195,177,742	£191,748,192	£192,042,414
45%	75%	£167,471,706	£171,615,278	£167,806,374	£171,946,276	£168,088,032	£168,419,030
50%	75%	£143,645,005	£148,297,929	£144,017,020	£148,669,945	£144,333,582	£144,705,598
10%	80%	£333,197,038	£333,030,738	£333,244,714	£333,887,724	£333,403,576	£333,658,262
15%	80%	£309,688,713	£311,853,228	£309,775,244	£311,939,758	£310,009,036	£310,095,566
20%	80%	£286,190,399	£289,076,418	£286,305,773	£289,191,792	£286,617,496	£286,732,869
25%	80%	£262,680,707	£266,259,610	£262,826,288	£266,443,826	£263,219,629	£263,305,211
30%	80%	£238,149,848	£243,499,546	£239,300,546	£243,670,543	£239,772,556	£239,897,233
35%	80%	£215,570,990	£220,689,319	£215,774,804	£220,873,133	£216,325,482	£216,529,295
40%	80%	£191,976,327	£197,842,794	£192,211,703	£198,076,723	£192,847,659	£193,083,036
45%	80%	£168,344,684	£174,989,527	£168,608,483	£175,233,325	£169,324,933	£169,589,731
50%	80%	£144,622,038	£152,066,717	£144,919,651	£152,364,330	£145,723,762	£146,021,374

Residual Land values compared to benchmark land values  
Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£65,104,849	-£65,104,849	-£65,104,849	-£65,104,849	-£65,104,849	-£65,104,849
10%	71%	-£112,246,146	-£112,116,846	-£112,116,846	-£112,116,846	-£112,824,259	-£112,824,259
15%	71%	-£135,616,426	-£134,270,143	-£135,715,213	-£134,157,132	-£136,587,423	-£136,484,412
20%	71%	-£159,386,684	-£157,325,241	-£159,249,335	-£157,187,892	-£159,081,615	-£158,944,266
25%	71%	-£182,971,934	-£180,380,340	-£182,738,623	-£180,208,853	-£182,586,989	-£182,413,678
30%	71%	-£206,560,624	-£203,633,134	-£206,270,247	-£203,270,247	-£206,137,688	-£205,902,627
35%	71%	-£230,227,305	-£226,585,422	-£229,984,670	-£226,343,007	-£229,688,383	-£229,445,748
40%	71%	-£253,900,916	-£249,695,302	-£253,620,706	-£249,415,792	-£253,278,535	-£252,998,328
45%	71%	-£277,607,434	-£272,674,834	-£277,290,915	-£272,559,598	-£276,950,973	-£276,580,737
50%	71%	-£301,410,873	-£296,026,937	-£301,056,374	-£296,633,844	-£300,652,609	-£300,282,373
100%	71%	-£562,417,842	-£549,194,113	-£561,536,776	-£548,313,048	-£560,480,880	-£559,979,823
10%	75%	-£112,290,857	-£111,388,975	-£112,218,749	-£111,316,897	-£112,157,389	-£112,085,281
15%	75%	-£136,861,861	-£134,531,039	-£136,775,937	-£134,423,877	-£136,663,669	-£136,592,017
20%	75%	-£159,476,865	-£157,673,103	-£159,332,648	-£157,528,896	-£159,209,930	-£159,065,713
25%	75%	-£183,085,727	-£180,815,166	-£182,903,751	-£180,634,895	-£182,748,900	-£182,566,824
30%	75%	-£206,736,071	-£204,004,923	-£206,517,890	-£203,786,552	-£206,351,979	-£206,113,698
35%	75%	-£230,386,159	-£227,200,159	-£230,131,846	-£226,945,392	-£229,826,829	-£229,600,291
40%	75%	-£254,084,897	-£250,404,983	-£253,790,677	-£250,110,713	-£253,540,313	-£253,246,093
45%	75%	-£277,816,799	-£273,673,227	-£277,482,132	-£273,342,229	-£277,200,474	-£276,869,476
50%	75%	-£301,645,600	-£296,993,676	-£301,278,485	-£296,618,560	-£300,954,923	-£300,582,907
10%	80%	-£112,101,477	-£110,658,467	-£112,043,791	-£110,600,781	-£111,987,529	-£111,830,243
15%	80%	-£135,589,792	-£133,435,277	-£135,513,261	-£133,348,747	-£135,279,469	-£135,122,939
20%	80%	-£159,098,108	-£156,212,887	-£158,995,722	-£156,096,713	-£158,971,009	-£158,855,636
25%	80%	-£182,607,098	-£179,689,917	-£182,462,217	-£179,844,029	-£182,368,676	-£182,252,294
30%	80%	-£206,162,656	-£201,782,660	-£205,987,959	-£201,617,962	-£205,515,940	-£205,341,252
35%	80%	-£229,717,615	-£224,619,188	-£229,513,701	-£224,415,972	-£229,363,023	-£229,199,210
40%	80%	-£253,217,178	-£247,445,711	-£253,078,902	-£247,212,782	-£252,940,846	-£252,705,469
45%	80%	-£276,843,821	-£270,319,978	-£276,679,022	-£270,055,180	-£276,563,572	-£276,388,774
50%	80%	-£300,666,467	-£293,221,788	-£300,369,854	-£292,824,175	-£299,594,745	-£299,387,211

Residual Land values compared to benchmark land values  
Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£22,344,956	-£22,344,956	-£22,344,956	-£22,344,956	-£22,344,956	-£22,344,956
10%	71%	-£24,796,052	-£23,765,330	-£24,727,377	-£23,696,656	-£24,643,518	-£24,574,842
15%	71%	-£48,366,511	-£46,820,429	-£48,263,499	-£46,717,417	-£48,137,709	-£48,034,697
20%	71%	-£71,937,070	-£69,675,628	-£71,799,615	-£69,578,177	-£71,611,684	-£71,512,922
25%	71%	-£95,522,219	-£93,030,625	-£95,348,908	-£93,259,639	-£95,137,275	-£94,963,964
30%	71%	-£119,149,905	-£116,028,473	-£118,941,932	-£116,820,506	-£118,687,871	-£118,479,988
35%	71%	-£142,772,590	-£139,135,927	-£142,536,955	-£139,895,292	-£142,288,688	-£142,086,033
40%	71%	-£166,401,201	-£162,245,681	-£166,170,959	-£163,968,078	-£166,569,423	-£166,345,717
45%	71%	-£190,157,719	-£185,425,120	-£189,841,200	-£186,109,683	-£189,456,258	-£189,141,022
50%	71%	-£213,981,159	-£208,643,531	-£213,696,858	-£208,288,230	-£213,174,213	-£212,819,612
100%	71%	-£474,968,127	-£461,144,388	-£474,087,661	-£460,663,334	-£473,611,174	-£473,193,108
10%	75%	-£44,841,142	-£43,939,261	-£44,769,034	-£43,867,152	-£44,707,675	-£44,635,566
15%	75%	-£68,434,146	-£67,081,325	-£68,325,983	-£67,233,162	-£68,233,945	-£68,125,782
20%	75%	-£92,027,150	-£90,223,388	-£91,882,933	-£90,079,171	-£91,700,215	-£91,615,968
25%	75%	-£115,620,154	-£113,445,451	-£115,454,181	-£113,281,182	-£115,168,182	-£115,012,926
30%	75%	-£139,226,456	-£136,555,208	-£138,958,055	-£136,837,637	-£138,582,264	-£138,368,893
35%	75%	-£162,836,900	-£159,750,445	-£162,682,133	-£159,495,678	-£162,495,343	-£162,240,577
40%	75%	-£186,445,193	-£182,589,288	-£186,291,295	-£183,266,998	-£185,960,698	-£185,705,942
45%	75%	-£210,067,084	-£206,225,512	-£209,932,417	-£206,892,514	-£209,759,759	-£209,495,210
50%	75%	-£233,689,075	-£229,540,862	-£233,621,770	-£229,168,845	-£232,905,208	-£232,631,193
10%	80%	-£24,651,762	-£23,208,753	-£24,594,076	-£23,151,066	-£24,438,214	-£24,380,528
15%	80%	-£48,246,992	-£46,589,542	-£48,183,032	-£46,509,102	-£48,029,242	-£47,947,234
20%	80%	-£71,848,391	-£69,762,372	-£71,733,017	-£69,646,968	-£71,581,998	-£71,505,922
25%	80%	-£95,458,083	-£93,139,180	-£95,312,602	-£93,084,964	-£95,118,161	-£94,973,979
30%	80%	-£119,072,941	-£114,942,945	-£118,838,245	-£114,768,247	-£118,680,205	-£118,507,557
35%	80%	-£142,687,800	-£137,189,471	-£142,063,885	-£136,965,657	-£141,513,008	-£141,300,465
40%	80%	-£166,262,463	-£159,995,997	-£165,827,087	-£159,763,067	-£164,991,131	-£164,755,754
45%	80%	-£189,844,106	-£182,870,263	-£189,229,308	-£182,605,485	-£188,513,857	-£188,249,659
50%	80%	-£213,416,292	-£205,772,073	-£212,819,133	-£205,624,481	-£212,116,029	-£211,817,416

Residual Land values compared to benchmark land values  
Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£174,598,901	£174,598,901	£174,598,901	£174,598,901	£174,598,901	£174,598,901
10%	71%	£127,457,883	£128,689,706	£127,526,658	£128,567,379	£127,615,619	£127,679,193
15%	71%	£103,887,524	£105,433,607	£103,990,537	£105,536,618	£104,116,327	£104,216,338
20%	71%	£80,317,066	£82,378,509	£80,454,415	£82,515,858	£80,622,135	£80,759,848
25%	71%	£56,731,816	£59,323,410	£56,905,127	£59,495,097	£57,116,761	£57,290,071
30%	71%	£33,104,130	£36,235,556	£33,312,102	£36,435,526	£33,566,064	£33,774,037
35%	71%	£9,476,445	£13,118,108				

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£243,509,771	£243,509,771	£243,509,771	£243,509,771	£243,509,771	£243,509,771
10%	71%	£196,369,863	£197,399,378	£196,437,529	£197,468,249	£196,531,398	£196,599,363
15%	71%	£172,798,334	£174,344,477	£172,801,267	£174,447,498	£173,027,197	£173,130,236
20%	71%	£149,227,936	£151,289,379	£149,365,286	£151,426,728	£149,533,005	£149,670,354
25%	71%	£125,642,686	£128,234,280	£125,815,997	£128,405,967	£126,027,631	£126,200,941
30%	71%	£102,015,426	£105,136,426	£102,229,973	£105,344,399	£102,476,634	£102,694,907
35%	71%	£78,387,315	£82,028,978	£78,629,950	£82,271,813	£78,926,237	£79,188,672
40%	71%	£54,713,704	£58,919,318	£54,993,914	£59,198,827	£55,336,084	£55,616,294
45%	71%	£31,007,186	£35,739,786	£31,323,705	£36,055,022	£31,708,847	£32,023,683
50%	71%	£7,203,747	£10,521,375	£7,558,947	£10,575,875	£7,969,692	£8,344,983
100%	71%	£263,803,222	£240,679,493	£252,022,156	£239,688,426	£261,946,269	£250,965,203
10%	75%	£196,323,763	£197,225,645	£196,395,871	£197,297,753	£196,457,231	£196,529,339
15%	75%	£172,730,799	£174,093,580	£172,838,922	£174,191,743	£173,090,980	£173,099,125
20%	75%	£149,137,765	£150,941,517	£149,281,972	£151,085,734	£149,404,690	£149,548,907
25%	75%	£125,528,893	£127,799,454	£125,710,869	£127,979,724	£125,885,720	£126,047,966
30%	75%	£101,878,449	£104,699,697	£102,096,620	£104,828,068	£102,292,641	£102,501,012
35%	75%	£78,228,005	£81,414,461	£78,482,172	£81,696,226	£78,699,562	£78,964,326
40%	75%	£54,526,723	£58,209,637	£54,823,943	£58,503,857	£55,074,307	£55,368,527
45%	75%	£30,797,821	£34,941,393	£31,132,488	£35,272,391	£31,414,146	£31,745,144
50%	75%	£8,937,120	£11,624,944	£7,343,125	£11,996,080	£7,859,897	£8,351,173
10%	80%	£196,513,143	£197,956,153	£196,570,829	£198,013,839	£196,726,691	£196,784,377
15%	80%	£173,014,828	£175,179,343	£173,101,358	£175,265,873	£173,335,151	£173,421,681
20%	80%	£149,516,514	£152,402,533	£149,631,888	£152,517,907	£149,843,611	£150,058,983
25%	80%	£125,006,822	£129,625,129	£125,192,973	£129,769,941	£125,545,744	£125,891,326
30%	80%	£102,451,964	£108,921,960	£102,626,661	£108,996,658	£103,098,671	£103,273,368
35%	80%	£78,897,105	£85,995,434	£79,100,919	£84,199,248	£79,651,597	£79,855,410
40%	80%	£55,302,442	£61,168,909	£55,537,818	£61,401,838	£56,173,774	£56,469,151
45%	80%	£31,670,799	£38,234,642	£31,935,598	£38,559,440	£32,651,048	£32,915,846
50%	80%	£7,948,153	£10,392,632	£8,245,766	£10,690,444	£9,049,876	£9,347,489

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£247,453,340	£248,484,082	£247,522,015	£248,552,736	£247,605,874	£247,674,550
10%	71%	£223,882,881	£225,428,963	£223,985,894	£225,531,975	£224,111,683	£224,214,695
15%	71%	£200,312,422	£202,373,966	£200,449,771	£202,511,215	£200,617,491	£200,754,840
20%	71%	£176,741,963	£179,719,367	£176,900,454	£179,490,453	£177,112,117	£177,285,426
25%	71%	£153,171,504	£156,220,913	£153,307,460	£156,428,896	£153,561,421	£153,769,944
30%	71%	£129,601,045	£133,113,465	£129,714,437	£133,356,100	£130,010,724	£130,253,359
35%	71%	£106,030,586	£110,923,868	£106,178,400	£110,283,314	£106,420,871	£106,700,781
40%	71%	£82,460,127	£88,234,272	£82,635,192	£87,139,505	£83,753,154	£84,168,370
45%	71%	£58,889,668	£63,605,681	£59,042,534	£63,960,162	£59,075,179	£59,429,480
50%	71%	£20,318,736	£29,096,066	£20,537,959	£28,613,942	£20,671,792	£21,090,716
100%	71%	£247,453,340	£248,484,082	£247,522,015	£248,552,736	£247,605,874	£247,674,550
10%	75%	£223,815,246	£225,168,087	£223,923,409	£225,276,230	£224,155,447	£224,224,610
15%	75%	£200,222,242	£202,026,004	£200,366,459	£202,170,221	£200,489,177	£200,633,394
20%	75%	£176,613,380	£178,883,941	£176,795,356	£179,084,211	£176,950,206	£177,132,183
25%	75%	£153,042,921	£156,304,194	£153,191,307	£156,517,168	£153,365,693	£153,608,499
30%	75%	£129,472,462	£132,488,947	£129,617,259	£132,753,714	£129,784,049	£130,038,815
35%	75%	£105,901,210	£109,294,123	£106,098,430	£109,588,343	£106,159,794	£106,453,014
40%	75%	£82,330,751	£88,025,880	£82,516,975	£86,355,876	£83,499,633	£83,820,611
45%	75%	£58,755,606	£62,708,530	£58,927,622	£63,080,547	£59,744,184	£59,116,190
50%	75%	£24,759,630	£29,040,639	£24,855,316	£29,098,326	£24,811,178	£24,788,884
10%	80%	£224,099,315	£226,263,830	£224,189,843	£226,350,360	£224,416,637	£224,526,168
15%	80%	£200,541,801	£203,487,020	£200,716,375	£203,605,394	£200,828,697	£201,142,470
20%	80%	£177,091,309	£180,101,212	£177,236,890	£180,854,428	£177,630,231	£177,775,813
25%	80%	£153,536,451	£157,006,447	£153,711,147	£158,081,145	£154,193,157	£154,357,855
30%	80%	£129,981,592	£135,079,321	£130,185,408	£135,263,735	£130,736,084	£130,939,807
35%	80%	£106,386,929	£112,253,395	£106,622,305	£112,486,325	£107,258,261	£107,493,838
40%	80%	£82,755,286	£89,379,129	£83,020,084	£89,643,927	£83,735,535	£84,000,333
45%	80%	£59,032,640	£66,477,219	£59,330,253	£66,774,931	£60,134,363	£60,431,076

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,764,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£346,618,798	£346,618,798	£346,618,798	£346,618,798	£346,618,798	£346,618,798
10%	71%	£299,477,880	£300,508,602	£299,546,555	£300,577,276	£299,630,415	£299,699,090
15%	71%	£275,907,422	£277,453,504	£276,010,434	£277,556,515	£276,136,224	£276,239,236
20%	71%	£252,336,963	£254,398,486	£252,474,312	£254,535,755	£252,642,032	£252,779,381
25%	71%	£228,761,713	£231,343,307	£228,925,024	£231,514,994	£229,136,668	£229,309,969
30%	71%	£205,124,027	£208,245,453	£205,332,000	£208,453,426	£205,585,961	£205,793,934
35%	71%	£181,493,342	£185,139,026	£181,738,977	£185,380,641	£182,035,284	£182,277,899
40%	71%	£157,822,731	£162,028,345	£158,102,941	£162,307,855	£158,445,112	£158,725,321
45%	71%	£134,116,213	£138,848,813	£134,432,732	£139,164,049	£134,817,674	£135,132,910
50%	71%	£110,512,774	£115,930,402	£110,867,075	£115,984,703	£111,099,719	£111,454,020
100%	71%	£346,618,798	£346,618,798	£346,618,798	£346,618,798	£346,618,798	£346,618,798
10%	75%	£299,432,790	£300,334,672	£299,504,898	£300,406,790	£299,568,258	£299,638,566
15%	75%	£275,839,786	£277,192,608	£275,947,949	£277,300,771	£276,039,988	£276,145,150
20%	75%	£252,289,792	£254,650,545	£252,390,999	£254,194,761	£252,513,717	£252,667,934
25%	75%	£228,637,920	£230,908,481	£228,819,807	£231,085,752	£228,974,747	£229,156,723
30%	75%	£204,987,476	£207,718,724	£205,205,847	£207,937,096	£205,391,668	£205,610,040
35%	75%	£181,337,032	£184,523,488	£181,591,799	£184,778,255	£181,808,590	£182,063,356
40%	75%	£157,638,750	£161,919,854	£157,932,971	£161,810,884	£158,183,334	£158,471,554
45%	75%	£133,906,848	£138,050,420	£134,241,516	£138,381,418	£134,523,174	£134,854,172
50%	75%	£110,190,147	£114,733,071	£110,452,162	£115,105,087	£110,788,724	£111,140,740
10%	80%	£297,472,170	£301,085,180	£299,878,858	£301,422,866	£299,855,716	£299,993,404
15%	80%	£273,153,355	£276,298,370	£274,210,366	£276,374,900	£274,444,178	£274,590,708
20%	80%	£252,625,541	£255,511,561	£252,740,915	£255,626,934	£252,862,638	£253,168,011
25%	80%	£229,115,849	£232,734,752	£229,261,430	£232,878,968	£229,654,771	£229,900,353
30%	80%	£205,560,601	£209,930,987	£205,735,685	£210,105,685	£206,297,688	£206,592,195
35%	80%	£182,006,132	£187,104,461	£182,209,948	£187,308,275	£182,780,624	£182,964,437
40%	80%	£158,411,469	£164,277,336	£158,646,845	£164,510,866	£159,282,801	£159,515,178
45%	80%	£134,779,826	£141,403,669	£135,044,625	£141,695,467	£136,780,075	£136,928,873
50%	80%	£111,057,180	£118,501,659	£111,354,753	£118,789,472	£112,158,804	£112,456,316

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£241,931,470	£241,931,470	£241,931,470	£241,931,470	£241,931,470	£241,931,470
10%	71%	£194,790,263	£195,821,278	£194,859,228	£195,889,949	£194,943,087	£195,011,762
15%	71%	£171,220,094	£172,786,176	£171,323,107	£172,865,188	£171,448,886	£171,551,026
20%	71%	£147,649,635	£149,711,078	£147,786,984	£149,848,427	£147,954,704	£148,092,053
25%	71%	£124,064,385	£126,855,990	£124,237,696	£126,827,666	£124,449,330	£124,622,641
30%	71%	£100,439,689	£103,559,126	£100,644,873	£103,760,099	£100,898,633	£101,106,006
35%	71%	£76,809,014	£80,450,676	£77,051,650	£80,693,313	£77,347,937	£77,590,572
40%	71%	£53,135,404	£57,341,018	£53,415,613	£57,620,527	£53,757,784	£54,037,984
45%	71%	£29,428,896	£34,181,485	£29,745,406	£34,476,721	£30,130,346	£30,445,383
50%	71%	£5,826,496	£10,843,074	£5,876,747	£11,295,375	£6,410,747	£6,866,963
100%	71%	£255,581,522	£242,457,793	£254,500,458	£241,276,729	£253,424,569	£252,543,503
10%	75%	£194,745,463	£195,647,344	£194,817,571	£195,719,452	£194,878,930	£194,951,038
15%	75%	£171,152,489	£172,830,280	£171,269,622	£172,813,483	£171,352,680	£171,480,823
20%	75%	£147,559,455	£149,363,217	£147,703,871	£149,507,434	£147,826,390	£147,970,898
25%	75%	£123,960,592	£126,221,154	£124,132,569	£126,401,424	£124,287,419	£124,469,396
30%	75%	£100,300,148	£103,021,397	£100,518,520	£103,249,768	£100,704,341	£100,922,712
35%	75%	£76,640,704	£79,808,180	£76,804,871	£80,080,927	£77,121,282	£77,376,026
40%	75%	£52,951,423	£56,631,336	£53,245,643	£56,925,556	£53,496,006	£53,790,226
45%	75%	£29,219,521	£33,383,093	£29,554,188	£33,694,091	£29,835,846	£30,166,844
50%	75%	£4,392,463	£10,445,743	£5,784,835	£10,417,760	£6,087,387	£6,453,412
10%	80%	£194,534,842	£196,577,852	£194,900,529	£196,435,539	£195,148,390	£195,206,077
15%	80%	£171,436,528	£173,601,043	£171,523,058	£173,687,573	£171,786,850	£171,843,380
20%	80%	£147,938,213	£150,824,233	£148,053,587	£150,939,607	£148,365,310	£148,480,683
25%	80%	£124,439,622	£128,024,424	£124,634,103	£128,191,581	£124,987,444	£125,113,026
30%	80%	£100,873,664	£105,243,860	£101,048,360	£105,418,357	£101,520,370	£101,695,088
35%	80%	£77,318,805	£82,417,134	£77,522,619	£82,620,948	£78,073,297	£78,277,110
40%	80%	£53,724,142	£59,590,608	£53,959,517	£59,823,538	£54,595,474	£54,830,851
45%	80%	£30,092,489	£36,718,341	£30,357,207	£36,981,146	£31,072,747	£31,337,446
50%	80%	£6,369,853	£13,814,531	£6,667,465	£14,112,144	£7,471,576	£7,789,189

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£268,378,101	£268,378,101	£268,378,101	£268,378,101	£268,378,101	£268,378,101
10%	71%	£242,807,643	£244,353,725	£242,910,858	£244,456,736	£243,036,445	£243,139,456
15%	71%	£219,237,184	£221,298,827	£219,374,533	£221,435,976	£219,542,253	£219,679,602
20%	71%	£195,661,934	£198,243,628	£195,826,245	£198,415,215	£196,056,879	£196,210,190
25%	71%	£172,024,248	£175,145,675	£172,232,221	£175,353,648	£172,486,182	£172,684,155
30%	71%	£148,396,563	£152,038,228	£148,639,198	£152,280,862	£148,935,485	£149,178,120
35%	71%	£124,722,883	£128,829,467	£125,003,062	£129,203,076	£125,345,333	£125,657,442
40%	71%	£101,016,434	£105,749,034	£101,332,953	£106,064,270	£101,717,895	£102,033,131
45%	71%	£77,212,995	£82,530,623	£77,567,296	£82,884,924	£77,999,940	£78,354,241
50%	71%	£18,799,979	£19,707,245	£18,912,909	£19,699,180	£18,857,620	£19,065,962
100%	71%	£268,378,101	£267,024,893	£268,448,778	£267,477,498	£268,530,636	£268,596,511
10%	75%	£242,740,007	£244,092,829	£242,848,170	£244,200,992	£242,940,209	£243,048,372
15%	75%	£219,147,003	£220,950,768	£219,291,220	£221,094,982	£219,413,939	£219,558,155
20%	75%	£195,551,441	£197,608,710	£195,720,818	£197,880,733	£195,874,688	£196,056,845
25%	75%	£171,887,697	£174,618,945	£172,106,366	£174,837,317	£172,311,989	£172,510,261
30%	75%	£148,237,253	£151,423,709	£148,492,020	£151,678,476	£148,708,811	£148,963,577
35%	75%	£124,539,072	£128,218,885	£124,833,192	£128,515,105	£125,083,555	£125,377,775
40%	75%	£100,817,070	£104,950,941	£101,141,737	£105,281,639	£101,443,395	£101,754,393
45%	75%	£76,980,368	£81,633,292	£77,352,383	£82,005,308	£77,668,945	£78,040,961
50%	75%	£26,522,391	£28,965,401	£26,880,078	£28,823,087	£26,735,939	£28,676,625
10%	80%	£243,024,077	£245,180,591	£243,110,607	£245,275,121	£243,344,399	£243,430,929
15%	80%	£219,352,192	£222,411,792	£219,541,136	£222,521,158	£219,802,589	£220,006,275
20%	80%	£196,016,070	£199,634,973	£196,161,651	£199,779,190	£196,554,992	£196,700,754
25%	80%	£172,461,212	£176,831,209	£172,635,909	£177,005,906	£173,107,919	£173,282,616
30%	80%	£148,966,353	£154,004,882	£149,110,167	£154,208,496	£149,660,845	£149,894,659
35%	80%	£125,311,680	£131,178,157	£125,547,068	£131,411,087	£126,183,023	£126,418,399
40%	80%	£101,680,047	£108,303,890	£101,944,846	£108,568,689	£102,680,296	£102,925,994
45%	80%	£77,967,401	£85,402,089	£78,255,014	£86,899,693	£78,699,125	£79,356,737

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£346,618,788	£346,618,788	£346,618,788	£346,618,788	£346,618,788	£346,618,788
10%	71%	£299,477,880	£300,508,602	£299,546,556	£300,577,276	£299,630,415	£299,699,090
15%	71%	£275,907,422	£277,653,044	£276,010,434	£277,550,515	£276,136,224	£276,239,235
20%	71%	£252,336,963	£254,398,408	£252,474,312	£254,535,755	£252,642,032	£252,779,381
25%	71%	£228,761,713	£231,343,307	£228,925,024	£231,514,994	£229,136,658	£229,309,989
30%	71%	£205,124,027	£208,245,453	£205,332,000	£208,453,426	£205,585,961	£205,793,934
35%	71%	£181,486,342	£185,138,035	£181,738,977	£185,380,641	£182,035,294	£182,277,899
40%	71%	£157,822,731	£162,028,345	£158,102,941	£162,307,855	£158,445,112	£158,725,321
45%	71%	£134,116,213	£138,848,813	£134,432,732	£139,164,049	£134,817,674	£135,132,910
50%	71%	£110,317,774	£115,630,402	£110,697,075	£115,984,703	£111,099,719	£111,454,026
100%	71%	£150,694,195	£157,470,466	£149,813,123	£158,588,401	£148,37,241	£147,886,176
10%	75%	£299,432,790	£300,334,672	£299,504,806	£300,406,780	£299,568,258	£299,638,366
15%	75%	£275,839,786	£277,192,608	£275,947,949	£277,300,771	£276,039,988	£276,148,150
20%	75%	£252,246,782	£254,650,945	£252,390,959	£254,194,761	£252,513,117	£252,657,154
25%	75%	£228,637,920	£230,908,841	£228,810,807	£231,088,752	£228,974,747	£229,156,723
30%	75%	£204,987,476	£207,718,724	£205,205,847	£207,937,096	£205,391,668	£205,610,040
35%	75%	£181,337,832	£184,823,488	£181,591,799	£184,778,255	£181,868,590	£182,162,358
40%	75%	£157,638,750	£161,318,984	£157,935,971	£161,618,894	£158,183,334	£158,477,554
45%	75%	£133,960,848	£138,050,420	£134,241,516	£138,381,418	£134,523,174	£134,854,172
50%	75%	£110,080,147	£114,753,071	£110,452,162	£115,105,087	£110,768,724	£111,140,740
10%	80%	£299,621,170	£301,085,180	£299,678,856	£301,120,866	£299,835,718	£299,893,404
15%	80%	£276,123,855	£278,288,370	£276,210,386	£278,374,900	£276,444,178	£276,530,708
20%	80%	£252,625,541	£255,511,561	£252,740,918	£255,626,934	£253,082,638	£253,188,011
25%	80%	£229,115,849	£232,734,752	£229,261,430	£232,878,968	£229,654,771	£229,830,553
30%	80%	£205,560,891	£209,890,867	£205,735,885	£210,105,685	£206,207,688	£206,392,385
35%	80%	£182,006,132	£187,104,461	£182,209,946	£187,308,275	£182,760,624	£182,964,437
40%	80%	£158,411,469	£164,277,936	£158,646,845	£164,510,866	£158,292,801	£159,518,178
45%	80%	£134,739,826	£141,403,959	£135,044,925	£141,668,467	£135,760,075	£136,024,873
50%	80%	£111,057,180	£118,501,859	£111,354,793	£118,799,472	£112,158,904	£112,456,516

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 8	CL Zone	1
	Value Area	Med
No Units	650	
Site Area	4.95 Ha	
Sales value inflation		10%
Build cost inflation		5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£195,566,307	£195,566,307	£195,566,307	£195,566,307	£195,566,307	£195,566,307
10%	71%	£166,515,387	£167,592,247	£166,632,083	£167,708,944	£166,688,080	£166,784,777
15%	71%	£151,943,016	£153,357,996	£152,117,661	£153,732,952	£152,171,654	£152,346,700
20%	71%	£137,305,375	£138,488,236	£137,241,926	£138,724,783	£137,614,892	£137,851,442
25%	71%	£122,600,365	£125,368,488	£122,900,339	£125,668,462	£122,992,868	£123,292,843
30%	71%	£107,789,233	£111,162,265	£108,154,760	£111,527,791	£108,267,510	£108,633,036
35%	71%	£92,832,783	£96,832,346	£93,266,206	£97,293,760	£93,399,817	£93,833,320
40%	71%	£77,804,775	£82,441,370	£78,308,217	£82,936,711	£78,463,506	£78,966,948
45%	71%	£62,660,130	£67,935,392	£63,235,765	£68,501,764	£63,413,323	£63,988,958
50%	71%	£47,392,768	£53,316,904	£48,002,623	£53,956,499	£48,203,335	£48,653,391
100%	71%	£17,681,294	£19,245,867	£18,248,271	£19,804,843	£18,506,248	£19,114,372,224
0%	75%	£186,466,031	£187,408,284	£186,588,563	£187,530,816	£186,599,637	£186,722,169
15%	75%	£151,868,582	£153,281,961	£152,052,379	£153,465,759	£152,068,991	£152,292,788
20%	75%	£137,205,328	£139,119,322	£137,776,706	£139,263,706	£137,476,154	£137,724,532
25%	75%	£122,473,493	£124,895,599	£122,788,466	£125,210,574	£122,816,933	£123,131,906
30%	75%	£107,634,636	£110,586,038	£108,018,439	£110,969,841	£108,053,127	£108,436,931
35%	75%	£92,649,469	£96,149,087	£93,104,563	£96,604,181	£93,145,694	£93,600,786
40%	75%	£77,561,847	£81,668,624	£78,120,461	£82,190,610	£78,169,237	£78,666,651
45%	75%	£62,416,688	£67,042,549	£63,021,085	£67,637,239	£63,075,712	£63,680,129
50%	75%	£47,077,831	£52,308,631	£47,760,386	£52,980,205	£47,822,078	£48,504,636
10%	80%	£168,673,327	£168,180,331	£168,771,322	£168,278,957	£168,867,956	£168,365,121
15%	80%	£152,179,525	£154,440,932	£152,326,563	£154,587,970	£152,500,179	£152,647,217
20%	80%	£137,625,527	£140,681,528	£137,824,231	£140,880,230	£138,058,851	£138,257,553
25%	80%	£123,006,357	£126,875,397	£123,256,336	£127,123,776	£123,556,862	£123,807,841
30%	80%	£108,353,949	£112,907,259	£108,596,969	£113,293,625	£108,953,532	£109,203,574
35%	80%	£93,419,386	£99,018,775	£93,783,462	£99,382,850	£94,213,347	£94,577,421
40%	80%	£78,456,143	£84,940,145	£78,909,934	£85,356,232	£79,408,366	£79,831,258
45%	80%	£63,439,206	£70,922,492	£63,922,140	£71,268,244	£64,439,677	£64,977,210
50%	80%	£48,232,566	£56,543,379	£48,778,612	£57,080,638	£49,423,362	£49,969,407

Residual Land values compared to benchmark land values

Benchmark Z1 - High

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£249,722,198	£249,722,198	£249,722,198	£249,722,198	£249,722,198	£249,722,198
10%	71%	£278,773,118	£277,968,258	£277,968,258	£277,968,258	£278,773,118	£278,773,118
15%	71%	£263,345,880	£261,730,599	£263,170,544	£261,555,263	£263,116,801	£262,941,063
20%	71%	£247,983,130	£245,800,273	£247,748,579	£245,563,723	£247,673,613	£247,437,063
25%	71%	£232,688,140	£231,920,017	£232,388,156	£231,620,043	£232,295,637	£231,995,627
30%	71%	£217,393,272	£216,124,245	£217,134,714	£215,865,714	£217,050,969	£216,781,455
35%	71%	£202,098,404	£200,458,159	£201,822,299	£200,592,736	£201,888,698	£201,455,185
40%	71%	£186,803,536	£184,847,138	£186,690,288	£184,351,794	£186,824,990	£186,321,557
45%	71%	£171,508,668	£169,353,113	£171,395,740	£169,786,741	£171,875,162	£171,299,547
50%	71%	£156,213,800	£153,191,601	£156,100,812	£153,932,008	£156,192,811	£155,466,115
100%	71%	£56,929,799	£54,746,072	£56,158,776	£54,813,048	£56,104,753	£55,861,729
0%	75%	£273,419,923	£272,880,221	£273,699,942	£272,757,689	£273,588,693	£273,566,336
10%	75%	£258,125,055	£256,928,544	£258,236,126	£257,142,747	£258,154,514	£258,033,455
15%	75%	£242,830,187	£241,373,178	£242,934,769	£241,924,800	£242,812,351	£242,763,973
20%	75%	£227,535,319	£225,892,906	£227,500,039	£226,077,931	£227,471,372	£227,156,599
25%	75%	£212,240,451	£210,302,066	£212,105,066	£210,318,864	£212,235,378	£211,851,574
30%	75%	£196,945,583	£194,639,416	£196,634,942	£194,684,524	£196,942,811	£196,466,811
35%	75%	£181,650,715	£178,931,631	£181,368,044	£179,107,895	£181,650,715	£181,181,554
40%	75%	£166,355,847	£163,288,555	£166,073,176	£163,810,395	£166,355,847	£165,886,979
45%	75%	£151,060,979	£147,246,955	£150,788,306	£148,322,896	£151,060,979	£150,592,106
50%	75%	£135,766,111	£131,873,125	£135,484,436	£133,257,927	£135,766,111	£135,297,239
10%	80%	£278,615,178	£277,107,574	£278,517,153	£277,009,549	£278,401,409	£278,303,384
15%	80%	£263,320,310	£261,947,573	£263,222,345	£261,714,922	£263,106,272	£262,841,288
20%	80%	£248,025,442	£246,406,878	£247,927,424	£246,408,275	£247,829,654	£247,490,952
25%	80%	£232,730,574	£230,819,106	£232,632,089	£231,164,229	£232,544,033	£232,107,911
30%	80%	£217,435,706	£215,251,255	£217,337,607	£215,988,880	£217,249,754	£216,811,931
35%	80%	£202,140,838	£199,699,731	£202,042,607	£199,905,655	£201,921,583	£201,484,104
40%	80%	£186,845,970	£184,148,380	£186,747,671	£184,932,374	£186,845,970	£186,407,247
45%	80%	£171,551,102	£168,451,475	£171,453,722	£169,424,166	£171,551,102	£171,113,325
50%	80%	£156,256,234	£153,191,601	£156,158,853	£154,202,261	£156,256,234	£155,818,956

£90,000,000

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£192,212,493	£192,212,493	£192,212,493	£192,212,493	£192,212,493	£192,212,493
10%	71%	£191,323,403	£190,246,543	£191,206,707	£190,129,846	£191,170,711	£191,054,014
15%	71%	£205,896,719	£204,280,884	£205,721,129	£204,105,839	£205,667,130	£205,492,090
20%	71%	£220,470,035	£218,259,596	£220,295,361	£218,114,008	£220,223,899	£219,949,340
25%	71%	£235,043,351	£232,470,302	£234,938,451	£232,170,328	£234,845,922	£234,545,947
30%	71%	£249,616,667	£246,876,526	£249,684,030	£246,310,999	£249,571,281	£249,205,754
35%	71%	£264,190,000	£261,108,444	£264,874,384	£261,573,021	£264,438,993	£264,006,470
40%	71%	£278,763,333	£275,327,421	£279,530,917	£275,902,980	£278,375,284	£277,871,863
45%	71%	£293,336,666	£289,903,398	£294,603,025	£289,337,026	£293,425,467	£292,849,832
50%	71%	£307,910,000	£304,521,886	£309,835,968	£303,892,291	£309,835,455	£309,385,400
100%	71%	£102,486,023	£98,298,937	£102,081,611	£98,083,334	£102,645,288	£102,212,015
0%	75%	£291,372,750	£290,430,506	£291,250,228	£290,307,975	£291,239,153	£291,116,622
10%	75%	£276,020,209	£274,558,829	£275,788,411	£274,373,032	£276,020,209	£275,586,002
15%	75%	£260,674,768	£258,723,463	£260,485,084	£258,475,085	£260,674,768	£260,242,558
20%	75%	£245,329,327	£243,148,911	£245,140,600	£243,059,217	£245,329,327	£244,908,694
25%	75%	£230,000,154	£227,252,752	£229,820,351	£227,868,949	£229,985,663	£229,401,859
30%	75%	£214,671,000	£211,889,703	£214,734,227	£212,934,610	£214,671,000	£214,238,002
35%	75%	£199,341,845	£196,348,380	£199,378,471	£197,368,180	£199,341,845	£198,914,133
40%	75%	£184,012,690	£180,786,241	£184,117,705	£182,201,551	£184,012,690	£183,584,662
45%	75%	£168,683,535	£165,530,160	£168,402,402	£166,098,586	£168,683,535	£168,261,515
50%	75%	£153,354,380	£149,867,859	£153,107,438	£150,559,834	£153,354,380	£152,939,699
10%	80%	£296,025,265	£293,129,621	£295,129,740	£292,233,821	£296,025,265	£295,597,340
15%	80%	£280,718,263	£277,157,263	£280,014,560	£276,958,561	£280,718,263	£280,290,338
20%	80%	£265,413,261	£261,852,261	£264,509,454	£261,450,515	£265,413,261	£264,982,593
25%	80%	£250,108,259	£246,547,259	£249,604,448	£246,495,509	£250,108,259	£249,690,666
30%	80%	£234,803,257	£230,236,257	£233,709,442	£229,686,510	£234,803,257	£234,378,731
35%	80%	£219,498,255	£214,669,255	£218,814,436	£214,577,511	£219,498,255	£219,073,795
40%	80%	£204,193,253	£199,040,253	£203,919,430	£199,888,512	£204,193,253	£203,748,869
45%	80%	£188,888,251	£183,287,251	£189,024,424	£184,957,514	£188,888,251	£188,432,943
50%	80%	£173,583,249	£167,982,249	£174,129,418	£170,046,506	£173,583,249	£173,127,020

£72,325,000

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£10,018,448	£10,018,448	£10,018,448	£10,018,448	£10,018,448	£10,018,448
10%	71%	£39,083,368	£37,992,508	£39,252,672	£37,873,811	£39,116,676	£38,799,378
15%	71%	£53,642,140	£52,026,849	£53,467,094	£51,851,803	£53,413,101	£53,238,055
20%	71%	£68,200,912	£66,066,523	£68,024,829	£66,859,973	£67,969,863	£67,733,313
25%	71%	£82,759,684	£80,216,267	£82,684,416			

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£58,892,422	£58,892,422	£58,892,422	£58,892,422	£58,892,422	£58,892,422
10%	71%	£29,241,992	£30,918,362	£29,258,198	£31,035,059	£29,994,194	£30,110,391
15%	71%	£15,288,730	£16,384,021	£15,443,776	£17,059,067	£15,497,769	£15,572,615
20%	71%	£631,490	£2,814,347	£868,041	£3,050,897	£941,007	£1,177,557
25%	71%	£-14,073,520	£-11,305,397	£-13,773,548	£-11,005,423	£-13,881,017	£-13,381,042
30%	71%	£-26,894,662	£-25,511,621	£-28,146,125	£-25,146,094	£-28,485,576	£-28,040,689
35%	71%	£-43,841,102	£-39,841,539	£-43,407,679	£-36,408,116	£-43,273,988	£-42,540,565
40%	71%	£-58,889,110	£-54,232,516	£-58,365,069	£-53,737,175	£-58,210,379	£-57,706,938
45%	71%	£-74,013,755	£-68,738,493	£-73,438,120	£-68,172,121	£-73,260,562	£-72,684,927
50%	71%	£-89,345,118	£-83,265,981	£-89,717,853	£-85,717,386	£-89,470,590	£-87,802,466
100%	71%	£-284,355,179	£-241,131,452	£-282,922,158	£-239,698,428	£-282,480,133	£-251,047,109
10%	75%	£29,792,146	£30,734,399	£29,914,678	£30,856,931	£29,925,752	£30,048,284
15%	75%	£15,189,897	£16,809,078	£15,378,498	£16,791,873	£15,395,105	£15,578,903
20%	75%	£531,442	£2,441,442	£779,821	£2,689,820	£802,269	£1,050,647
25%	75%	£-14,200,392	£-11,778,286	£-13,885,419	£-11,483,311	£-13,886,952	£-13,541,079
30%	75%	£-29,039,249	£-26,087,847	£-28,655,446	£-25,704,044	£-28,620,788	£-28,236,934
35%	75%	£-44,024,418	£-40,524,798	£-43,569,322	£-40,069,704	£-43,508,191	£-43,073,007
40%	75%	£-59,082,038	£-55,017,061	£-58,553,424	£-54,493,275	£-58,505,648	£-57,977,034
45%	75%	£-74,257,217	£-69,631,336	£-73,652,800	£-69,036,646	£-73,598,173	£-72,993,756
50%	75%	£-89,585,254	£-84,965,258	£-89,995,497	£-85,695,680	£-89,987,607	£-88,169,255
10%	60%	£29,996,442	£31,507,046	£30,097,467	£31,805,071	£30,213,211	£30,311,236
15%	60%	£16,506,640	£17,767,047	£15,652,678	£17,914,085	£16,826,294	£16,973,332
20%	60%	£591,642	£1,007,512	£1,150,946	£1,206,345	£1,384,943	£1,533,669
25%	60%	£-13,697,529	£-9,788,488	£-13,415,449	£-11,459,109	£-13,180,023	£-12,866,495
30%	60%	£-28,389,939	£-23,676,635	£-28,082,897	£-23,374,260	£-27,720,353	£-27,413,311
35%	60%	£-43,254,499	£-37,655,111	£-42,890,424	£-37,291,035	£-42,460,539	£-42,096,464
40%	60%	£-58,187,742	£-51,733,740	£-57,764,851	£-51,317,654	£-57,295,619	£-56,842,927
45%	60%	£-73,234,679	£-65,981,393	£-72,751,145	£-65,405,641	£-72,180,209	£-71,696,675
50%	60%	£-88,441,319	£-80,130,508	£-87,935,274	£-79,533,247	£-87,260,524	£-86,704,478

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£18,999,999	£18,999,999	£18,999,999	£18,999,999	£18,999,999	£18,999,999
10%	71%	£80,925,989	£92,002,840	£81,042,685	£82,119,546	£81,078,681	£81,195,378
15%	71%	£66,393,217	£67,968,508	£66,528,263	£68,143,553	£66,582,256	£66,757,302
20%	71%	£51,716,977	£53,898,833	£51,952,527	£54,139,384	£52,025,494	£52,262,043
25%	71%	£37,040,627	£39,779,090	£37,310,941	£37,079,084	£37,463,470	£37,647,445
30%	71%	£22,199,835	£25,572,896	£22,585,362	£25,938,393	£22,878,111	£23,043,638
35%	71%	£7,343,385	£11,242,048	£7,676,908	£11,676,371	£7,810,499	£8,243,922
40%	71%	£-7,784,623	£3,149,029	£-7,281,162	£-2,852,688	£-7,125,892	£-6,922,451
45%	71%	£-22,929,698	£-17,654,005	£-22,363,633	£-17,087,634	£-22,176,075	£-21,600,440
50%	71%	£-38,236,631	£-32,272,494	£-37,586,576	£-31,632,899	£-37,386,063	£-36,736,008
100%	71%	£-203,270,692	£-160,046,965	£-201,837,699	£-168,619,942	£-201,396,645	£-199,962,923
10%	75%	£30,976,663	£31,818,688	£30,899,141	£31,941,417	£31,010,299	£31,132,026
15%	75%	£16,279,183	£17,692,593	£16,462,981	£17,876,360	£16,579,592	£16,863,930
20%	75%	£51,615,929	£53,525,929	£51,864,308	£53,774,307	£51,886,756	£52,135,134
25%	75%	£36,884,084	£39,366,201	£37,199,068	£39,621,175	£37,227,535	£37,542,908
30%	75%	£22,045,238	£24,938,600	£22,429,041	£25,360,443	£22,467,427	£22,847,533
35%	75%	£7,060,070	£10,559,689	£7,515,165	£11,014,782	£7,556,296	£8,011,390
40%	75%	£-7,997,551	£-3,932,574	£-7,468,937	£-3,408,788	£-7,421,161	£-6,892,547
45%	75%	£-23,112,720	£-18,546,849	£-22,568,313	£-17,952,159	£-22,513,685	£-21,909,270
50%	75%	£-38,511,567	£-33,280,768	£-37,829,010	£-32,609,194	£-37,767,320	£-37,084,763
10%	60%	£81,083,928	£82,591,533	£81,181,854	£82,689,558	£81,297,898	£81,395,723
15%	60%	£66,590,127	£68,851,533	£66,737,165	£68,998,571	£66,910,781	£67,057,819
20%	60%	£52,036,169	£54,932,126	£52,290,831	£54,290,831	£52,469,453	£52,668,155
25%	60%	£37,416,968	£41,285,999	£37,668,938	£41,534,377	£37,966,464	£38,218,442
30%	60%	£22,694,547	£27,407,652	£23,001,589	£27,710,227	£23,364,134	£23,671,176
35%	60%	£7,829,089	£13,429,376	£8,194,063	£13,793,453	£8,623,948	£9,068,023
40%	60%	£-7,103,255	£-249,253	£-6,680,364	£-233,167	£-6,181,032	£-5,758,140
45%	60%	£-22,150,192	£-14,796,906	£-21,666,659	£-14,321,154	£-21,095,722	£-20,612,188
50%	60%	£-37,356,832	£-29,046,020	£-36,810,787	£-28,508,760	£-36,166,037	£-35,619,991

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£162,001,449	£162,001,449	£162,001,449	£162,001,449	£162,001,449	£162,001,449
10%	71%	£132,960,529	£134,027,389	£133,067,225	£134,144,086	£133,103,222	£133,219,919
15%	71%	£118,377,758	£119,993,048	£118,552,803	£120,166,094	£118,666,796	£118,781,842
20%	71%	£103,740,517	£105,923,374	£103,977,066	£106,159,905	£104,060,094	£104,286,594
25%	71%	£89,035,507	£91,803,630	£89,335,481	£92,103,604	£89,428,010	£89,727,985
30%	71%	£74,224,375	£77,597,407	£74,589,902	£77,962,933	£74,702,652	£75,068,178
35%	71%	£59,267,895	£63,267,486	£59,701,345	£63,700,911	£59,835,090	£60,289,462
40%	71%	£44,239,917	£48,876,512	£44,743,355	£49,371,853	£44,898,648	£45,402,090
45%	71%	£29,096,272	£34,370,534	£29,670,907	£34,936,906	£29,848,465	£30,424,100
50%	71%	£13,787,919	£19,532,048	£14,437,695	£20,391,841	£14,638,477	£15,288,333
100%	71%	£-167,266,162	£-108,922,424	£-165,819,259	£-108,589,401	£-164,971,106	£-107,638,952
10%	75%	£132,901,173	£133,843,426	£133,023,705	£133,965,958	£133,034,779	£133,157,311
15%	75%	£118,303,724	£119,717,103	£118,487,521	£119,900,901	£118,594,133	£118,687,930
20%	75%	£103,640,470	£105,550,469	£103,888,948	£105,798,848	£103,911,296	£104,159,874
25%	75%	£89,008,635	£91,330,741	£89,223,608	£91,645,716	£89,252,075	£89,567,048
30%	75%	£74,069,778	£77,021,180	£74,453,551	£77,404,983	£74,488,269	£74,872,073
35%	75%	£59,084,611	£62,584,229	£59,539,705	£63,039,323	£59,580,836	£60,035,930
40%	75%	£44,026,989	£48,011,995	£44,555,935	£48,615,752	£44,653,319	£45,131,993
45%	75%	£28,851,810	£33,477,691	£29,456,227	£34,072,381	£29,510,854	£30,115,271
50%	75%	£13,512,973	£18,743,773	£14,195,530	£19,415,347	£14,257,220	£14,939,778
10%	60%	£133,168,469	£134,116,078	£133,206,494	£134,214,069	£133,222,329	£133,420,263
15%	60%	£118,114,688	£120,976,074	£118,367,705	£121,025,112	£118,335,321	£118,582,359
20%	60%	£104,060,669	£107,116,670	£104,259,373	£107,315,372	£104,483,993	£104,692,695
25%	60%	£89,441,499	£93,310,539	£89,693,478	£93,559,918	£89,991,004	£90,242,983
30%	60%	£74,710,989	£79,432,992	£75,026,135	£79,734,769	£75,389,674	£75,665,716
35%	60%	£59,854,528	£65,453,917	£60,218,604	£65,817,692	£60,648,489	£61,012,583
40%	60%	£44,921,285	£51,375,287	£45,344,176	£51,791,374	£45,843,508	£46,266,400
45%	60%	£29,874,348	£37,227,634	£30,367,892	£37,703,886	£30,828,819	£31,412,462
50%	60%	£14,667,708	£22,878,921	£15,213,754	£23,515,780	£15,658,504	£16,404,546

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

E27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£57,314,122	£57,314,122	£57,314,122	£57,314,122	£57,314,122	£57,314,122
10%	71%	£28,263,202	£29,340,062	£28,379,898	£29,456,758	£28,415,894	£28,532,291
15%	71%	£13,650,430	£13,305,721	£13,305,476	£13,450,746	£13,419,468	£14,094,514
20%	71%	£-946,811	£1,236,046	£-710,260	£1,472,597	£-837,294	£-400,744
25%	71%	£-15,651,821	£-12,883,698	£-15,351,846	£-12,583,723	£-15,259,317	£-14,959,342
30%	71%	£-30,462,663	£-27,089,921	£-30,091,425	£-26,724,395	£-29,984,676	£-29,619,150
35%	71%	£-45,419,402	£-41,419,840	£-44,985,960	£-40,986,417	£-44,852,289	£-44,418,866
40%	71%	£-60,447,410	£-58,810,818	£-59,943,969	£-55,315,475	£-59,788,679	£-59,285,238
45%	71%	£-75,592,656	£-70,316,794	£-75,018,429	£-69,750,421	£-74,838,863	£-74,883,227
50%	71%	£-90,869,418	£-84,460,684	£-90,249,253	£-84,266,096	£-89,182,290	£-89,569,770
100%	71%	£-255,933,480	£-242,709,752	£-254,500,456	£-241,276,729	£-254,068,433	£-252,625,410
10%	75%	£28,218,846	£29,156,099	£28,336,377	£29,276,630	£28,347,452	£28,469,963
15%	75%	£13,618,366	£13,929,776	£13,809,193	£14,213,573	£13,818,895	£14,030,363
20%	75%	£-1,046,858	£863,142	£-798,480	£1,111,520	£-776,031	£-527,653
25%	75%	£-15,778,693	£-13,356,588	£-15,463,720	£-13,041,612	£-15,435,252	£-15,120,279
30%	75%	£-30,617,550	£-27,666,147	£-30,233,748	£-27,282,344	£-30,199,059	£-29,815,254
35%	75%	£-45,602,717	£-42,103,098	£-45,147,623	£-41,648,095	£-45,106,491	£-44,651,307
40%	75%	£-60,680,339	£-56,595,362	£-60,131,724	£-56,071,575	£-60,083,949	£-59,555,334
45%	75%	£-75,835,517	£-71,209,636	£-75,231,100	£-70,614,946	£-75,176,474	£-74,572,057
50%	75%	£-91,044,658	£-85,949,658	£-90,491,787	£-85,271,081	£-90,400,107	£-89,747,559
10%	60%	£28,421,141	£29,928,746	£28,510,155	£30,025,771	£28,634,911	£28,732,936
15%	60%	£13,927,340	£16,188,746	£14,074,378	£16,335,784	£14,247,993	£14,395,031
20%	60%	£-626,658	£2,429,342	£-427,955	£2,628,044	£-193,335	£5,398
25%	60%	£-15,245,504	£-11,576,759	£-15,029,829	£-11,126,410	£-14,698,323	£-14,444,545
30%	60%	£-29,968,240	£-25,254,935	£-29,661,198	£-24,952,560	£-29,298,654	£-28,991,612
35%	60%	£-44,832,800	£-39,233,411	£-44,468,724	£-38,869,335	£-44,038,839	£-43,674,764
40%	60%	£-59,766,042	£-53,312,940	£-59,343,152	£-53,895,954	£-58,943,819	£-58,420,927
45%	60%	£-74,832,989	£-67,460,684	£-74,329,444	£-68,963,942	£-73,538,502	£-73,014,075
50%	60%	£-90,016,619	£-81,708,807	£-89,473,574	£-81,171,547	£-88,628,624	£-88,282,778

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£10,000,000	£10,000,000	£10,000,000	£10,000,000	£10,000,000	£10,000,000
10%	71%	£99,856,751	£100,927,610	£99,967,447	£101,044,307	£100,003,443	£100,120,140
15%	71%	£88,277,979	£88,893,269	£85,453,024	£87,068,315	£85,507,917	£85,682,063
20%	71%	£70,640,738	£72,823,595	£70,577,289	£73,000,146	£70,950,255	£71,186,505
25%	71%	£56,955,793	£58,703,851	£56,236,705	£58,003,825	£56,309,214	£56,629,336
30%	71%	£41,124,596	£44,467,628	£41,490,124	£44,863,154	£41,802,373	£41,968,399
35%	71%	£26,168,146	£30,167,709	£26,601,569	£30,601,132	£26,735,290	£27,168,683
40%	71%	£11,140,338	£15,736,253	£11,343,595	£14,272,074	£11,789,899	£12,319,311
45%	71%	£-4,004,507	£1,270,755	£-3,428,672	£1,837,127	£-3,251,314	£-2,675,679
50%	71%	£-19,311,869	£-13,347,733	£-18,661,814	£-12,708,138	£-18,481,301	£-17,811,246
100%	71%	£-84,246,931	£-71,722,202	£-82,912,909	£-69,029,190	£-82,470,884	£-81,937,967
10%	75%	£86,801,964	£100,448,647	£89,023,846	£100,866,193	£86,803,193	£100,100,000
15%	75%	£85,203,945	£86,617,324	£85,387,742	£86,801,122	£85,404,354	£85,588,151
20%	75%	£70,540,691	£72,450,690	£70,789,059	£72,699,069	£70,811,517	£71,059,959
25%	75%	£56,868,660	£58,263,595	£56,123,467	£58,543,327	£56,152,286	£56,497,070
30%	75%	£40,969,999	£43,921,401	£41,353,802	£44,305,204	£41,388,490	£41,772,294
35%	75%	£26,984,832	£29,484,451	£26,439,626	£29,939,544	£26,481,057	£26,936,152
40%	75%	£10,977,210	£14,992,187	£11,435,624	£15,515,973	£11,553,650	£12,032,214
45%	75%	£-4,247,988	£37,613	£-3,943,952	£972,603	£-3,658,925	£-2,984,628
50%	75%	£-19,586,806	£-14,355,006	£-19,904,249	£-13,684,432	£-18,842,558	£-18,160,001
10%	60%	£106,008,690	£101,516,294	£100,106,715	£101,614,320	£100,222,459	£100,320,484
15%	60%	£85,514,889	£87,776,296	£85,961,921	£87,923,333	£85,835,942	£86,982,560
20%	60%	£70,960,891	£74,016,891	£71,159,593	£74,215,593	£71,395,214	£71,632,916
25%	60%	£56,341,720	£60,210,760	£56,693,699	£60,459,139	£56,891,225	£57,143,204
30%	60%	£41,619,309	£46,332,614	£41,926,351	£46,634,989	£42,298,995	£42,595,937
35%	60%	£26,754,749	£32,454,139	£27,118,825	£32,718,213	£27,548,710	£27,912,784
40%	60%	£11,821,508	£18,275,509	£12,244,307	£18,691,595	£12,743,320	£13,166,621
45%	60%	£-3,225,431	£4,127,855	£-2,741,897	£4,603,607	£-2,170,960	£-1,687,427
50%	60%	£-18,432,071	£-10,121,258	£-17,886,025	£-9,583,999	£-17,241,275	£-16,695,230

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£162,001,449	£162,001,449	£162,001,449	£162,001,449	£162,001,449	£162,001,449
10%	71%	£132,960,629	£134,027,389	£133,067,225	£134,144,086	£133,103,222	£133,219,819
15%	71%	£118,377,759	£119,693,948	£118,552,803	£119,768,094	£118,668,796	£118,811,842
20%	71%	£103,740,517	£105,923,374	£103,977,068	£106,159,925	£104,050,034	£104,286,584
25%	71%	£89,036,507	£91,803,630	£89,335,481	£92,103,604	£89,428,010	£89,727,985
30%	71%	£74,224,375	£77,597,407	£74,589,602	£77,962,933	£74,702,652	£75,068,178
35%	71%	£59,467,805	£63,497,498	£59,701,345	£63,793,911	£59,835,099	£60,288,462
40%	71%	£44,230,917	£48,676,512	£44,743,359	£49,371,853	£44,898,648	£45,402,990
45%	71%	£29,095,272	£34,370,534	£29,670,907	£34,936,906	£29,848,485	£30,424,100
50%	71%	£13,787,810	£19,752,046	£14,437,965	£20,391,641	£14,633,477	£15,289,333
100%	71%	£-131,246,152	£-138,022,424	£-140,813,129	£-136,589,401	£-149,371,106	£-147,838,082
10%	75%	£132,901,173	£133,843,426	£133,023,705	£133,965,968	£133,034,779	£133,157,311
15%	75%	£118,303,724	£119,717,103	£118,487,521	£119,900,901	£118,594,133	£118,687,930
20%	75%	£103,640,470	£105,459,469	£103,898,848	£105,798,846	£103,911,296	£104,159,674
25%	75%	£88,908,635	£91,330,741	£89,223,608	£91,645,716	£89,252,075	£89,567,045
30%	75%	£74,069,778	£77,021,180	£74,453,581	£77,404,983	£74,488,269	£74,872,073
35%	75%	£59,084,611	£62,584,229	£59,539,705	£63,090,323	£59,590,836	£60,035,320
40%	75%	£44,026,989	£48,001,986	£44,555,603	£48,615,752	£44,603,379	£45,131,993
45%	75%	£28,851,810	£34,477,691	£29,456,227	£34,072,381	£29,510,854	£30,115,271
50%	75%	£13,512,973	£18,743,773	£14,195,530	£19,415,347	£14,257,220	£14,939,778
10%	60%	£133,108,469	£134,616,075	£133,208,494	£134,714,099	£133,322,338	£133,420,265
15%	60%	£118,614,668	£120,676,074	£118,761,705	£121,023,112	£118,935,321	£119,082,353
20%	60%	£104,060,669	£107,116,670	£104,259,373	£107,316,372	£104,493,993	£104,692,695
25%	60%	£89,441,469	£93,310,539	£89,693,476	£93,589,918	£89,991,094	£90,242,863
30%	60%	£74,749,888	£79,432,922	£75,066,130	£79,734,768	£75,389,674	£75,695,716
35%	60%	£59,854,528	£65,453,917	£60,218,604	£65,817,992	£60,648,489	£61,012,563
40%	60%	£44,924,285	£51,375,287	£45,344,176	£51,791,374	£45,843,508	£46,266,400
45%	60%	£29,974,348	£37,227,634	£30,457,865	£37,703,386	£30,950,819	£31,412,352
50%	60%	£14,667,708	£22,978,521	£15,213,754	£23,515,780	£15,858,504	£16,404,549

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 8

CIL Zone	1
Value Area	Low

No Units	650
Site Area	4.95 Ha

Sales value inflation	10%
Build cost inflation	5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£133,338,930	£133,338,930	£133,338,930	£133,338,930	£133,338,930	£133,338,930
10%	71%	£109,883,838	£111,026,571	£110,086,031	£111,228,763	£110,045,871	£110,248,063
15%	71%	£98,986,890	£99,809,986	£98,390,176	£100,104,276	£98,329,839	£98,633,227
20%	71%	£88,254,223	£88,557,087	£86,645,222	£88,968,056	£86,553,589	£86,974,588
25%	71%	£74,335,773	£77,239,328	£74,849,621	£77,753,076	£74,747,479	£75,261,227
30%	71%	£62,334,885	£65,876,137	£62,861,466	£66,502,717	£62,837,013	£63,463,594
35%	71%	£50,250,349	£54,449,380	£50,935,517	£55,184,314	£50,844,077	£51,588,715
40%	71%	£38,044,418	£42,908,303	£38,907,410	£43,757,408	£38,736,001	£39,599,993
45%	71%	£25,678,501	£31,249,113	£26,665,245	£32,219,979	£26,469,257	£27,456,001
50%	71%	£13,098,031	£19,410,935	£14,227,470	£20,525,250	£14,005,623	£15,120,458
100%	71%	£118,588,047	£105,384,319	£116,248,271	£103,024,543	£117,113,000	£114,373,224
0%	75%	£109,827,545	£110,827,436	£110,039,847	£111,039,738	£109,969,324	£110,816,626
10%	75%	£98,002,450	£99,502,286	£98,320,903	£99,820,739	£98,215,118	£98,533,570
15%	75%	£86,115,785	£86,522,245	£85,651,344	£86,963,832	£85,407,959	£86,039,539
20%	75%	£74,192,738	£76,733,349	£74,732,174	£77,272,784	£74,552,981	£75,092,417
25%	75%	£62,160,436	£65,299,031	£62,818,346	£65,916,940	£62,599,799	£63,297,709
30%	75%	£50,043,498	£53,717,650	£50,823,612	£54,497,764	£50,564,471	£51,344,586
35%	75%	£37,804,148	£42,071,859	£38,419,290	£42,763,690	£38,409,284	£39,115,911
40%	75%	£25,403,778	£30,283,470	£26,439,860	£31,312,339	£26,095,689	£27,131,771
45%	75%	£12,762,716	£18,313,472	£13,971,882	£19,483,502	£12,576,860	£14,574,309
50%	75%	£11,063,976	£11,863,802	£11,023,818	£11,833,843	£11,029,822	£11,040,663
15%	60%	£98,357,097	£100,756,835	£98,611,859	£101,011,597	£98,697,366	£98,952,128
20%	60%	£86,600,391	£89,849,867	£86,945,630	£90,189,551	£87,061,503	£87,406,742
25%	60%	£74,793,484	£78,888,460	£75,225,032	£79,290,009	£75,369,874	£75,801,421
30%	60%	£62,893,121	£67,890,873	£63,419,449	£68,377,201	£63,598,101	£64,122,429
35%	60%	£50,912,277	£56,757,162	£51,536,369	£57,371,211	£51,745,834	£52,369,925
40%	60%	£38,815,278	£45,584,348	£39,538,191	£46,297,997	£39,781,495	£40,506,409
45%	60%	£26,557,616	£34,308,001	£27,386,482	£35,124,429	£27,664,674	£28,483,443
50%	60%	£14,105,925	£22,892,790	£15,041,950	£23,813,752	£15,356,108	£16,292,133

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£311,949,576	£311,949,576	£311,949,576	£311,949,576	£311,949,576	£311,949,576
10%	71%	£238,194,867	£238,194,867	£238,194,867	£238,194,867	£238,194,867	£238,194,867
15%	71%	£247,201,515	£245,487,517	£246,988,328	£245,184,226	£246,358,566	£246,655,278
20%	71%	£359,054,282	£356,731,438	£358,643,283	£356,320,439	£358,724,916	£358,319,618
25%	71%	£370,952,732	£368,049,177	£370,438,984	£367,535,429	£370,541,026	£370,027,278
30%	71%	£373,612,329	£370,412,029	£372,375,787	£370,785,192	£372,451,492	£371,937,744
35%	71%	£395,038,156	£390,930,325	£394,295,188	£390,104,191	£394,442,758	£393,699,761
40%	71%	£407,244,087	£402,380,202	£406,381,095	£401,531,097	£406,552,504	£405,889,512
45%	71%	£419,610,095	£414,039,392	£418,623,260	£413,088,526	£418,818,245	£417,832,504
50%	71%	£425,104,414	£420,517,855	£424,763,245	£419,232,622	£424,924,604	£423,938,879
100%	71%	£563,876,552	£550,652,824	£561,536,778	£548,313,048	£562,001,505	£559,681,729
0%	75%	£335,480,961	£334,461,069	£335,248,658	£334,248,787	£335,319,182	£335,106,880
10%	75%	£342,786,655	£342,786,655	£342,786,655	£342,786,655	£342,786,655	£342,786,655
15%	75%	£359,168,710	£357,136,222	£358,737,161	£356,704,673	£358,850,515	£358,448,968
20%	75%	£371,095,767	£368,555,158	£370,556,332	£368,015,721	£370,735,524	£370,196,088
25%	75%	£383,128,069	£380,029,475	£382,470,159	£379,371,565	£382,658,706	£382,030,796
30%	75%	£395,245,055	£391,570,855	£394,484,830	£390,780,741	£394,674,604	£393,943,019
35%	75%	£407,484,357	£403,216,650	£408,578,215	£402,324,905	£408,878,221	£408,073,079
40%	75%	£419,884,727	£415,005,035	£418,848,645	£413,976,166	£419,192,816	£418,156,734
45%	75%	£428,557,616	£424,308,001	£427,386,482	£425,124,429	£427,664,674	£426,628,443
50%	75%	£431,182,580	£427,395,715	£430,246,555	£421,474,753	£429,032,397	£428,996,372

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£241,193,351	£241,193,351	£241,193,351	£241,193,351	£241,193,351	£241,193,351
10%	71%	£247,954,952	£246,812,220	£247,752,760	£246,610,027	£247,922,920	£247,580,727
15%	71%	£259,751,961	£258,037,802	£259,448,613	£257,734,514	£259,598,551	£259,205,564
20%	71%	£271,659,567	£269,881,723	£271,350,568	£269,670,745	£271,521,601	£271,128,614
25%	71%	£283,503,016	£280,590,463	£282,980,270	£280,985,715	£283,091,311	£282,577,553
30%	71%	£295,303,906	£291,362,854	£294,877,325	£292,878,711	£295,001,777	£294,375,196
35%	71%	£307,088,441	£303,389,411	£308,845,474	£306,854,477	£308,993,043	£308,250,076
40%	71%	£318,794,573	£314,630,495	£318,811,361	£316,831,362	£318,929,789	£318,239,717
45%	71%	£332,160,290	£326,589,677	£331,173,548	£328,618,111	£331,389,533	£330,382,780
50%	71%	£344,750,759	£338,427,855	£343,611,321	£337,313,541	£343,833,167	£342,718,332
100%	71%	£437,453,837	£433,933,110	£437,081,051	£433,560,334	£437,151,091	£436,212,015
0%	75%	£248,011,246	£247,011,365	£247,798,943	£246,799,053	£247,589,467	£247,657,165
10%	75%	£259,836,340	£258,336,504	£259,517,888	£258,018,051	£259,623,673	£259,305,220
15%	75%	£271,718,995	£269,889,507	£271,287,447	£269,254,958	£271,450,800	£270,989,250
20%	75%	£283,646,442	£281,105,442	£283,195,147	£280,566,006	£283,286,497	£282,746,373
25%	75%	£295,678,355	£292,579,760	£296,020,445	£293,921,850	£296,238,992	£294,581,082
30%	75%	£307,795,293	£304,121,141	£307,015,178	£303,341,026	£307,274,320	£306,494,204
35%	75%	£320,034,842	£316,188,642	£320,128,589	£316,188,642	£320,128,589	£319,253,284
40%	75%	£332,435,012	£327,555,320	£331,988,931	£326,526,452	£331,743,011	£330,701,019
45%	75%	£345,096,075	£339,525,319	£343,866,900	£338,355,288	£344,261,930	£343,084,481
50%	75%	£347,774,814	£346,174,988	£347,604,073	£346,005,147	£347,547,968	£347,378,127
10%	60%	£250,461,604	£250,461,604	£250,461,604	£250,461,604	£250,461,604	£250,461,604
15%	60%	£271,238,399	£267,888,923	£270,893,160	£267,649,239	£270,777,287	£270,432,048
20%	60%	£283,045,307	£278,980,331	£282,613,759	£279,548,792	£282,468,917	£282,037,369
25%	60%	£294,945,860	£289,987,918	£294,418,341	£289,461,589	£294,242,980	£293,716,361
30%	60%	£306,926,514	£301,081,928	£306,302,421	£300,467,579	£306,092,956	£305,468,665
35%	60%	£319,025,512	£312,254,442	£318,300,599	£311,541,193	£318,057,296	£317,332,382
40%	60%	£331,281,174	£323,529,889	£330,452,309	£322,714,362	£330,174,116	£329,345,250
45%	60%	£343,752,865	£334,846,000	£342,796,844	£334,026,099	£342,462,692	£341,646,657

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£72,245,826	£72,245,826	£72,245,826	£72,245,826	£72,245,826	£72,245,826
10%	71%	£98,703,917	£94,583,185	£95,995,725	£94,395,092	£95,336,384	£95,336,892
15%	71%	£107,497,868	£105,783,767	£107,194,578	£105,480,479	£107,254,816	£106,951,528
20%	71%	£119,350,532	£117,027,888	£118,939,533	£116,816,689	£119,021,166	£118,610,168
25%	71%	£131,248,983	£126,345,427	£130,735,235	£127,831,679	£130,537,276	£130,323,529
30%	71%	£143,249,671	£139,708,919	£142,823,290	£139,020,039	£142,747,742	£142,121,161
35%	71%	£155,334,406	£151,135,375	£154,591,438	£150,400,441	£154,739,008	£153,996,041
40%	71%	£167,540,338	£162,676,452	£166,677,345	£161,827,347	£166,848,754	£165,985,762
45%	71%	£179,895,255	£174,835,943	£178,919,510	£174,384,716	£178,948,395	£178,139,754
50%	71%	£192,486,724	£186,173,620	£191,357,286	£185,059,505	£191,579,132	£190,464,297
100%	71%	£324,172,802	£310,949,074	£321,833,028	£308,609,298	£322,297,755	£319,957,979
0%	75%	£95,757,211	£94,757,319	£95,544,905	£94,545,118	£95,615,432	£95,403,190
10%	75%	£107,582,959	£106,582,469	£107,370,611	£106,374,015	£107,462,699	£107,250,457
15%	75%	£119,46					

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£3,334,956	-£3,334,956	-£3,334,956	-£3,334,956	-£3,334,956	-£3,334,956
10%	71%	-£28,790,047	-£28,790,047	-£28,790,047	-£28,790,047	-£28,790,047	-£28,790,047
15%	71%	-£38,586,996	-£38,586,996	-£38,586,996	-£38,586,996	-£38,586,996	-£38,586,996
20%	71%	-£50,439,662	-£48,116,818	-£50,028,663	-£47,705,819	-£50,110,296	-£49,699,298
25%	71%	-£62,338,113	-£59,434,557	-£61,924,365	-£58,920,899	-£61,926,496	-£61,412,658
30%	71%	-£74,281,664	-£70,707,149	-£73,142,420	-£70,171,160	-£73,168,892	-£72,610,291
35%	71%	-£86,273,536	-£82,224,505	-£85,680,568	-£81,468,572	-£85,628,138	-£85,085,171
40%	71%	-£98,329,488	-£93,765,582	-£97,766,475	-£92,918,477	-£97,837,884	-£97,074,892
45%	71%	-£110,456,385	-£105,424,772	-£110,008,640	-£104,483,906	-£110,204,628	-£109,217,884
50%	71%	-£122,657,654	-£117,492,959	-£122,446,416	-£116,146,635	-£122,688,462	-£121,653,427
100%	71%	-£255,281,932	-£242,638,204	-£252,922,158	-£239,698,428	-£253,986,885	-£251,047,109
10%	75%	-£26,846,341	-£25,846,449	-£26,634,038	-£25,634,148	-£26,704,562	-£26,492,260
15%	75%	-£38,671,435	-£37,171,599	-£38,352,962	-£36,853,146	-£38,453,768	-£38,140,315
20%	75%	-£50,554,090	-£48,521,602	-£50,122,541	-£48,090,053	-£50,265,895	-£49,834,346
25%	75%	-£62,481,147	-£59,940,536	-£61,941,712	-£59,401,101	-£62,120,904	-£61,581,468
30%	75%	-£74,453,449	-£71,414,855	-£73,855,940	-£70,756,945	-£74,074,086	-£73,416,177
35%	75%	-£86,469,367	-£82,669,296	-£85,993,273	-£82,176,121	-£86,109,414	-£85,329,269
40%	75%	-£98,529,737	-£94,602,030	-£97,963,595	-£93,710,285	-£98,264,691	-£97,358,450
45%	75%	-£110,637,107	-£106,390,415	-£110,234,025	-£105,961,548	-£110,578,196	-£109,542,114
50%	75%	-£122,791,969	-£118,460,413	-£122,709,039	-£117,190,383	-£122,987,025	-£121,919,578
10%	80%	-£26,609,909	-£25,010,083	-£26,440,242	-£24,840,242	-£26,383,063	-£26,213,222
15%	80%	-£38,316,789	-£35,917,050	-£38,662,026	-£36,662,288	-£38,776,519	-£38,721,757
20%	80%	-£50,073,494	-£46,824,018	-£49,728,255	-£46,484,334	-£49,612,352	-£49,267,143
25%	80%	-£61,860,405	-£56,815,626	-£61,445,849	-£56,383,877	-£61,304,012	-£60,872,464
30%	80%	-£73,780,764	-£68,823,012	-£73,254,436	-£68,296,684	-£73,077,784	-£72,551,466
35%	80%	-£85,781,609	-£80,916,723	-£85,137,516	-£79,302,674	-£84,928,051	-£84,303,969
40%	80%	-£97,861,997	-£93,091,697	-£97,155,694	-£90,376,286	-£96,992,390	-£96,167,476
45%	80%	-£109,937,269	-£102,364,984	-£109,267,404	-£101,549,456	-£109,039,211	-£108,189,345
50%	80%	-£122,007,960	-£114,781,095	-£121,631,935	-£112,860,133	-£121,517,177	-£120,381,752

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,239,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£24,254,440	£25,437,172	£24,496,632	£25,639,365	£24,456,472	£24,658,685
10%	71%	£12,497,491	£14,211,590	£12,600,779	£14,514,878	£12,740,541	£13,043,829
15%	71%	£344,825	£2,967,699	£1,059,824	£3,376,667	£374,191	£1,365,199
20%	71%	£1,253,626	£8,350,071	£10,739,876	£7,836,323	£10,841,910	£10,328,419
25%	71%	£23,254,514	£19,173,262	£22,627,933	£19,086,682	£22,752,385	£22,125,804
30%	71%	£35,339,049	£31,140,019	£34,596,082	£30,409,085	£34,743,651	£34,000,684
35%	71%	£47,544,981	£42,681,095	£46,681,988	£41,831,980	£46,853,397	£45,980,405
40%	71%	£59,810,898	£54,340,595	£58,924,153	£53,369,419	£59,120,141	£58,153,400
45%	71%	£72,141,367	£66,178,463	£71,361,929	£65,064,149	£71,583,775	£70,468,940
50%	71%	£84,521,745	£78,098,715	£84,837,669	£78,915,612	£84,992,296	£83,862,693
10%	75%	£24,236,146	£25,437,172	£24,445,449	£25,450,336	£24,370,625	£24,562,627
15%	75%	£12,413,052	£13,912,888	£12,731,504	£14,241,341	£12,825,719	£13,344,172
20%	75%	£330,367	£2,562,885	£961,945	£2,994,434	£918,592	£1,250,140
25%	75%	£1,139,660	£6,886,050	£10,857,225	£8,316,614	£11,036,417	£10,496,281
30%	75%	£2,450,363	£14,450,368	£22,771,053	£12,674,458	£22,868,600	£22,331,690
35%	75%	£3,545,901	£21,871,749	£34,765,786	£31,091,634	£35,024,928	£34,244,812
40%	75%	£4,785,250	£29,517,543	£46,879,108	£42,629,799	£47,180,114	£46,273,972
45%	75%	£6,061,630	£37,395,908	£59,149,539	£54,277,060	£59,460,789	£58,467,627
50%	75%	£7,386,683	£45,475,926	£71,617,516	£66,105,896	£72,012,538	£70,835,080
10%	80%	£24,474,578	£26,074,404	£24,644,419	£26,244,245	£24,701,424	£24,871,265
15%	80%	£12,767,698	£15,167,436	£13,022,460	£15,422,169	£13,107,367	£13,362,730
20%	80%	£3,010,961	£4,260,469	£1,336,432	£1,646,472	£1,472,106	£1,817,264
25%	80%	£10,795,915	£16,730,939	£10,364,367	£18,299,390	£10,219,525	£19,787,977
30%	80%	£22,696,277	£31,738,526	£22,169,849	£31,212,197	£21,993,298	£31,466,969
35%	80%	£34,671,122	£43,832,295	£34,053,029	£42,218,187	£33,843,564	£43,210,473
40%	80%	£46,776,120	£56,000,050	£46,051,207	£53,291,801	£45,807,903	£55,082,960
45%	80%	£58,931,782	£68,280,497	£58,202,917	£65,464,970	£57,924,724	£67,085,858
50%	80%	£71,143,473	£80,666,608	£70,547,449	£81,775,647	£70,233,290	£80,297,265

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£98,774,072	£98,774,072	£99,774,072	£99,774,072	£98,774,072	£98,774,072
10%	71%	£76,318,980	£77,461,713	£77,621,173	£77,663,905	£76,481,013	£76,683,205
15%	71%	£64,522,032	£66,236,130	£64,825,320	£66,539,418	£64,765,081	£65,086,269
20%	71%	£52,696,365	£54,962,296	£53,090,984	£55,403,298	£52,966,721	£53,490,730
25%	71%	£40,770,915	£43,674,470	£41,284,663	£44,188,218	£41,162,621	£41,696,369
30%	71%	£28,770,027	£32,311,279	£29,396,608	£32,937,859	£29,272,155	£29,898,736
35%	71%	£16,685,491	£20,984,522	£17,429,458	£21,318,458	£17,280,889	£18,023,857
40%	71%	£4,479,560	£9,343,445	£5,342,552	£10,192,550	£5,171,143	£6,034,135
45%	71%	£-7,886,357	£-2,315,745	£-6,899,813	£-1,344,879	£-7,095,601	£-6,108,857
50%	71%	£-20,466,827	£-14,153,923	£-19,337,388	£-13,039,608	£-19,559,235	£-18,444,400
100%	71%	£-102,667,665	£-108,609,177	£-102,819,132	£-108,660,401	£-102,777,688	£-108,668,669
10%	75%	£76,262,687	£77,262,578	£78,474,980	£77,474,880	£76,404,486	£76,616,767
15%	75%	£64,437,592	£65,937,428	£64,756,045	£66,255,881	£64,650,260	£64,968,712
20%	75%	£52,564,937	£54,167,426	£52,680,466	£53,918,974	£52,643,132	£53,274,681
25%	75%	£40,627,880	£43,168,491	£41,167,316	£43,707,926	£40,988,123	£41,527,559
30%	75%	£28,596,578	£31,694,173	£28,253,488	£32,352,082	£29,034,941	£29,692,851
35%	75%	£16,478,640	£20,152,792	£17,258,754	£20,932,906	£16,999,613	£17,779,728
40%	75%	£4,329,290	£8,506,967	£5,145,132	£9,399,742	£4,344,626	£5,750,666
45%	75%	£-8,161,080	£-3,281,388	£-7,124,998	£-2,252,519	£-7,469,169	£-6,433,087
50%	75%	£-20,782,142	£-15,251,366	£-19,592,976	£-14,081,356	£-19,987,998	£-18,810,549
10%	80%	£76,499,118	£76,098,666	£76,698,660	£76,269,784	£76,121,444	£76,695,896
15%	80%	£64,752,239	£67,193,377	£65,947,901	£67,448,739	£65,132,508	£65,367,710
20%	80%	£53,035,533	£56,285,009	£53,380,772	£56,624,893	£53,496,645	£53,841,884
25%	80%	£41,228,626	£45,293,602	£41,680,174	£45,725,151	£41,805,016	£42,236,583
30%	80%	£29,326,263	£34,289,615	£29,854,501	£34,812,345	£30,031,243	£30,557,511
35%	80%	£17,347,419	£23,192,304	£17,971,511	£23,908,353	£18,180,976	£18,805,067
40%	80%	£5,248,420	£12,019,490	£5,973,333	£12,732,739	£5,216,637	£6,041,551
45%	80%	£-7,007,242	£-174,943	£-6,178,376	£-1,569,571	£-6,900,184	£-5,071,318
50%	80%	£-19,458,633	£-110,672,068	£-18,022,908	£-9,761,106	£-18,208,750	£-11,712,126

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£4,913,256	-£4,913,256	-£4,913,256	-£4,913,256	-£4,913,256	-£4,913,256
10%	71%	-£28,368,348	-£27,225,615	-£28,166,155	-£27,023,422	-£28,206,315	-£28,004,122
15%	71%	-£40,165,298	-£38,451,197	-£39,802,008	-£38,141,269	-£39,922,247	-£39,116,659
20%	71%	-£52,017,962	-£49,695,118	-£51,606,964	-£49,284,120	-£51,688,597	-£51,277,588
25%	71%	-£63,916,413	-£61,012,858	-£63,402,665	-£60,499,110	-£63,504,706	-£62,990,958
30%	71%	-£75,861,949	-£72,376,049	-£74,790,729	-£71,149,469	-£74,413,981	-£73,788,091
35%	71%	-£88,001,836	-£83,802,806	-£87,256,869	-£83,067,872	-£87,406,439	-£86,683,471
40%	71%	-£100,207,768	-£95,343,882	-£99,344,776	-£94,494,777	-£99,516,185	-£98,653,192
45%	71%	-£112,573,885	-£107,003,072	-£111,586,840	-£106,032,206	-£111,782,628	-£110,786,184
50%	71%	-£125,164,544	-£118,841,259	-£124,024,716	-£117,726,198	-£124,266,897	-£123,131,227
100%	71%	-£256,840,232	-£243,616,505	-£254,500,458	-£241,276,729	-£254,985,186	-£252,625,410
10%	75%	-£29,424,641	-£27,424,750	-£29,212,338	-£27,212,448	-£29,292,862	-£28,070,860
15%	75%	-£40,249,736	-£38,749,899	-£39,931,263	-£38,431,448	-£40,037,088	-£39,716,615
20%	75%	-£52,132,391	-£50,099,902	-£51,700,842	-£49,668,353	-£51,844,196	-£51,412,647
25%	75%	-£64,059,448	-£61,518,837	-£63,520,012	-£60,879,401	-£63,699,204	-£63,169,769
30%	75%	-£76,091,759	-£72,993,155	-£75,493,840	-£72,335,245	-£75,652,397	-£74,994,477
35%	75%	-£88,206,686	-£84,534,626	-£87,429,574	-£83,764,422	-£87,687,715	-£86,907,600
40%	75%	-£100,448,037	-£96,180,330	-£99,541,895	-£95,288,586	-£99,842,901	-£98,936,750
45%	75%	-£112,848,408	-£107,968,715	-£111,812,328	-£108,939,847	-£112,156,496	-£111,120,414
50%	75%	-£125,460,470	-£119,898,714	-£124,289,209	-£118,786,683	-£124,615,365	-£123,497,676
10%	60%	-£28,158,209	-£26,588,394	-£28,018,368	-£26,418,542	-£27,961,364	-£27,791,522
15%	60%	-£30,895,089	-£27,495,351	-£30,640,327	-£27,240,589	-£30,554,820	-£30,300,058
20%	60%	-£31,851,794	-£28,402,318	-£31,306,555	-£28,062,634	-£31,190,682	-£30,845,443
25%	60%	-£33,453,352	-£29,305,126	-£33,025,154	-£28,962,177	-£32,882,317	-£32,450,764
30%	60%	-£35,359,064	-£30,201,313	-£34,832,737	-£29,874,984	-£34,656,085	-£34,129,756
35%	60%	-£37,339,909	-£31,095,923	-£36,715,816	-£30,809,974	-£36,506,352	-£35,882,260
40%	60%	-£39,436,937	-£32,007,837	-£38,673,994	-£31,764,589	-£38,470,694	-£37,745,777
45%	60%	-£41,694,570	-£32,943,284	-£40,695,724	-£32,737,757	-£40,497,511	-£39,168,646
50%	60%	-£44,146,260	-£33,915,365	-£42,780,236	-£33,731,434	-£42,586,077	-£41,860,052

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£38,126,256	£38,126,256	£38,126,256	£38,126,256	£38,126,256	£38,126,256
10%	71%	£43,219,201	£44,361,934	£43,421,394	£44,564,126	£43,381,234	£43,583,427
15%	71%	£31,422,253	£33,136,351	£31,725,541	£33,439,639	£31,665,302	£31,968,590
20%	71%	£19,569,587	£21,892,430	£19,880,565	£22,303,429	£19,899,922	£20,309,951
25%	71%	£7,671,136	£10,574,691	£8,184,694	£11,068,436	£8,062,842	£8,566,560
30%	71%	-£4,329,752	-£7,888,500	-£3,703,171	-£6,181,920	-£3,827,624	-£3,201,043
35%	71%	-£16,414,298	-£12,215,257	-£15,671,320	-£11,480,323	-£15,818,890	-£15,075,922
40%	71%	-£28,632,219	-£23,756,333	-£27,557,227	-£22,907,229	-£27,921,396	-£27,065,644
45%	71%	-£40,986,136	-£35,415,524	-£39,999,391	-£34,444,658	-£40,195,379	-£39,208,636
50%	71%	-£53,566,606	-£47,263,701	-£52,437,167	-£46,139,387	-£52,659,014	-£51,544,179
100%	71%	-£185,252,894	-£172,028,998	-£182,912,908	-£169,689,160	-£183,977,697	-£181,047,961
10%	75%	£43,164,368	£44,162,799	£43,375,211	£44,374,101	£43,348,681	£43,615,068
15%	75%	£31,337,813	£32,837,649	£31,656,266	£33,156,102	£31,550,451	£31,868,933
20%	75%	£19,456,158	£21,487,647	£19,886,707	£21,919,195	£19,743,353	£20,174,902
25%	75%	£7,600,102	£10,280,112	£8,108,146	£10,868,146	£8,062,842	£8,566,560
30%	75%	-£4,504,201	-£7,405,606	-£3,846,291	-£7,407,997	-£4,064,838	-£3,406,528
35%	75%	-£16,621,139	-£12,946,987	-£15,841,025	-£12,166,873	-£16,100,166	-£15,320,051
40%	75%	-£28,859,489	-£24,592,782	-£27,954,347	-£23,701,037	-£28,255,352	-£27,349,211
45%	75%	-£41,290,699	-£36,381,166	-£40,224,177	-£35,352,298	-£40,569,947	-£39,322,866
50%	75%	-£53,881,021	-£48,351,165	-£52,692,755	-£47,181,135	-£53,087,777	-£51,910,328
10%	60%	£43,399,339	£44,999,165	£43,569,181	£45,169,007	£43,626,185	£43,796,027
15%	60%	£31,602,460	£34,092,198	£31,947,222	£34,346,960	£32,032,729	£32,287,491
20%	60%	£19,753,745	£23,152,424	£20,280,993	£23,324,913	£20,396,867	£20,742,185
25%	60%	£8,128,847	£12,193,823	£8,560,395	£12,625,372	£8,705,237	£9,136,785
30%	60%	-£3,771,515	£1,186,236	-£3,245,188	£1,712,564	-£3,068,536	-£2,542,208
35%	60%	-£16,750,360	-£9,907,474	-£15,129,268	-£9,203,425	-£16,918,803	-£16,204,711
40%	60%	-£27,851,358	-£21,080,288	-£27,126,445	-£20,367,040	-£28,883,142	-£26,158,228
45%	60%	-£40,107,021	-£32,355,735	-£39,276,155	-£31,540,208	-£38,999,963	-£38,171,097
50%	60%	-£52,558,712	-£43,771,846	-£51,622,687	-£42,850,885	-£51,308,529	-£50,372,504

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£96,774,072	£96,774,072	£96,774,072	£96,774,072	£96,774,072	£96,774,072
10%	71%	£76,318,989	£77,461,713	£76,621,173	£77,863,905	£76,481,013	£76,683,205
15%	71%	£64,522,032	£66,236,130	£64,825,320	£66,598,416	£64,765,081	£65,068,369
20%	71%	£52,869,365	£54,992,209	£53,080,364	£55,403,208	£52,966,731	£53,409,730
25%	71%	£40,770,915	£43,674,470	£41,284,663	£44,188,218	£41,182,621	£41,696,369
30%	71%	£28,770,027	£32,311,279	£29,296,698	£32,697,899	£29,272,155	£29,886,736
35%	71%	£16,885,461	£20,964,522	£17,428,458	£21,119,456	£17,290,989	£18,023,867
40%	71%	£4,479,560	£9,343,445	£5,342,552	£10,192,550	£5,171,143	£6,034,136
45%	71%	-£7,886,357	-£2,315,745	-£6,899,013	-£1,344,879	-£7,095,601	-£6,108,857
50%	71%	-£20,469,827	-£14,163,923	-£19,337,368	-£13,039,608	-£19,559,235	-£18,444,400
100%	71%	-£152,152,905	-£136,928,177	-£149,813,129	-£138,569,401	-£150,277,658	-£147,638,082
10%	75%	£76,262,687	£77,262,578	£76,474,989	£77,474,880	£76,404,466	£76,616,767
15%	75%	£64,437,592	£65,037,428	£64,156,045	£65,255,881	£64,050,260	£64,266,712
20%	75%	£52,554,933	£54,597,425	£52,889,486	£55,119,974	£52,843,132	£53,274,681
25%	75%	£40,627,890	£43,168,491	£41,167,316	£43,707,926	£40,988,123	£41,527,559
30%	75%	£28,595,578	£31,694,173	£29,253,488	£32,352,082	£29,034,941	£29,692,851
35%	75%	£16,478,640	£20,152,792	£17,259,754	£20,322,906	£16,999,613	£17,779,728
40%	75%	£4,239,290	£9,506,907	£5,145,432	£9,398,742	£4,844,426	£5,750,588
45%	75%	-£9,161,080	-£3,281,388	-£7,124,968	-£2,252,519	-£7,469,169	-£6,433,087
50%	75%	-£20,782,142	-£15,251,366	-£19,592,976	-£14,081,356	-£19,997,998	-£18,810,549
10%	60%	£64,792,239	£67,191,977	£65,047,001	£67,446,739	£65,132,508	£65,387,270
15%	60%	£53,035,533	£56,285,009	£53,380,772	£56,624,693	£53,496,645	£53,841,884
20%	60%	£41,228,626	£45,293,602	£41,680,174	£45,728,151	£41,805,016	£42,246,563
25%	60%	£29,326,363	£33,280,015	£29,854,591	£33,812,343	£30,031,243	£30,571,571
30%	60%	£17,347,419	£23,192,304	£17,971,511	£23,806,353	£18,180,976	£18,805,067
35%	60%	£5,248,420	£12,019,490	£5,973,333	£12,732,739	£5,216,637	£5,941,551
40%	60%	-£7,007,242	£1,744,747	-£6,118,376	£1,559,371	-£6,900,184	-£6,071,519
50%	60%	-£19,458,933	-£10,672,068	-£18,522,908	-£9,751,106	-£18,208,750	-£17,272,725

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 8

CIL Zone 2  
Value Area High

No Units 650  
Site Area 4.95 Ha

Sales value inflation 10%  
Build cost inflation 5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£146,156,750	£146,156,750	£146,156,750	£146,156,750	£146,156,750	£146,156,750
10%	71%	£121,689,418	£122,817,984	£121,877,740	£123,006,306	£121,629,188	£121,717,520
15%	71%	£109,338,482	£111,060,392	£109,628,161	£111,347,145	£109,360,401	£109,360,401
20%	71%	£96,884,237	£99,213,703	£97,272,851	£99,802,416	£96,853,529	£96,842,242
25%	71%	£84,405,595	£87,341,874	£84,899,433	£87,827,766	£83,885,447	£84,479,286
30%	71%	£71,841,131	£75,392,478	£72,433,738	£75,985,085	£71,336,956	£71,929,561
35%	71%	£59,170,989	£63,390,989	£59,882,689	£64,000,670	£59,382,264	£59,264,842
40%	71%	£46,408,371	£51,299,653	£47,224,570	£52,107,413	£45,713,066	£46,530,165
45%	71%	£33,487,193	£39,079,883	£34,420,434	£40,003,625	£32,693,211	£33,626,453
50%	71%	£20,357,934	£26,692,232	£21,429,065	£27,746,127	£19,446,640	£20,517,770
100%	71%	£118,497,372	£105,019,055	£118,248,271	£102,769,954	£120,410,857	£118,161,757
10%	75%	£121,635,263	£122,622,748	£121,832,991	£122,820,486	£121,495,061	£121,692,797
15%	75%	£109,254,580	£110,762,926	£109,560,000	£111,064,112	£109,037,552	£109,343,664
20%	75%	£96,722,434	£98,310,716	£97,180,583	£99,216,866	£96,453,064	£96,891,213
25%	75%	£84,265,555	£86,838,142	£84,782,086	£87,348,328	£83,995,927	£84,414,457
30%	75%	£71,870,684	£74,778,113	£72,292,921	£75,400,340	£71,229,531	£71,851,767
35%	75%	£58,977,880	£62,662,506	£59,715,696	£63,400,321	£58,454,783	£59,192,598
40%	75%	£46,173,614	£50,453,462	£47,030,622	£51,310,494	£45,566,009	£46,423,019
45%	75%	£33,218,772	£38,112,376	£34,188,675	£39,092,279	£32,524,039	£33,503,941
50%	75%	£20,049,853	£25,599,642	£21,174,540	£26,706,231	£19,252,070	£20,377,158
10%	60%	£121,862,748	£123,442,811	£122,000,938	£123,800,331	£121,638,440	£121,736,631
15%	60%	£109,605,326	£112,011,905	£109,846,274	£112,252,854	£109,250,515	£109,504,404
20%	60%	£97,242,007	£100,503,258	£97,568,525	£100,829,777	£96,779,014	£97,105,533
25%	60%	£84,860,120	£88,953,818	£85,274,944	£89,361,967	£84,271,914	£84,686,738
30%	60%	£72,386,567	£77,395,447	£72,894,332	£77,856,236	£71,680,716	£72,175,594
35%	60%	£59,826,731	£65,713,537	£60,416,983	£66,294,291	£58,989,774	£59,580,026
40%	60%	£47,159,594	£53,968,511	£47,845,200	£54,643,085	£46,187,429	£46,873,035
45%	60%	£34,346,184	£42,131,804	£35,028,512	£42,902,912	£33,234,967	£34,018,480
50%	60%	£21,343,795	£30,164,282	£22,231,767	£31,035,306	£20,067,982	£20,967,732

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£299,131,755	£299,131,755	£299,131,755	£299,131,755	£299,131,755	£299,131,755
10%	71%	£263,959,071	£262,470,921	£263,410,935	£262,982,199	£263,759,201	£263,570,985
15%	71%	£235,950,073	£234,228,203	£235,660,344	£235,911,950	£235,198,104	£235,306,589
20%	71%	£208,404,268	£206,074,802	£208,155,554	£208,688,089	£207,734,977	£208,348,263
25%	71%	£180,882,910	£177,946,531	£180,389,072	£179,460,739	£179,203,058	£180,009,219
30%	71%	£153,444,374	£150,407,927	£152,954,167	£153,003,421	£152,511,556	£153,138,944
35%	71%	£126,006,838	£123,089,517	£125,520,636	£125,569,880	£125,078,684	£125,706,072
40%	71%	£98,569,302	£95,652,091	£98,136,105	£98,185,349	£97,694,109	£98,321,497
45%	71%	£71,131,766	£68,214,570	£70,700,574	£70,749,018	£70,257,778	£70,885,166
50%	71%	£43,694,230	£40,276,364	£43,260,048	£43,308,492	£42,817,242	£43,444,630
100%	71%	£299,131,755	£299,131,755	£299,131,755	£299,131,755	£299,131,755	£299,131,755
10%	75%	£323,853,252	£322,695,757	£323,454,512	£322,468,019	£323,793,445	£323,595,708
15%	75%	£296,933,025	£295,575,529	£296,534,285	£295,547,792	£296,872,211	£296,674,474
20%	75%	£270,012,798	£268,655,302	£270,613,558	£269,627,065	£270,961,481	£270,763,744
25%	75%	£243,092,571	£241,735,075	£243,692,835	£242,706,342	£244,050,758	£243,853,021
30%	75%	£216,172,344	£214,814,848	£216,772,608	£215,787,115	£217,131,531	£216,933,794
35%	75%	£189,252,117	£187,894,621	£189,852,381	£188,866,888	£189,211,294	£189,414,557
40%	75%	£162,331,890	£160,974,394	£162,931,654	£161,946,161	£162,290,577	£162,492,840
45%	75%	£135,411,663	£134,054,167	£136,011,431	£135,025,938	£135,380,354	£135,582,617
50%	75%	£108,491,436	£107,133,940	£109,091,194	£108,105,701	£108,460,117	£108,662,380
10%	60%	£323,425,757	£321,845,764	£323,267,567	£321,687,574	£323,650,665	£323,451,672
15%	60%	£296,505,530	£294,925,537	£296,347,340	£294,767,347	£297,150,438	£296,951,445
20%	60%	£269,585,303	£268,005,310	£269,427,113	£267,847,120	£268,230,211	£268,031,218
25%	60%	£242,665,076	£241,085,083	£242,506,886	£240,926,893	£241,310,984	£241,111,991
30%	60%	£215,744,849	£214,164,856	£215,586,659	£213,986,666	£214,380,757	£214,181,764
35%	60%	£188,824,622	£187,244,629	£188,666,432	£187,066,439	£187,460,530	£187,261,537
40%	60%	£161,904,395	£160,324,402	£161,746,205	£160,146,212	£160,540,303	£160,341,310
45%	60%	£134,984,168	£133,404,175	£134,826,076	£133,226,083	£133,620,174	£133,421,181
50%	60%	£108,063,941	£106,483,948	£107,905,857	£106,305,864	£106,700,955	£106,501,962

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£211,682,010	£211,682,010	£211,682,010	£211,682,010	£211,682,010	£211,682,010
10%	71%	£206,149,372	£205,020,806	£206,061,050	£205,832,484	£206,309,502	£206,121,270
15%	71%	£200,616,734	£199,488,168	£200,527,318	£199,298,752	£200,575,270	£200,387,038
20%	71%	£195,084,096	£193,959,602	£194,994,656	£194,766,090	£195,242,782	£195,054,550
25%	71%	£189,551,458	£188,422,036	£189,580,110	£189,351,544	£189,828,274	£189,639,042
30%	71%	£184,018,820	£182,892,474	£184,101,474	£183,872,978	£184,354,806	£184,166,574
35%	71%	£178,486,182	£177,357,916	£178,569,726	£178,341,230	£178,817,754	£178,629,522
40%	71%	£172,953,544	£171,824,350	£173,036,270	£172,807,524	£173,283,048	£173,094,816
45%	71%	£167,420,906	£166,291,712	£167,503,414	£167,274,668	£167,750,192	£167,561,960
50%	71%	£161,888,268	£160,759,074	£161,970,518	£161,741,772	£162,217,296	£162,029,064
100%	71%	£211,682,010	£211,682,010	£211,682,010	£211,682,010	£211,682,010	£211,682,010
10%	75%	£248,584,210	£247,075,864	£248,278,790	£247,770,678	£248,801,238	£248,495,126
15%	75%	£231,663,983	£230,155,637	£231,357,563	£230,849,451	£231,880,011	£231,573,899
20%	75%	£214,743,756	£213,235,410	£214,437,336	£213,925,224	£214,947,786	£214,641,674
25%	75%	£197,823,529	£196,315,183	£197,517,109	£197,009,007	£197,529,567	£197,223,455
30%	75%	£180,903,302	£179,394,956	£180,596,882	£180,088,770	£180,609,330	£180,303,218
35%	75%	£164,013,075	£162,504,729	£164,706,655	£164,198,543	£164,719,103	£164,412,991
40%	75%	£147,122,848	£145,614,502	£147,816,088	£147,307,976	£147,828,536	£147,522,424
45%	75%	£130,232,621	£128,724,275	£130,925,828	£130,417,716	£130,938,276	£130,632,164
50%	75%	£113,342,394	£111,834,048	£114,035,028	£113,526,916	£114,047,476	£113,741,364
10%	60%	£295,976,042	£294,396,049	£295,817,852	£294,237,859	£296,209,351	£295,042,160
15%	60%	£280,055,815	£278,475,822	£280,906,627	£279,746,634	£280,117,126	£278,954,935
20%	60%	£264,135,588	£262,555,595	£264,987,400	£263,827,407	£264,037,899	£262,875,708
25%	60%	£248,215,361	£246,635,368	£249,308,173	£248,148,180	£248,258,672	£247,108,481
30%	60%	£232,295,134	£230,715,141	£233,628,946	£232,468,953	£232,579,445	£231,429,254
35%	60%	£216,374,907	£214,794,914	£217,709,718	£216,549,725	£216,660,217	£215,510,026
40%	60%	£200,454,680	£198,874,687	£201,790,488	£200,560,495	£200,670,987	£199,520,796
45%	60%	£184,534,453	£182,954,460	£185,621,258	£184,431,262	£184,541,754	£183,391,563
50%	60%	£168,614,226	£167,034,233	£169,712,028	£168,502,035	£168,612,527	£167,462,336

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£59,428,005	£59,428,005	£59,428,005	£59,428,005	£59,428,005	£59,428,005
10%	71%	£53,895,367	£53,766,711	£53,707,015	£53,678,448	£53,659,557	£53,640,989
15%	71%	£48,362,729	£48,234,073	£48,174,377	£48,145,810	£48,126,919	£48,108,351
20%	71%	£42,830,091	£42,701,435	£42,641,739	£42,613,172	£42,594,281	£42,575,713
25%	71%	£37,297,453	£37,168,797	£37,109,101	£37,080,534	£37,061,643	£37,043,075
30%	71%	£31,764,815	£31,636,159	£31,576,463	£31,547,896	£31,529,005	£31,510,437
35%	71%	£26,232,1					

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£9,482,865	£9,482,865	£9,482,865	£9,482,865	£9,482,865	£9,482,865
10%	71%	£14,984,467	£13,985,981	£14,786,145	£13,687,579	£15,144,667	£14,984,365
15%	71%	£27,335,453	£27,613,583	£27,045,724	£25,526,740	£27,583,454	£27,251,949
20%	71%	£39,789,648	£37,460,182	£39,400,934	£37,071,469	£40,120,357	£39,731,643
25%	71%	£52,243,843	£49,332,011	£51,774,452	£48,846,119	£52,688,438	£52,194,599
30%	71%	£64,698,038	£61,203,840	£64,240,147	£60,688,801	£65,249,421	£64,744,494
35%	71%	£77,152,233	£73,075,669	£76,701,717	£72,580,215	£78,811,724	£77,389,043
40%	71%	£89,606,428	£84,947,498	£89,157,285	£84,466,472	£90,379,919	£89,943,220
45%	71%	£102,060,623	£96,818,327	£101,612,853	£96,345,729	£102,948,114	£102,501,415
50%	71%	£114,514,818	£108,689,156	£114,068,421	£108,225,000	£115,518,309	£115,071,616
100%	71%	£256,171,257	£241,682,940	£252,922,156	£238,443,839	£257,084,742	£254,835,642
10%	75%	£15,038,633	£14,051,137	£14,840,895	£13,853,399	£15,178,825	£14,981,088
15%	75%	£27,492,828	£25,910,989	£27,113,885	£25,609,773	£27,536,333	£27,330,221
20%	75%	£39,947,023	£37,863,169	£39,403,302	£37,455,020	£40,190,821	£39,782,672
25%	75%	£52,401,218	£49,835,743	£51,891,799	£49,325,557	£52,777,958	£52,298,428
30%	75%	£64,855,413	£61,808,317	£64,307,345	£61,273,536	£65,444,354	£64,822,119
35%	75%	£77,309,608	£73,780,901	£76,762,891	£73,713,664	£78,218,102	£77,461,267
40%	75%	£89,763,803	£85,753,475	£89,218,480	£85,683,391	£91,107,878	£90,250,887
45%	75%	£102,218,000	£97,726,048	£101,673,050	£97,581,906	£104,149,847	£103,189,944
50%	75%	£114,672,195	£109,698,621	£114,127,618	£109,567,358	£117,222,416	£116,269,727
10%	60%	£14,811,137	£13,231,144	£14,652,947	£13,072,954	£15,035,445	£14,877,254
15%	60%	£27,265,332	£24,661,980	£26,827,611	£24,421,032	£27,414,370	£27,169,481
20%	60%	£39,719,527	£36,170,627	£39,105,360	£35,844,108	£39,894,872	£39,588,352
25%	60%	£52,173,722	£47,681,272	£51,558,941	£47,111,918	£52,649,172	£51,981,147
30%	60%	£64,627,917	£59,191,918	£63,789,533	£58,817,640	£64,993,170	£64,495,381
35%	60%	£77,082,112	£70,702,563	£76,299,122	£70,379,595	£77,884,172	£77,093,899
40%	60%	£89,536,307	£82,213,204	£88,815,731	£83,800,800	£90,495,457	£89,800,890
45%	60%	£101,990,502	£93,723,845	£101,333,321	£93,770,973	£103,459,318	£102,656,395
50%	60%	£114,444,697	£105,234,486	£113,787,916	£105,638,618	£116,009,303	£115,108,153

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£3,939,350	£3,939,350	£3,939,350	£3,939,350	£3,939,350	£3,939,350
10%	71%	£6,393,545	£5,395,060	£6,194,209	£5,195,924	£6,595,579	£6,396,237
15%	71%	£11,347,740	£10,349,465	£11,148,404	£10,149,018	£11,549,223	£11,350,881
20%	71%	£16,301,935	£15,303,870	£16,052,600	£14,943,612	£16,452,868	£16,254,539
25%	71%	£21,256,130	£20,258,275	£21,057,795	£19,838,206	£21,356,513	£21,158,190
30%	71%	£26,210,325	£25,212,680	£25,912,990	£24,732,800	£26,260,158	£26,061,867
35%	71%	£31,164,520	£30,167,085	£30,768,185	£29,627,194	£31,164,803	£30,963,576
40%	71%	£36,118,715	£35,121,490	£35,623,380	£34,521,588	£36,068,448	£35,865,285
45%	71%	£41,072,910	£40,075,895	£40,478,575	£39,415,982	£40,973,093	£40,766,994
50%	71%	£46,027,105	£45,030,300	£45,333,770	£44,310,376	£45,877,738	£45,669,703
100%	71%	£104,088,770	£99,042,453	£103,847,560	£98,801,243	£105,000,254	£104,751,156
10%	75%	£3,939,350	£3,939,350	£3,939,350	£3,939,350	£3,939,350	£3,939,350
15%	75%	£7,393,545	£6,395,060	£7,194,209	£6,195,924	£7,595,579	£7,396,237
20%	75%	£11,347,740	£10,349,465	£11,148,404	£10,149,018	£11,549,223	£11,350,881
25%	75%	£15,301,935	£14,303,870	£15,102,600	£13,943,612	£15,502,868	£15,304,539
30%	75%	£19,256,130	£18,258,275	£19,057,795	£17,838,206	£19,456,513	£19,258,190
35%	75%	£23,210,325	£22,212,680	£22,912,990	£21,732,800	£23,360,158	£23,161,867
40%	75%	£27,164,520	£26,167,085	£26,768,185	£25,627,194	£27,264,803	£27,066,576
45%	75%	£31,118,715	£30,121,490	£30,623,380	£29,521,588	£31,169,448	£30,968,285
50%	75%	£35,072,910	£34,075,895	£34,478,575	£33,415,982	£35,074,093	£34,870,994
10%	60%	£6,393,545	£5,395,060	£6,194,209	£5,195,924	£6,595,579	£6,396,237
15%	60%	£11,347,740	£10,349,465	£11,148,404	£10,149,018	£11,549,223	£11,350,881
20%	60%	£16,301,935	£15,303,870	£16,052,600	£14,943,612	£16,452,868	£16,254,539
25%	60%	£21,256,130	£20,258,275	£21,057,795	£19,838,206	£21,356,513	£21,158,190
30%	60%	£26,210,325	£25,212,680	£25,912,990	£24,732,800	£26,260,158	£26,061,867
35%	60%	£31,164,520	£30,167,085	£30,768,185	£29,627,194	£31,164,803	£30,963,576
40%	60%	£36,118,715	£35,121,490	£35,623,380	£34,521,588	£36,068,448	£35,865,285
45%	60%	£41,072,910	£40,075,895	£40,478,575	£39,415,982	£40,973,093	£40,766,994
50%	60%	£46,027,105	£45,030,300	£45,333,770	£44,310,376	£45,877,738	£45,669,703

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£112,591,892	£112,591,892	£112,591,892	£112,591,892	£112,591,892	£112,591,892
10%	71%	£88,124,660	£89,253,126	£88,312,882	£89,441,448	£87,964,340	£88,152,662
15%	71%	£75,773,874	£77,495,444	£76,063,303	£77,782,287	£75,525,543	£75,817,078
20%	71%	£63,423,088	£65,146,845	£62,151,103	£63,445,688	£61,988,871	£62,280,316
25%	71%	£51,072,302	£52,798,246	£50,240,903	£51,734,592	£50,240,903	£50,532,737
30%	71%	£38,721,516	£40,447,650	£38,330,703	£39,579,496	£37,791,707	£38,084,141
35%	71%	£26,370,730	£28,097,054	£26,420,500	£27,424,400	£25,543,918	£25,836,585
40%	71%	£14,019,944	£15,746,458	£13,860,303	£14,669,304	£13,415,122	£13,707,657
45%	71%	£1,669,158	£3,395,862	£1,518,106	£1,668,208	£1,467,026	£1,516,976
50%	71%	£13,206,924	£13,872,626	£12,135,793	£12,818,731	£12,118,218	£12,047,088
100%	71%	£152,060,230	£150,689,615	£149,349,129	£148,028,617	£150,376,716	£149,006,616
10%	75%	£88,070,395	£89,057,890	£88,268,133	£89,256,626	£87,930,203	£88,127,940
15%	75%	£75,689,722	£77,198,068	£74,995,142	£77,499,254	£75,472,694	£75,778,806
20%	75%	£63,301,048	£64,809,394	£62,608,225	£63,910,325	£62,218,205	£62,524,317
25%	75%	£50,912,374	£52,420,740	£50,217,228	£51,313,420	£50,331,050	£50,849,599
30%	75%	£38,523,700	£40,029,104	£38,728,063	£39,814,513	£37,664,673	£37,860,909
35%	75%	£26,135,026	£27,643,450	£26,150,838	£26,835,463	£24,889,925	£25,027,740
40%	75%	£13,744,352	£15,252,876	£13,463,794	£14,145,336	£12,021,153	£12,159,161
45%	75%	£1,346,086	£2,854,510	£1,193,517	£1,527,421	£1,040,819	£1,060,917
50%	75%	£13,515,005	£14,021,216	£12,390,318	£12,868,627	£12,312,388	£12,187,700
10%	60%	£27,265,332	£24,661,980	£26,827,611	£24,421,032	£27,414,370	£27,169,481
15%	60%	£39,719,527	£36,170,627	£39,105,360	£35,844,108	£39,894,872	£39,588,352
20%	60%	£52,173,722	£47,681,272	£51,558,941	£47,111,918	£52,649,172	£51,981,147
25%	60%	£64,627,917	£59,191,918	£63,789,533	£58,817,640	£64,993,170	£64,495,381
30%	60%	£77,082,112	£70,702,563	£76,299,122	£70,379,595	£77,884,172	£77,093,899
35%	60%	£89,536,307	£82,213,204	£88,815,731	£83,800,800	£90,495,457	£89,800,890
40%	60%	£101,990,502	£93,723,845	£101,333,321	£93,770,973	£103,459,318	£102,656,395
45%	60%	£114,444,697	£105,234,486	£113,787,916	£105,638,618	£116,009,303	£115,108,153
50%	60%	£126,898,892	£121,239,081	£125,242,115	£120,223,157	£127,463,542	£126,562,424

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£7,904,565	£7,904,565	£7,904,565	£7,904,565	£7,904,565	£7,904,565
10%	71%	-£16,562,767	-£16,434,201	-£16,374,445	-£15,245,878	-£16,722,687	-£16,534,665
15%	71%	-£26,816,753	-£27,181,894	-£26,624,026	-£26,805,040	-£26,161,724	-£26,870,250
20%	71%	-£41,367,948	-£39,038,483	-£40,979,235	-£38,649,769	-£41,698,657	-£41,309,944
25%	71%	-£53,846,591	-£50,910,311	-£53,352,752	-£50,424,419	-£54,266,738	-£53,772,900
30%	71%	-£66,411,054	-£62,855,188	-£65,813,448	-£62,287,101	-£66,315,230	-£66,322,634
35%	71%	-£79,072,198	-£74,861,188	-£78,369,517	-£74,158,516	-£79,670,024	-£78,967,343
40%	71%	-£91,843,814	-£86,952,532	-£91,027,616	-£86,144,773	-£92,538,219	-£91,722,021
45%	71%	-£104,724,993	-£99,172,302	-£103,831,751	-£98,248,961	-£105,558,974	-£104,625,732
50%	71%	-£117,696,251	-£111,559,653	-£116,823,120	-£110,606,059	-£118,655,546	-£117,734,615
100%	71%	-£256,749,557	-£243,271,240	-£254,500,456	-£241,022,139	-£258,663,043	-£256,413,943
10%	75%	-£16,618,933	-£16,629,437	-£16,419,195	-£15,431,899	-£16,757,125	-£16,559,388
15%	75%	-£29,997,695	-£27,469,299	-£28,692,185	-£27,189,074	-£29,214,633	-£28,909,521
20%	75%	-£41,479,751	-£39,441,469	-£41,071,602	-£39,033,320	-£41,769,121	-£41,360,972
25%	75%	-£53,988,630	-£51,414,044	-£53,470,099	-£50,903,857	-£54,356,259	-£53,837,729
30%	75%	-£66,581,501	-£63,474,073	-£65,959,264	-£62,851,836	-£67,022,655	-£66,400,419
35%	75%	-£79,274,385	-£76,369,600	-£78,758,400	-£74,851,665	-£80,379,403	-£79,050,587
40%	75%	-£92,078,572	-£87,768,700	-£91,221,564	-£86,941,691	-£92,686,176	-£91,829,167
45%	75%	-£105,033,414	-£100,136,810	-£104,053,510	-£99,159,908	-£105,728,147	-£104,748,245
50%	75%	-£118,062,068	-£112,082,846	-£117,077,646	-£111,645,956	-£118,999,716	-£117,895,068
10%	60%	-£16,389,437	-£14,800,445	-£16,231,247	-£14,651,255	-£16,613,746	-£16,455,555
15%	60%	-£28,646,860	-£26,240,281	-£28,405,911	-£25,999,332	-£28,992,671	-£28,747,782
20%	60%	-£41,010,179	-£37,748,928	-£40,683,661	-£37,422,408	-£41,473,172	-£41,146,652
25%	60%	-£53,392,668	-£49,295,141	-£52,977,244	-£48,800,219	-£53,980,272	-£53,565,447
30%	60%	-£65,865,623	-£60,893,739	-£65,367,834	-£60,395,940	-£66,571,470	-£66,073,681
35%	60%	-£78,425,458	-£72,538,649	-£77,835,203	-£71,957,995	-£79,262,412	-£78,672,160
40%	60%	-£91,092,592	-£84,283,674	-£89,436,985	-£83,609,104	-£92,664,757	-£91,376,150
45%	60%	-£103,806,044	-£96,120,582	-£103,122,122	-£96,349,074	-£105,017,618	-£104,233,666
50%	60%	-£116,508,301	-£108,087,904	-£116,020,410	-£107,216,880	-£118,184,203	-£117,284,554

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£5,411,119	£5,411,119	£5,411,119	£5,411,119	£5,411,119	£5,411,119
10%	71%	£55,024,781	£56,153,348	£55,215,103	£56,341,689	£54,864,562	£55,052,883
15%	71%	£42,673,796	£44,395,665	£42,963,524	£44,682,598	£42,425,764	£42,717,299
20%	71%	£30,219,600	£32,543,066	£30,606,314	£32,837,779	£29,888,892	£30,277,605
25%	71%	£17,740,968	£20,977,236	£18,234,786	£21,163,130	£17,320,810	£17,814,649
30%	71%	£5,176,495	£8,727,841	£5,768,101	£6,320,448	£4,672,319	£5,264,924
35%	71%	-£7,484,649	-£3,273,649	-£9,781,908	-£2,570,967	-£8,082,476	-£7,379,795
40%	71%	-£20,267,068	-£15,364,984	-£23,440,987	-£14,557,224	-£23,950,671	-£23,134,472
45%	71%	-£33,177,444	-£27,584,754	-£32,244,202	-£26,661,012	-£33,971,426	-£33,038,184
50%	71%	-£46,306,702	-£39,972,405	-£45,235,572	-£38,818,510	-£47,217,997	-£46,146,867
100%	71%	-£195,162,009	-£177,493,692	-£192,919,908	-£169,434,987	-£197,076,494	-£194,626,394
10%	75%	£54,016,816	£55,954,111	£54,168,364	£54,365,649	£54,630,424	£55,026,161
15%	75%	£42,580,944	£44,098,288	£42,895,363	£44,399,475	£42,372,915	£42,679,027
20%	75%	£30,107,797	£32,146,080	£30,515,947	£32,524,229	£29,818,427	£30,226,576
25%	75%	£17,596,176	£19,173,505	£18,117,749	£19,863,699	£17,147,285	£17,749,826
30%	75%	£5,096,048	£8,113,476	£5,825,264	£6,735,713	£4,594,894	£5,187,197
35%	75%	-£7,686,756	-£4,002,130	-£9,848,941	-£3,264,316	-£8,209,854	-£7,472,039
40%	75%	-£20,491,023	-£15,211,152	-£19,634,015	-£15,354,143	-£21,098,627	-£20,241,618
45%	75%	-£33,304,592	-£26,552,291	-£32,465,962	-£27,672,358	-£34,140,598	-£33,160,696
50%	75%	-£46,614,784	-£41,064,995	-£45,490,097	-£39,958,406	-£47,412,167	-£46,287,479
10%	60%	£55,198,112	£56,778,104	£55,356,302	£56,936,294	£54,973,803	£55,131,994
15%	60%	£42,940,888	£45,247,288	£43,181,638	£45,588,217	£42,594,876	£42,839,767
20%	60%	£30,577,570	£32,933,888	£30,853,140	£33,165,140	£30,114,377	£30,440,696
25%	60%	£18,186,483	£22,289,181	£18,610,307	£22,667,330	£17,607,277	£18,022,101
30%	60%	£5,721,925	£10,693,810	£6,219,715	£11,161,599	£5,016,076	£5,513,967
35%	60%	-£6,837,906	-£361,100	-£9,247,654	-£370,346	-£7,674,863	-£7,084,611
40%	60%	-£19,505,043	-£12,696,126	-£18,819,437	-£12,021,552	-£20,477,209	-£19,791,602
45%	60%	-£32,318,496	-£24,533,033	-£31,534,573	-£23,761,725	-£33,430,070	-£32,646,147
50%	60%	-£45,320,842	-£36,500,355	-£44,432,870	-£35,629,331	-£46,696,654	-£45,696,905

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£112,591,892	£112,591,892	£112,591,892	£112,591,892	£112,591,892	£112,591,892
10%	71%	£88,124,560	£89,253,126	£88,312,882	£89,441,448	£87,964,340	£88,152,662
15%	71%	£76,713,974	£77,495,444	£76,063,303	£77,732,287	£75,525,543	£75,811,079
20%	71%	£63,319,570	£65,646,845	£63,706,093	£66,037,556	£62,988,671	£63,377,384
25%	71%	£50,840,737	£53,777,016	£51,334,575	£54,262,908	£50,420,589	£50,914,428
30%	71%	£38,276,273	£41,827,620	£38,868,890	£42,420,227	£37,772,068	£38,364,703
35%	71%	£25,816,158	£29,895,130	£26,311,811	£30,629,612	£25,017,393	£25,719,984
40%	71%	£12,843,513	£17,734,795	£13,659,712	£18,542,555	£12,149,108	£12,965,307
45%	71%	-£7,685	£5,515,025	£6,855,575	£6,438,767	-£871,647	£61,895
50%	71%	-£13,206,924	-£6,872,609	-£12,135,793	-£8,918,731	-£14,116,210	-£13,047,088
100%	71%	-£152,062,230	-£138,583,913	-£149,813,129	-£136,334,812	-£153,976,715	-£151,726,615
10%	75%	£88,070,395	£89,057,890	£88,268,133	£89,255,626	£87,930,203	£88,127,940
15%	75%	£75,589,722	£77,198,058	£75,995,142	£77,499,254	£75,472,694	£75,778,806
20%	75%	£63,207,076	£65,245,556	£63,613,725	£65,654,098	£62,198,205	£63,326,355
25%	75%	£50,698,697	£53,273,284	£51,217,298	£53,783,470	£50,391,050	£50,849,590
30%	75%	£38,105,626	£41,213,255	£38,728,063	£41,835,491	£37,664,673	£38,286,909
35%	75%	£25,413,022	£28,697,648	£26,150,838	£29,836,463	£24,889,925	£25,627,740
40%	75%	£12,838,766	£16,885,627	£13,465,764	£17,745,636	£12,001,151	£12,855,161
45%	75%	-£346,086	£4,547,518	£633,817	£5,527,421	-£1,040,819	-£60,917
50%	75%	-£13,515,005	-£7,965,216	-£12,390,318	-£8,858,627	-£14,312,389	-£13,187,700
10%	60%	£88,307,895	£89,873,365	£88,490,680	£89,066,073	£88,075,393	£88,231,773
15%	60%	£76,040,468	£78,447,047	£76,281,416	£78,687,996	£75,994,657	£76,939,546
20%	60%	£63,677,149	£66,638,400	£64,003,667	£67,264,919	£63,214,156	£63,540,675
25%	60%	£51,290,262	£53,395,960	£51,170,066	£53,797,109	£50,707,056	£51,121,880
30%	60%	£38,921,704	£43,793,589	£38,319,494	£44,691,576	£38,116,866	£38,615,643
35%	60%	£26,261,873	£32,148,679	£26,852,125	£32,729,433	£25,424,916	£26,015,168
40%	60%	£13,594,736	£20,403,653	£14,280,342	£21,078,227	£12,622,570	£13,306,177
45%	60%	£781,263	£3,566,746	£1,566,286	£3,338,654	-£330,201	£453,932
50%	60%	-£12,221,063	-£3,400,576	-£11,333,091	-£2,529,552	-£13,496,876	-£12,597,126

LB SOUTHWARK HOUSING POLICY VIABILITY STUDY

Site typology 8

CLL Zone 2 Value Area Med

No Units 650 Site Area 4.95 Ha

Sales value inflation 10% Build cost inflation 5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£62,906,239	£62,906,239	£62,906,239	£62,906,239	£62,906,239	£62,906,239
10%	71%	£45,616,248	£46,553,887	£46,070,074	£47,002,406	£45,336,486	£45,790,312
15%	71%	£36,076,257	£36,281,548	£35,982,288	£35,982,288	£36,455,444	£37,136,184
20%	71%	£28,050,962	£29,959,913	£29,973,461	£30,879,411	£27,482,287	£26,404,785
25%	71%	£19,132,728	£21,554,131	£20,304,710	£22,226,114	£18,410,257	£19,582,240
30%	71%	£10,091,528	£13,044,735	£11,520,909	£14,474,116	£9,210,385	£10,639,764
35%	71%	£897,806	£4,399,823	£2,592,749	£3,054,508	£149,335	£1,547,935
40%	71%	£-8,478,415	£-4,410,953	£-6,509,725	£-2,442,261	£-9,692,018	£-7,723,327
45%	71%	£-17,869,380	£-13,293,485	£-15,654,604	£-11,078,707	£-19,234,684	£-17,019,906
50%	71%	£-27,260,346	£-22,176,017	£-24,789,483	£-19,715,154	£-28,717,349	£-26,316,486
100%	71%	£-121,169,898	£-111,001,342	£-116,248,271	£-106,079,615	£-124,204,006	£-119,292,279
10%	75%	£45,544,278	£46,364,712	£46,020,795	£46,838,600	£45,299,484	£45,776,003
15%	75%	£36,767,131	£37,997,794	£37,481,908	£38,712,560	£36,399,943	£37,114,720
20%	75%	£27,854,852	£29,572,372	£28,873,239	£30,540,996	£27,482,287	£26,316,486
25%	75%	£18,946,867	£21,065,594	£20,177,448	£22,296,175	£18,314,705	£19,545,286
30%	75%	£9,864,846	£13,448,903	£11,365,996	£13,949,752	£9,093,846	£10,594,695
35%	75%	£829,078	£3,663,116	£2,408,706	£3,472,745	£-289,788	£1,494,494
40%	75%	£-8,790,826	£-4,211,999	£-6,723,499	£-3,814,489	£-9,892,018	£-7,865,441
45%	75%	£-18,220,616	£-14,216,707	£-15,805,100	£-11,891,191	£-19,415,256	£-17,089,741
50%	75%	£-27,650,608	£-23,201,820	£-25,066,701	£-20,617,914	£-28,977,966	£-26,304,079
100%	75%	£-121,169,898	£-111,001,342	£-116,248,271	£-106,079,615	£-124,204,006	£-119,292,279
15%	60%	£37,220,550	£39,189,593	£37,792,371	£39,761,415	£36,633,048	£37,204,870
20%	60%	£28,519,111	£31,187,442	£29,294,010	£31,962,341	£27,722,965	£28,497,864
25%	60%	£19,727,485	£23,117,449	£20,711,950	£24,089,881	£18,716,028	£19,700,491
30%	60%	£10,816,907	£14,344,707	£12,017,589	£15,138,065	£9,883,308	£10,763,987
35%	60%	£1,757,984	£6,860,446	£3,181,688	£8,062,693	£295,244	£1,718,947
40%	60%	£-7,479,345	£-1,784,887	£-5,825,645	£-3,131,197	£-9,178,389	£-7,524,688
45%	60%	£-16,745,427	£-10,339,173	£-14,885,019	£-10,478,780	£-19,566,850	£-18,796,439
50%	60%	£-26,011,508	£-18,893,448	£-23,944,383	£-18,826,322	£-28,135,313	£-26,089,183

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£382,382,266	£382,382,266	£382,382,266	£382,382,266	£382,382,266	£382,382,266
10%	71%	£309,874,257	£309,734,418	£309,219,311	£309,219,311	£309,850,019	£309,850,019
15%	71%	£408,415,418	£407,005,057	£407,732,678	£406,326,217	£408,833,051	£408,152,321
20%	71%	£417,237,543	£415,311,592	£416,315,044	£414,409,094	£417,806,218	£416,883,720
25%	71%	£426,155,777	£424,734,374	£424,993,795	£422,562,391	£426,878,248	£425,706,295
30%	71%	£435,074,011	£433,243,170	£433,502,596	£431,071,192	£435,149,120	£434,031,170
35%	71%	£444,990,639	£442,888,582	£442,958,756	£440,527,350	£445,437,588	£444,320,588
40%	71%	£453,766,920	£451,699,458	£451,798,230	£449,370,767	£454,899,523	£453,811,832
45%	71%	£463,157,885	£460,943,590	£460,943,109	£458,787,213	£464,523,188	£463,308,412
50%	71%	£472,649,851	£470,456,389	£470,456,389	£467,193,659	£474,069,850	£472,854,801
100%	71%	£566,458,503	£568,289,847	£561,586,776	£561,386,120	£569,492,511	£568,570,784
10%	75%	£399,744,229	£398,923,794	£399,257,710	£398,440,905	£399,989,021	£399,512,593
15%	75%	£408,317,371	£407,290,721	£407,808,987	£406,875,945	£408,388,563	£407,882,585
20%	75%	£417,383,840	£415,716,133	£416,415,216	£414,747,510	£417,881,431	£416,912,508
25%	75%	£426,341,838	£424,222,011	£425,111,057	£422,992,339	£426,973,801	£425,743,219
30%	75%	£435,423,889	£433,839,602	£433,922,803	£431,538,753	£436,194,658	£434,983,511
35%	75%	£444,609,427	£442,456,389	£442,619,799	£440,219,769	£443,469,826	£442,264,801
40%	75%	£454,078,130	£450,520,100	£450,212,004	£448,452,975	£455,141,032	£453,073,907
45%	75%	£463,505,121	£459,505,212	£461,183,006	£457,179,696	£464,703,761	£462,378,246
50%	75%	£472,932,113	£469,499,325	£470,365,305	£465,926,479	£474,269,491	£472,882,585
10%	60%	£399,441,950	£398,137,001	£399,060,736	£397,761,920	£399,833,617	£399,452,402
15%	60%	£408,067,958	£406,098,012	£407,498,134	£405,527,090	£408,655,457	£408,083,635
20%	60%	£416,789,394	£414,101,064	£415,594,495	£413,526,164	£417,595,540	£416,790,841
25%	60%	£425,511,020	£422,179,655	£423,578,655	£421,198,024	£425,572,479	£424,568,014
30%	60%	£434,471,596	£430,343,798	£432,370,916	£429,162,440	£435,705,197	£434,504,518
35%	60%	£443,530,521	£439,628,059	£442,106,818	£437,925,812	£444,993,261	£443,599,558
40%	60%	£452,767,650	£447,073,400	£449,114,160	£445,419,702	£454,468,934	£452,913,094
45%	60%	£462,033,932	£455,627,578	£460,173,519	£453,767,265	£463,945,357	£462,084,944
50%	60%	£471,300,013	£464,181,953	£469,232,888	£462,114,827	£473,423,818	£471,359,933

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£284,832,551	£284,832,551	£284,832,551	£284,832,551	£284,832,551	£284,832,551
10%	71%	£312,222,543	£311,284,903	£311,768,716	£310,836,384	£312,502,305	£312,048,478
15%	71%	£320,983,703	£319,557,242	£320,282,963	£318,876,630	£321,383,346	£320,702,696
20%	71%	£329,781,827	£327,861,817	£328,365,329	£327,439,378	£328,859,852	£328,174,102
25%	71%	£338,706,062	£336,284,659	£337,534,081	£336,112,676	£339,428,533	£338,256,551
30%	71%	£347,747,262	£344,794,055	£346,317,381	£344,384,674	£348,628,406	£347,199,026
35%	71%	£356,940,925	£353,439,187	£355,246,041	£353,744,285	£357,888,143	£356,200,885
40%	71%	£366,317,205	£362,249,743	£364,248,615	£362,291,052	£367,130,899	£365,569,117
45%	71%	£375,708,170	£371,132,275	£373,493,394	£368,917,498	£377,073,474	£374,858,697
50%	71%	£385,099,136	£380,014,807	£382,638,273	£377,553,644	£386,816,440	£384,156,276
100%	71%	£416,789,394	£414,101,064	£415,594,495	£413,526,164	£417,595,540	£416,790,841
10%	75%	£321,039,113	£319,339,173	£320,365,305	£318,876,630	£321,383,346	£320,702,696
15%	75%	£329,781,827	£327,861,817	£328,365,329	£327,439,378	£328,859,852	£328,174,102
20%	75%	£338,706,062	£336,284,659	£337,534,081	£336,112,676	£339,428,533	£338,256,551
25%	75%	£347,747,262	£344,794,055	£346,317,381	£344,384,674	£348,628,406	£347,199,026
30%	75%	£356,940,925	£353,439,187	£355,246,041	£353,744,285	£357,888,143	£356,200,885
35%	75%	£366,317,205	£362,249,743	£364,248,615	£362,291,052	£367,130,899	£365,569,117
40%	75%	£375,708,170	£371,132,275	£373,493,394	£368,917,498	£377,073,474	£374,858,697
45%	75%	£385,099,136	£380,014,807	£382,638,273	£377,553,644	£386,816,440	£384,156,276
50%	75%	£416,789,394	£414,101,064	£415,594,495	£413,526,164	£417,595,540	£416,790,841
10%	60%	£321,039,113	£319,339,173	£320,365,305	£318,876,630	£321,383,346	£320,702,696
15%	60%	£329,781,827	£327,861,817	£328,365,329	£327,439,378	£328,859,852	£328,174,102
20%	60%	£338,706,062	£336,284,659	£337,534,081	£336,112,676	£339,428,533	£338,256,551
25%	60%	£347,747,262	£344,794,055	£346,317,381	£344,384,674	£348,628,406	£347,199,026
30%	60%	£356,940,925	£353,439,187	£355,246,041	£353,744,285	£357,888,143	£356,200,885
35%	60%	£366,317,205	£362,249,743	£364,248,615	£362,291,052	£367,130,899	£365,569,117
40%	60%	£375,708,170	£371,132,275	£373,493,394	£368,917,498	£377,073,474	£374,858,697
45%	60%	£385,099,136	£380,014,807	£382,638,273	£377,553,644	£386,816,440	£384,156,276
50%	60%	£416,789,394	£414,101,064	£415,594,495	£413,526,164	£417,595,540	£416,790,841
10%	75%	£321,039,113	£319,339,173	£320,365,305	£318,876,630	£321,383,346	£320,702,696
15%	75%	£329,781,827	£327,861,817	£328,365,329	£327,439,378	£328,859,852	£328,174,102
20%	75%	£338,706,062	£336,284,659	£337,534,081	£336,112,676	£339,428,533	£338,256,551
25%	75%	£347,747,262	£344,794,055	£346,317,381	£344,384,674	£348,628,406	£347,199,026
30%	75%	£356,940,925	£353,439,187	£355,246,041	£353,744,285	£357,888,143	£356,200,885
35%	75%	£366,317,205	£362,249,743	£364,248,615	£362,291,052	£367,130,899	£365,569,117
40%	75%	£375,708,170	£371,132,275	£373,493,394	£368,917,498	£377,073,474	£374,858,697
45%	75%	£385,099,136	£380,014,807	£382,638,273	£377,553,644	£386,816,440	£384,156,276
50%	75%	£416,789,394	£414,101,0				

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£73,767,646	-£73,767,646	-£73,767,646	-£73,767,646	-£73,767,646	-£73,767,646
10%	71%	-£91,957,637	-£90,116,394	-£90,393,811	-£89,397,879	-£91,957,637	-£90,884,573
15%	71%	-£99,748,795	-£98,392,337	-£98,118,058	-£97,111,569	-£100,18,441	-£99,537,701
20%	71%	-£108,622,923	-£106,716,972	-£107,700,424	-£105,794,474	-£109,191,598	-£108,269,100
25%	71%	-£117,541,157	-£115,116,754	-£116,389,175	-£113,947,771	-£118,265,628	-£117,691,645
30%	71%	-£126,502,957	-£123,959,150	-£125,152,076	-£122,109,769	-£127,463,501	-£126,094,121
35%	71%	-£135,776,019	-£132,274,282	-£134,081,136	-£130,579,978	-£138,623,238	-£136,125,950
40%	71%	-£145,152,300	-£141,084,838	-£143,183,810	-£139,116,147	-£146,365,903	-£144,397,212
45%	71%	-£154,543,265	-£149,967,370	-£149,867,370	-£147,562,893	-£155,908,568	-£153,663,792
50%	71%	-£163,934,231	-£158,849,902	-£159,147,388	-£156,389,039	-£165,451,235	-£162,990,371
100%	71%	-£257,843,883	-£247,675,227	-£252,922,156	-£242,753,500	-£260,877,891	-£255,958,164
10%	75%	-£91,129,609	-£90,309,174	-£90,653,090	-£89,835,285	-£91,374,401	-£90,897,883
15%	75%	-£99,908,754	-£98,676,101	-£99,191,977	-£98,368,325	-£100,273,943	-£99,550,165
20%	75%	-£108,769,220	-£107,101,513	-£107,800,597	-£106,132,890	-£109,266,811	-£108,298,198
25%	75%	-£117,727,018	-£115,608,291	-£116,496,437	-£114,377,716	-£118,359,181	-£117,128,599
30%	75%	-£126,809,039	-£124,224,962	-£125,208,189	-£122,724,135	-£127,580,039	-£126,079,191
35%	75%	-£136,044,807	-£132,960,789	-£134,265,179	-£131,201,140	-£138,963,683	-£136,173,381
40%	75%	-£145,464,510	-£141,805,480	-£143,397,384	-£139,838,355	-£146,528,412	-£144,458,287
45%	75%	-£154,894,502	-£150,890,592	-£152,588,986	-£148,565,076	-£158,089,142	-£153,763,626
50%	75%	-£164,323,493	-£159,873,705	-£161,740,365	-£157,291,799	-£169,651,811	-£165,387,985
10%	80%	-£90,827,330	-£89,522,381	-£89,448,116	-£89,147,300	-£91,219,997	-£90,837,782
15%	80%	-£99,453,336	-£97,484,292	-£98,881,514	-£96,912,470	-£100,040,837	-£99,469,015
20%	80%	-£108,154,775	-£105,486,444	-£107,379,875	-£104,711,544	-£108,950,920	-£108,176,021
25%	80%	-£116,960,408	-£113,224,638	-£115,961,605	-£112,584,004	-£117,867,859	-£116,913,394
30%	80%	-£125,856,976	-£121,729,178	-£124,656,296	-£120,547,820	-£127,990,577	-£125,898,998
35%	80%	-£134,815,601	-£130,013,439	-£133,492,198	-£129,811,192	-£138,378,641	-£134,958,938
40%	80%	-£144,153,230	-£138,458,782	-£142,499,830	-£139,805,082	-£148,852,274	-£144,198,574
45%	80%	-£153,419,312	-£147,013,058	-£151,558,899	-£145,152,645	-£159,330,737	-£153,470,324
50%	80%	-£162,665,393	-£155,567,333	-£160,618,268	-£153,500,208	-£169,809,198	-£162,742,073

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£38,853,189	-£38,853,189	-£38,853,189	-£38,853,189	-£38,853,189	-£38,853,189
10%	71%	-£59,973,151	-£59,035,511	-£59,519,324	-£58,586,992	-£60,252,913	-£59,799,086
15%	71%	-£68,714,311	-£67,307,850	-£68,033,571	-£66,627,111	-£69,133,954	-£68,453,214
20%	71%	-£77,538,436	-£75,632,485	-£76,153,937	-£74,709,987	-£76,107,112	-£75,184,613
25%	71%	-£86,352,561	-£84,035,267	-£85,268,984	-£83,283,294	-£85,179,141	-£84,007,599
30%	71%	-£95,167,686	-£92,544,663	-£93,379,031	-£91,115,282	-£93,250,014	-£92,049,634
35%	71%	-£103,982,811	-£101,189,775	-£102,494,078	-£100,494,891	-£102,320,887	-£101,140,463
40%	71%	-£112,797,936	-£109,836,889	-£110,619,125	-£108,875,704	-£110,401,760	-£109,291,728
45%	71%	-£121,613,061	-£118,488,003	-£119,744,172	-£117,256,517	-£118,472,633	-£117,182,595
50%	71%	-£130,428,186	-£127,139,117	-£128,869,219	-£125,707,330	-£127,543,506	-£126,033,467
100%	71%	-£206,759,396	-£196,599,740	-£201,837,669	-£191,669,013	-£209,793,404	-£204,871,677
10%	75%	-£40,045,122	-£39,224,687	-£39,568,603	-£38,750,798	-£40,291,914	-£39,813,396
15%	75%	-£48,822,267	-£47,501,615	-£48,107,490	-£46,876,838	-£48,189,456	-£47,474,679
20%	75%	-£57,604,412	-£56,017,026	-£56,716,110	-£55,048,403	-£56,182,324	-£55,213,701
25%	75%	-£66,386,557	-£64,523,804	-£65,411,950	-£63,283,223	-£64,274,694	-£63,044,112
30%	75%	-£75,168,702	-£73,140,459	-£74,200,546	-£71,630,546	-£72,728,546	-£71,304,744
35%	75%	-£83,950,847	-£81,886,282	-£82,890,692	-£80,116,653	-£81,879,196	-£80,094,904
40%	75%	-£92,732,992	-£90,632,107	-£91,720,837	-£89,153,968	-£90,441,926	-£89,374,800
45%	75%	-£101,515,137	-£99,378,262	-£100,649,979	-£97,480,889	-£100,004,655	-£100,071,188
50%	75%	-£110,297,282	-£108,121,417	-£109,381,122	-£106,207,312	-£110,567,334	-£109,683,478
10%	80%	-£39,742,843	-£38,437,894	-£38,361,629	-£38,062,814	-£40,134,510	-£39,753,296
15%	80%	-£48,524,988	-£46,399,805	-£47,197,027	-£45,827,983	-£46,956,350	-£46,364,528
20%	80%	-£57,307,133	-£54,401,958	-£55,294,169	-£53,627,058	-£54,746,436	-£54,191,134
25%	80%	-£66,089,278	-£62,414,109	-£63,386,314	-£61,499,517	-£62,283,372	-£61,888,907
30%	80%	-£74,871,423	-£70,426,260	-£71,398,461	-£69,343,333	-£70,008,090	-£69,748,411
35%	80%	-£83,653,568	-£78,438,411	-£79,410,606	-£77,187,098	-£77,736,208	-£77,524,154
40%	80%	-£92,435,713	-£86,450,562	-£87,422,751	-£85,229,259	-£85,787,787	-£85,114,087
45%	80%	-£101,217,858	-£94,462,713	-£95,434,896	-£93,381,417	-£93,839,315	-£93,360,587
50%	80%	-£110,000,003	-£102,474,864	-£103,447,019	-£101,525,521	-£102,486,250	-£102,385,837

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£29,341,381	£29,341,381	£29,341,381	£29,341,381	£29,341,381	£29,341,381
10%	71%	£12,051,990	£12,889,029	£12,505,216	£13,477,546	£11,771,628	£12,225,454
15%	71%	£5,210,230	£4,716,693	£5,397,692	£6,377,436	£2,890,596	£3,571,326
20%	71%	-£15,513,896	-£13,807,945	-£14,501,307	-£12,885,447	-£16,082,971	-£15,160,073
25%	71%	-£24,328,030	-£21,010,727	-£22,260,148	-£19,838,744	-£24,154,601	-£23,082,618
30%	71%	-£33,142,164	-£28,820,123	-£29,943,949	-£26,990,742	-£32,354,473	-£30,925,093
35%	71%	-£41,956,298	-£36,629,235	-£38,372,199	-£34,140,350	-£40,546,345	-£38,018,922
40%	71%	-£50,770,432	-£44,438,347	-£46,074,583	-£41,281,949	-£48,738,217	-£46,188,185
45%	71%	-£59,584,566	-£52,247,459	-£54,126,967	-£48,423,548	-£56,930,089	-£54,584,764
50%	71%	-£68,398,700	-£60,056,571	-£62,181,351	-£55,565,147	-£65,121,961	-£62,881,344
100%	71%	-£154,746,856	-£144,569,970	-£149,415,129	-£139,244,878	-£157,768,864	-£150,841,137
10%	75%	£11,970,418	£12,799,854	£12,455,937	£13,273,742	£11,734,626	£12,211,145
15%	75%	£3,202,273	£4,432,626	£3,917,050	£5,147,702	£2,835,085	£3,549,862
20%	75%	-£15,601,193	-£13,992,466	-£14,601,569	-£13,023,862	-£16,157,784	-£15,189,161
25%	75%	-£24,415,327	-£21,801,649	-£22,410,751	-£20,385,955	-£24,500,909	-£23,118,572
30%	75%	-£33,229,461	-£29,610,831	-£30,220,853	-£27,598,048	-£34,693,033	-£32,901,650
35%	75%	-£42,043,595	-£37,420,013	-£38,430,945	-£34,806,141	-£44,885,157	-£42,992,727
40%	75%	-£50,857,729	-£45,229,195	-£46,441,037	-£42,014,234	-£53,077,281	-£50,583,800
45%	75%	-£59,671,863	-£53,038,377	-£54,441,129	-£49,222,327	-£61,269,405	-£58,474,873
50%	75%	-£68,485,997	-£60,847,559	-£62,441,221	-£56,430,420	-£69,461,529	-£66,865,946
10%	80%	£12,281,887	£13,585,846	£12,962,914	£13,251,727	£11,866,030	£12,271,245
15%	80%	£3,655,032	£4,922,735	£4,227,813	£5,195,627	£3,098,190	£3,940,072
20%	80%	-£5,045,747	-£2,377,416	-£4,270,848	-£1,602,517	-£5,841,893	-£5,066,994
25%	80%	-£13,859,881	-£10,447,409	-£11,852,908	-£9,474,977	-£14,848,832	-£13,864,367
30%	80%	-£22,674,015	-£18,250,151	-£19,547,269	-£17,438,793	-£23,981,550	-£22,780,871
35%	80%	-£31,488,149	-£26,057,893	-£27,351,617	-£24,923,565	-£33,122,683	-£31,845,011
40%	80%	-£40,292,283	-£33,865,635	-£35,155,967	-£32,408,337	-£42,264,817	-£40,899,546
45%	80%	-£49,096,417	-£41,673,377	-£43,960,219	-£40,893,109	-£51,406,951	-£49,494,075
50%	80%	-£57,900,551	-£49,481,119	-£51,764,471	-£48,377,881	-£60,549,085	-£58,088,204

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

E27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£75,345,946	-£75,345,946	-£75,345,946	-£75,345,946	-£75,345,946	-£75,345,946
10%	71%	-£92,636,698	-£91,699,298	-£92,182,111	-£91,249,779	-£92,615,700	-£92,461,873
15%	71%	-£107,437,098	-£106,297,638	-£107,068,458	-£106,299,898	-£107,436,741	-£107,110,201
20%	71%	-£119,201,224	-£118,295,272	-£119,278,725	-£118,372,774	-£119,269,899	-£118,947,401
25%	71%	-£119,119,458	-£118,698,054	-£117,947,476	-£115,526,071	-£119,841,929	-£118,689,946
30%	71%	-£128,169,657	-£125,207,450	-£128,731,377	-£123,778,070	-£129,041,991	-£127,612,491
35%	71%	-£137,354,320	-£133,852,583	-£135,559,436	-£132,157,678	-£138,401,538	-£136,704,250
40%	71%	-£146,730,601	-£142,663,138	-£144,761,910	-£140,864,447	-£147,844,204	-£145,975,513
45%	71%	-£156,121,586	-£151,546,670	-£153,998,789	-£149,330,893	-£157,486,888	-£155,272,092
50%	71%	-£165,512,532	-£160,429,203	-£163,691,685	-£157,387,339	-£167,029,535	-£164,693,971
100%	71%	-£259,422,184	-£249,253,527	-£254,500,456	-£244,331,800	-£262,456,191	-£257,534,484
10%	75%	-£92,707,909	-£91,887,474	-£92,231,391	-£91,413,985	-£92,952,701	-£92,478,183
15%	75%	-£101,495,054	-£100,234,492	-£100,770,377	-£99,539,926	-£101,859,243	-£101,137,486
20%	75%	-£110,347,520	-£108,679,813	-£109,376,697	-£107,711,190	-£110,845,111	-£109,676,488
25%	75%	-£119,305,319	-£117,186,592	-£118,074,737	-£115,956,010	-£119,937,481	-£118,706,990
30%	75%	-£128,387,339	-£125,805,283	-£128,880,490	-£124,302,435	-£129,159,339	-£127,657,491
35%	75%	-£137,623,107	-£134,559,080	-£138,645,473	-£132,770,440	-£138,541,984	-£136,757,691
40%	75%	-£147,042,810	-£143,483,781	-£144,975,885	-£141,416,655	-£148,104,713	-£146,037,587
45%	75%	-£156,472,802	-£152,468,893	-£154,147,286	-£150,143,377	-£157,667,442	-£155,341,926
50%	75%	-£165,902,793	-£161,454,095	-£163,818,886	-£158,670,999	-£167,230,171	-£164,646,265
10%	60%	-£92,405,630	-£91,100,681	-£92,024,416	-£90,725,601	-£92,797,297	-£92,416,053
15%	60%	-£101,031,636	-£99,062,593	-£100,459,814	-£98,490,770	-£101,619,138	-£101,047,315
20%	60%	-£109,733,075	-£107,684,744	-£108,958,176	-£106,289,645	-£110,529,221	-£109,754,322
25%	60%	-£118,329,790	-£115,290,225	-£117,650,336	-£114,650,336	-£119,336,160	-£118,551,694
30%	60%	-£127,435,276	-£123,307,478	-£126,234,597	-£122,126,121	-£128,668,877	-£127,468,199
35%	60%	-£136,494,201	-£131,591,739	-£135,070,498	-£130,189,493	-£137,956,941	-£136,533,239
40%	60%	-£145,731,531	-£140,037,082	-£144,277,930	-£138,583,383	-£147,436,573	-£145,776,874
45%	60%	-£154,969,612	-£148,591,338	-£153,137,189	-£146,720,945	-£156,909,037	-£155,048,504
50%	60%	-£164,263,694	-£157,145,634	-£162,196,568	-£155,078,508	-£166,387,409	-£164,320,373

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

E13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£13,474,000	-£13,474,000	-£13,474,000	-£13,474,000	-£13,474,000	-£13,474,000
10%	71%	-£21,048,389	-£20,110,750	-£20,544,563	-£19,662,230	-£21,328,151	-£20,874,325
15%	71%	-£29,789,549	-£28,383,089	-£29,108,809	-£27,702,349	-£29,209,193	-£28,528,453
20%	71%	-£38,613,675	-£36,707,724	-£37,691,176	-£35,785,226	-£39,182,350	-£38,259,882
25%	71%	-£47,531,909	-£45,110,597	-£46,369,697	-£43,938,523	-£48,254,380	-£47,052,387
30%	71%	-£56,573,109	-£53,619,802	-£55,143,728	-£52,190,521	-£57,454,252	-£56,024,872
35%	71%	-£65,768,771	-£62,265,014	-£64,071,888	-£60,570,129	-£66,813,989	-£65,116,701
40%	71%	-£75,133,958	-£71,974,580	-£73,114,382	-£69,198,988	-£76,358,588	-£74,987,266
45%	71%	-£84,534,017	-£79,958,122	-£82,319,241	-£77,743,344	-£86,099,321	-£84,684,543
50%	71%	-£93,924,983	-£88,840,654	-£91,484,119	-£86,379,790	-£95,841,988	-£93,981,123
100%	71%	-£197,834,635	-£197,834,635	-£197,834,635	-£197,834,635	-£197,834,635	-£197,834,635
10%	75%	-£21,120,360	-£20,299,925	-£20,643,842	-£19,662,037	-£21,365,151	-£20,883,694
15%	75%	-£29,897,506	-£28,668,853	-£29,182,729	-£27,952,077	-£30,264,694	-£29,549,917
20%	75%	-£38,759,972	-£37,092,265	-£37,791,348	-£36,123,641	-£39,257,563	-£38,288,939
25%	75%	-£47,770,773	-£45,980,043	-£46,467,189	-£44,549,462	-£48,349,822	-£47,119,324
30%	75%	-£56,799,750	-£54,215,734	-£55,298,941	-£52,714,885	-£57,570,791	-£56,059,942
35%	75%	-£66,035,558	-£62,971,521	-£64,255,931	-£61,191,892	-£66,954,435	-£65,170,143
40%	75%	-£75,455,262	-£71,896,232	-£73,388,136	-£69,829,106	-£76,517,194	-£74,450,038
45%	75%	-£84,995,054	-£80,811,544	-£82,690,737	-£78,665,829	-£86,079,653	-£84,174,307
50%	75%	-£94,315,245	-£89,866,457	-£91,731,338	-£87,282,551	-£95,842,622	-£93,958,716
10%	60%	-£20,818,082	-£19,513,132	-£20,436,867	-£19,138,052	-£21,209,749	-£20,828,534
15%	60%	-£29,444,087	-£27,475,044	-£28,672,266	-£26,303,221	-£29,531,589	-£28,459,768
20%	60%	-£38,145,929	-£35,471,957	-£37,170,296	-£34,102,296	-£38,941,872	-£37,166,713
25%	60%	-£46,937,152	-£43,547,187	-£45,952,686	-£42,574,756	-£47,948,611	-£46,464,146
30%	60%	-£55,847,728	-£51,719,930	-£54,647,048	-£50,538,572	-£57,081,329	-£55,880,650
35%	60%	-£64,908,653	-£60,004,191	-£63,452,949	-£58,601,944	-£66,369,392	-£64,945,690
40%	60%	-£74,143,982	-£68,449,534	-£72,450,282	-£66,795,834	-£75,843,026	-£74,189,325
45%	60%	-£83,410,064	-£77,003,810	-£81,549,651	-£75,143,397	-£85,321,489	-£83,461,075
50%	60%	-£92,676,145	-£85,558,685	-£90,609,029	-£83,480,859	-£94,799,950	-£92,732,824

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

E6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£29,341,381	£29,341,381	£29,341,381	£29,341,381	£29,341,381	£29,341,381
10%	71%	£12,051,390	£12,989,029	£12,505,216	£13,437,546	£11,771,626	£12,225,454
15%	71%	£3,310,230	£4,176,895	£3,990,989	£3,397,430	£2,890,586	£3,571,326
20%	71%	£5,513,896	£3,607,945	£4,591,397	£2,685,447	£6,082,571	£5,160,073
25%	71%	£14,432,130	£12,010,727	£12,280,148	£10,838,744	£15,154,601	£13,982,618
30%	71%	£23,473,330	£20,520,123	£22,043,949	£19,090,742	£24,354,473	£22,925,093
35%	71%	£32,668,992	£29,163,235	£30,972,109	£27,470,350	£33,174,211	£32,016,922
40%	71%	£42,043,273	£37,975,811	£40,074,583	£36,007,119	£43,256,876	£41,288,185
45%	71%	£51,434,238	£46,858,343	£49,219,462	£44,843,565	£52,799,542	£50,584,764
50%	71%	£60,925,204	£55,740,875	£58,384,341	£53,280,011	£62,342,207	£59,881,344
100%	71%	£194,734,856	£144,566,200	£149,813,129	£139,644,473	£157,768,864	£152,847,137
10%	75%	£11,979,418	£12,799,854	£12,455,937	£13,273,742	£11,734,626	£12,211,146
15%	75%	£3,292,773	£4,432,925	£3,917,050	£3,147,702	£2,835,985	£3,446,987
20%	75%	£5,660,193	£3,992,485	£4,691,589	£3,093,882	£6,157,784	£5,189,161
25%	75%	£14,617,091	£12,409,264	£13,387,410	£11,268,683	£15,250,153	£14,019,572
30%	75%	£23,700,011	£21,115,955	£22,199,162	£19,615,106	£24,471,012	£22,970,163
35%	75%	£32,935,780	£29,871,742	£31,156,152	£28,092,113	£33,354,695	£32,070,384
40%	75%	£42,355,483	£38,795,455	£40,286,327	£36,729,327	£43,417,385	£41,850,260
45%	75%	£51,785,474	£47,781,565	£49,459,958	£45,456,049	£52,890,114	£50,654,598
50%	75%	£61,215,466	£56,766,678	£58,631,559	£54,182,772	£62,542,844	£59,958,827
10%	60%	£12,391,897	£13,398,646	£13,661,911	£13,861,127	£11,899,039	£12,271,245
15%	60%	£3,655,692	£5,624,735	£4,227,513	£6,196,557	£3,068,190	£3,640,912
20%	60%	£5,045,747	£2,377,416	£4,270,848	£1,692,517	£5,841,893	£5,066,994
25%	60%	£13,937,373	£10,447,409	£12,852,968	£9,474,877	£14,848,832	£13,964,367
30%	60%	£22,747,949	£18,820,151	£21,547,269	£17,438,783	£29,381,550	£27,760,871
35%	60%	£31,806,874	£26,904,412	£30,383,170	£25,502,165	£33,269,613	£31,845,911
40%	60%	£41,044,203	£35,349,755	£39,390,593	£33,686,055	£42,743,247	£41,089,546
45%	60%	£50,310,285	£43,904,031	£48,443,872	£42,043,918	£52,221,710	£50,361,297
50%	60%	£59,576,366	£52,458,306	£57,509,241	£50,391,180	£61,700,171	£59,633,046

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 8

CIL Zone  
Value Area 2

No Units 650  
Site Area 4.95 Ha

Sales value inflation 10%  
Build cost inflation 5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£25,383,544	£25,383,544	£25,383,544	£25,383,544	£25,383,544	£25,383,544
10%	71%	£10,965,960	£11,748,294	£11,709,881	£12,492,184	£10,499,562	£11,243,451
15%	71%	£3,631,820	£4,423,860	£4,765,296	£5,987,844	£2,620,126	£4,054,210
20%	71%	£3,916,640	£2,200,434	£2,279,796	£3,953,590	£4,780,262	£3,243,418
25%	71%	£-11,323,880	£-9,303,624	£-9,402,826	£-7,382,570	£-12,628,408	£-10,607,353
30%	71%	£-18,831,122	£-16,406,813	£-16,525,855	£-14,101,548	£-20,276,555	£-17,971,288
35%	71%	£-26,338,962	£-23,510,003	£-23,648,895	£-20,826,527	£-28,024,700	£-25,335,224
40%	71%	£-33,845,602	£-30,613,192	£-30,771,915	£-27,539,595	£-35,772,847	£-32,899,159
45%	71%	£-41,352,843	£-37,716,382	£-37,894,945	£-34,258,483	£-43,520,993	£-40,063,095
50%	71%	£-48,860,084	£-44,819,572	£-45,017,974	£-40,977,462	£-51,269,139	£-47,427,030
100%	71%	£-123,939,490	£-115,881,468	£-115,248,271	£-108,167,246	£-129,750,601	£-121,086,382
10%	75%	£10,877,059	£11,561,575	£11,658,143	£12,342,659	£10,468,933	£11,250,017
15%	75%	£3,495,632	£4,539,199	£4,686,421	£5,729,988	£2,873,432	£4,064,220
20%	75%	£-2,008,370	£-2,588,190	£-2,769,683	£-3,722,504	£-4,843,598	£-4,029,859
25%	75%	£-11,553,643	£-9,785,818	£-9,935,435	£-7,768,711	£-12,607,504	£-10,590,397
30%	75%	£-19,106,716	£-16,985,446	£-16,898,187	£-14,564,918	£-20,371,470	£-17,950,941
35%	75%	£-26,659,889	£-24,185,075	£-23,835,938	£-21,361,124	£-28,135,435	£-25,311,454
40%	75%	£-34,213,062	£-31,384,703	£-30,983,690	£-28,157,331	£-35,899,400	£-32,672,024
45%	75%	£-41,766,235	£-38,584,331	£-38,135,441	£-34,953,838	£-43,663,366	£-40,032,573
50%	75%	£-49,319,408	£-45,783,959	£-45,265,193	£-41,749,744	£-51,427,331	£-47,393,116
60%	60%	£11,259,573	£12,345,799	£11,875,441	£12,970,886	£10,397,573	£11,222,439
15%	60%	£4,065,067	£5,734,774	£5,017,699	£6,667,406	£3,069,540	£4,022,177
20%	60%	£-3,228,705	£-9,966,018	£-1,937,756	£310,702	£-4,577,776	£-3,286,827
25%	60%	£-10,588,962	£-7,760,603	£-8,975,276	£-5,146,917	£-12,275,300	£-10,661,615
30%	60%	£-17,949,215	£-14,555,188	£-15,012,795	£-12,818,766	£-19,972,825	£-18,038,402
35%	60%	£-25,309,476	£-21,349,773	£-23,050,315	£-19,090,613	£-27,670,350	£-25,411,190
40%	60%	£-32,669,732	£-28,144,359	£-30,087,835	£-25,862,461	£-35,367,874	£-32,785,977
45%	60%	£-40,029,990	£-34,939,944	£-37,725,399	£-32,034,309	£-43,065,399	£-40,160,734
50%	60%	£-47,390,247	£-41,733,529	£-44,162,875	£-38,506,157	£-50,762,924	£-47,535,552

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£-419,904,981	£-419,904,981	£-419,904,981	£-419,904,981	£-419,904,981	£-419,904,981
10%	71%	£-434,322,325	£-430,540,211	£-430,578,324	£-430,798,321	£-434,045,864	£-434,045,864
15%	71%	£-441,657,233	£-440,644,545	£-440,523,209	£-438,505,651	£-442,368,379	£-441,234,295
20%	71%	£-449,105,145	£-447,488,940	£-447,568,301	£-445,052,096	£-450,068,767	£-448,531,923
25%	71%	£-456,612,385	£-454,592,129	£-454,591,331	£-452,617,075	£-457,819,913	£-455,895,358
30%	71%	£-464,119,627	£-461,984,703	£-461,814,361	£-459,305,053	£-465,565,069	£-463,715,535
35%	71%	£-471,626,867	£-468,798,508	£-468,937,390	£-466,109,032	£-473,313,205	£-470,629,729
40%	71%	£-479,134,107	£-475,901,697	£-476,060,420	£-472,828,010	£-481,061,352	£-477,987,684
45%	71%	£-486,641,348	£-483,004,887	£-483,163,450	£-479,546,998	£-488,809,498	£-486,351,690
50%	71%	£-494,148,589	£-489,108,077	£-489,266,869	£-486,265,987	£-496,059,644	£-493,715,844
100%	71%	£-569,220,995	£-561,139,971	£-561,536,776	£-553,455,751	£-574,039,106	£-568,354,887
10%	75%	£-434,411,446	£-433,726,390	£-433,500,362	£-432,945,846	£-434,819,572	£-434,038,488
15%	75%	£-441,918,673	£-440,749,394	£-440,609,384	£-440,659,517	£-442,415,073	£-441,224,259
20%	75%	£-449,425,900	£-447,874,595	£-447,875,188	£-446,261,099	£-450,132,044	£-448,518,358
25%	75%	£-456,933,127	£-455,074,323	£-454,824,940	£-453,057,216	£-457,866,099	£-455,878,302
30%	75%	£-464,440,354	£-462,523,951	£-462,197,622	£-460,968,803	£-468,809,978	£-466,239,446
35%	75%	£-471,947,581	£-469,414,563	£-469,124,443	£-468,049,629	£-476,423,949	£-473,500,544
40%	75%	£-479,454,808	£-476,673,208	£-476,274,195	£-474,453,838	£-481,187,905	£-477,960,534
45%	75%	£-486,962,035	£-483,872,836	£-483,423,947	£-480,242,043	£-488,957,871	£-485,321,078
50%	75%	£-494,469,262	£-490,764,027	£-490,573,995	£-487,028,249	£-496,715,838	£-493,681,621
10%	60%	£-434,037,932	£-432,942,706	£-433,413,064	£-432,317,839	£-434,690,933	£-434,006,066
15%	60%	£-441,223,438	£-439,553,731	£-440,270,806	£-438,601,099	£-442,218,959	£-441,269,328
20%	60%	£-448,517,210	£-446,250,523	£-447,226,261	£-444,968,803	£-449,899,281	£-448,575,233
25%	60%	£-455,811,467	£-453,046,108	£-454,063,422	£-451,853,422	£-457,863,805	£-456,961,100
30%	60%	£-463,105,723	£-459,843,693	£-461,301,300	£-457,907,271	£-465,261,330	£-463,324,907
35%	60%	£-470,399,981	£-466,638,278	£-468,338,820	£-464,379,119	£-472,958,855	£-470,699,695
40%	60%	£-477,694,239	£-473,432,864	£-475,376,349	£-470,960,968	£-480,656,378	£-478,074,682
45%	60%	£-485,198,495	£-480,227,449	£-482,413,860	£-477,322,614	£-488,353,904	£-485,449,269
50%	60%	£-492,692,752	£-487,022,034	£-489,451,380	£-483,784,662	£-496,051,429	£-492,634,057

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£-332,452,216	£-332,452,216	£-332,452,216	£-332,452,216	£-332,452,216	£-332,452,216
10%	71%	£-346,872,800	£-346,090,496	£-346,128,910	£-345,346,606	£-347,339,229	£-346,595,339
15%	71%	£-354,207,978	£-353,014,930	£-353,073,494	£-351,880,846	£-354,819,685	£-353,794,581
20%	71%	£-361,543,156	£-360,290,225	£-360,348,789	£-359,158,098	£-362,610,063	£-361,182,799
25%	71%	£-368,878,334	£-367,142,415	£-367,241,616	£-365,221,816	£-370,367,198	£-368,446,144
30%	71%	£-376,213,512	£-374,245,604	£-374,364,844	£-371,940,339	£-378,115,345	£-375,810,079
35%	71%	£-383,548,690	£-381,348,793	£-381,487,676	£-379,669,817	£-386,863,490	£-384,174,014
40%	71%	£-390,883,868	£-388,192,986	£-388,310,705	£-385,374,295	£-394,615,633	£-391,749,849
45%	71%	£-398,219,046	£-395,555,172	£-395,733,735	£-392,077,274	£-401,369,784	£-397,901,885
50%	71%	£-405,554,224	£-402,910,358	£-403,289,757	£-398,816,252	£-409,107,929	£-405,265,920
100%	71%	£-481,177,280	£-473,692,261	£-474,987,361	£-468,008,035	£-486,599,291	£-478,395,172
10%	75%	£-334,961,732	£-334,277,216	£-334,180,647	£-334,496,131	£-337,369,858	£-334,588,775
15%	75%	£-342,468,909	£-341,783,393	£-341,686,824	£-341,997,315	£-344,871,085	£-342,069,901
20%	75%	£-350,000,086	£-349,318,586	£-349,221,917	£-349,532,406	£-352,403,136	£-349,182,027
25%	75%	£-357,531,263	£-356,853,779	£-356,757,108	£-356,807,591	£-359,314,286	£-356,293,172
30%	75%	£-365,062,440	£-364,388,972	£-364,292,301	£-364,598,480	£-367,504,436	£-364,404,318
35%	75%	£-372,593,617	£-371,914,164	£-371,817,493	£-372,109,670	£-374,615,586	£-371,515,463
40%	75%	£-380,124,794	£-379,445,356	£-379,348,685	£-379,619,865	£-381,726,736	£-378,626,613
45%	75%	£-387,655,971	£-386,976,548	£-386,879,877	£-387,131,055	£-388,837,886	£-385,737,764
50%	75%	£-395,187,148	£-394,507,740	£-394,411,179	£-394,942,245	£-396,048,936	£-393,148,911
10%	60%	£-346,589,217	£-345,492,991	£-345,563,349	£-344,968,125	£-347,247,218	£-346,616,351
15%	60%	£-354,100,394	£-353,004,168	£-353,074,526	£-351,481,302	£-353,760,246	£-352,387,379
20%	60%	£-361,611,571	£-360,515,342	£-360,585,700	£-358,996,478	£-361,501,390	£-360,118,512
25%	60%	£-369,122,748	£-359,029,534	£-359,100,892	£-357,617,652	£-364,242,534	£-362,769,645
30%	60%	£-376,633,925	£-374,543,726	£-374,614,084	£-372,230,708	£-371,210,260	£-370,789,731
35%	60%	£-384,145,102	£-382,054,918	£-382,125,276	£-379,749,815	£-385,974,225	£-383,190,275
40%	60%	£-391,656,279	£-389,565,110	£-389,635,468	£-387,160,963	£-393,685,373	£-390,701,423
45%	60%	£-399,167,456	£-397,075,302	£-397,145,660	£-394,672,111	£-401,396,521	£-397,812,571
50%	60%	£-406,678,633	£-404,585,494	£-404,655,818	£-402,183,259	£-409,107,669	£-406,323,719
10%	60%	£-348,097,451	£-347,001,225	£-347,071,583	£-346,456,359	£-348,767,503	£-347,488,646
15%	60%	£-355,608,628	£-354,512,402	£-354,582,760	£-352,997,536	£-355,778,647	£-354,509,789
20%	60%	£-363,119,805	£-362,023,576	£-362,093,934	£-360,508,710	£-362,519,791	£-361,240,932
25%	60%	£-370,630,982	£-370,037,750	£-370,108,108	£-368,019,486	£-369,270,935	£-367,902,078
30%	60%	£-378,142,159	£-377,549,528	£-377,619,886	£-375,130,262	£-376,	

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£111,290,341	-£111,290,341	-£111,290,341	-£111,290,341	-£111,290,341	-£111,290,341
10%	71%	-£126,707,895	-£124,955,961	-£124,984,005	-£124,981,701	-£126,174,323	-£126,450,484
15%	71%	-£133,042,673	-£131,850,025	-£131,905,589	-£130,715,941	-£133,753,760	-£132,619,675
20%	71%	-£140,490,525	-£138,874,320	-£138,953,681	-£137,337,476	-£141,454,147	-£139,917,303
25%	71%	-£147,997,765	-£145,977,510	-£146,076,711	-£144,956,455	-£149,202,233	-£147,291,239
30%	71%	-£155,526,907	-£153,066,695	-£153,159,741	-£150,775,433	-£156,950,440	-£154,645,174
35%	71%	-£163,012,247	-£160,183,888	-£160,322,770	-£157,494,412	-£164,698,585	-£162,009,106
40%	71%	-£170,519,487	-£167,287,077	-£167,445,800	-£164,213,390	-£172,448,732	-£169,373,044
45%	71%	-£178,026,728	-£174,390,267	-£174,569,530	-£170,932,368	-£180,198,878	-£176,736,890
50%	71%	-£185,533,969	-£181,493,457	-£181,691,860	-£177,651,347	-£187,949,024	-£184,100,615
100%	71%	-£260,606,375	-£252,525,351	-£252,922,156	-£244,841,132	-£265,424,486	-£262,740,267
10%	75%	-£125,796,827	-£125,112,310	-£125,015,742	-£124,331,226	-£126,204,953	-£125,423,868
15%	75%	-£133,178,253	-£132,134,686	-£132,197,494	-£130,943,937	-£133,830,463	-£132,609,665
20%	75%	-£140,674,255	-£139,260,075	-£139,060,568	-£137,646,389	-£141,517,424	-£139,903,738
25%	75%	-£148,227,428	-£146,459,703	-£146,210,320	-£144,442,596	-£149,281,389	-£147,284,282
30%	75%	-£155,780,601	-£153,689,331	-£153,460,072	-£151,238,803	-£157,045,355	-£154,624,826
35%	75%	-£163,333,774	-£160,888,960	-£160,599,623	-£158,039,009	-£164,809,320	-£162,195,369
40%	75%	-£170,886,947	-£168,088,588	-£167,659,575	-£164,831,218	-£172,573,285	-£169,345,914
45%	75%	-£178,440,120	-£175,288,216	-£174,899,327	-£171,827,423	-£180,337,251	-£176,706,458
50%	75%	-£185,993,293	-£182,457,844	-£182,159,075	-£178,923,929	-£188,101,218	-£184,087,901
10%	60%	-£125,423,312	-£124,328,086	-£124,798,444	-£123,703,210	-£126,076,313	-£125,451,446
15%	60%	-£132,608,818	-£130,939,111	-£131,656,186	-£129,988,479	-£133,604,339	-£132,651,708
20%	60%	-£139,802,950	-£137,639,993	-£138,511,842	-£136,384,183	-£141,251,661	-£139,960,713
25%	60%	-£147,262,844	-£144,434,486	-£145,449,161	-£142,820,802	-£148,949,185	-£147,235,500
30%	60%	-£154,823,104	-£151,229,073	-£152,686,880	-£149,292,651	-£156,648,710	-£154,710,287
35%	60%	-£161,893,351	-£158,023,658	-£159,724,000	-£155,764,499	-£164,344,235	-£162,085,075
40%	60%	-£169,345,617	-£164,818,244	-£165,967,220	-£162,238,347	-£172,041,760	-£169,459,862
45%	60%	-£176,703,875	-£171,612,829	-£173,799,240	-£168,708,194	-£179,739,294	-£176,834,649
50%	60%	-£184,064,132	-£178,407,414	-£180,836,760	-£175,180,042	-£187,436,809	-£184,209,437

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£16,822,408	-£16,822,408	-£16,822,408	-£16,822,408	-£16,822,408	-£16,822,408
10%	71%	-£174,623,408	-£173,841,104	-£173,879,518	-£173,997,214	-£175,089,837	-£174,345,947
15%	71%	-£181,958,186	-£180,765,538	-£180,824,102	-£179,831,454	-£182,692,273	-£181,538,189
20%	71%	-£189,406,038	-£187,789,833	-£187,999,194	-£186,252,989	-£190,393,691	-£188,832,917
25%	71%	-£196,853,890	-£194,820,293	-£194,997,224	-£192,977,868	-£198,117,866	-£196,189,752
30%	71%	-£204,420,520	-£201,866,212	-£202,115,254	-£199,690,948	-£205,865,953	-£203,560,687
35%	71%	-£211,927,780	-£208,909,401	-£209,238,284	-£206,409,828	-£213,614,098	-£210,924,822
40%	71%	-£219,435,040	-£215,953,590	-£216,267,314	-£213,128,903	-£221,362,245	-£218,289,567
45%	71%	-£226,942,242	-£223,005,780	-£223,484,343	-£219,847,882	-£229,110,392	-£226,652,493
50%	71%	-£234,449,482	-£230,050,970	-£230,607,373	-£216,566,860	-£236,858,537	-£233,016,428
100%	71%	-£209,521,838	-£201,449,964	-£201,837,669	-£198,756,645	-£214,339,939	-£206,655,780
10%	75%	-£174,127,824	-£174,027,824	-£173,931,255	-£173,246,730	-£174,339,939	-£174,339,939
15%	75%	-£182,093,766	-£181,050,199	-£180,902,977	-£179,659,411	-£182,715,967	-£181,525,178
20%	75%	-£189,589,768	-£188,175,588	-£187,076,081	-£186,561,903	-£190,432,937	-£188,819,252
25%	75%	-£197,142,841	-£195,375,216	-£195,125,834	-£193,958,108	-£198,196,902	-£196,176,785
30%	75%	-£204,696,914	-£202,616,385	-£202,374,385	-£200,854,316	-£205,960,866	-£203,946,862
35%	75%	-£212,249,287	-£209,774,473	-£209,425,336	-£208,850,523	-£213,724,833	-£211,900,883
40%	75%	-£219,802,450	-£216,974,101	-£216,575,988	-£216,748,729	-£221,489,798	-£219,291,427
45%	75%	-£227,355,613	-£224,173,729	-£223,724,840	-£223,642,939	-£229,253,764	-£226,611,971
50%	75%	-£234,908,806	-£231,373,357	-£230,874,591	-£227,539,142	-£237,017,729	-£234,982,514
10%	60%	-£174,338,825	-£173,243,599	-£173,713,957	-£172,618,733	-£174,991,828	-£174,368,959
15%	60%	-£181,824,331	-£179,854,624	-£180,371,160	-£178,901,993	-£182,519,832	-£181,367,222
20%	60%	-£189,319,837	-£186,355,416	-£187,029,696	-£185,269,086	-£190,167,174	-£188,876,226
25%	60%	-£196,178,360	-£193,350,002	-£194,584,675	-£191,736,313	-£197,864,699	-£196,251,013
30%	60%	-£203,538,617	-£200,144,596	-£201,602,193	-£198,208,164	-£205,562,223	-£203,626,930
35%	60%	-£210,898,874	-£206,939,122	-£208,639,713	-£204,680,012	-£213,259,748	-£211,030,588
40%	60%	-£218,259,131	-£213,733,757	-£215,677,233	-£211,151,860	-£220,957,273	-£218,376,375
45%	60%	-£225,619,388	-£220,528,343	-£222,714,753	-£217,623,708	-£228,654,797	-£225,750,162
50%	60%	-£232,979,645	-£227,322,927	-£229,752,273	-£224,096,356	-£236,352,322	-£233,124,951

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£8,181,314	-£8,181,314	-£8,181,314	-£8,181,314	-£8,181,314	-£8,181,314
10%	71%	-£22,598,868	-£21,816,564	-£21,854,977	-£21,072,674	-£23,065,296	-£22,321,407
15%	71%	-£29,833,646	-£28,740,968	-£28,789,262	-£27,606,914	-£30,644,732	-£29,510,648
20%	71%	-£37,381,498	-£35,765,292	-£35,844,654	-£34,229,446	-£38,345,120	-£36,805,276
25%	71%	-£44,888,738	-£42,868,482	-£42,967,684	-£40,947,428	-£46,093,268	-£44,172,211
30%	71%	-£52,395,979	-£49,971,671	-£50,090,713	-£47,666,408	-£53,841,413	-£51,536,146
35%	71%	-£59,903,220	-£57,074,861	-£57,213,743	-£54,385,385	-£61,589,558	-£59,000,082
40%	71%	-£67,410,460	-£64,178,050	-£64,336,773	-£61,104,363	-£69,337,705	-£66,264,071
45%	71%	-£74,917,701	-£71,281,240	-£71,459,803	-£67,823,341	-£77,085,851	-£74,627,953
50%	71%	-£82,424,942	-£78,384,430	-£78,582,832	-£74,542,320	-£84,833,997	-£80,991,888
100%	71%	-£157,492,348	-£149,413,204	-£149,613,129	-£141,732,104	-£162,514,459	-£154,631,240
10%	75%	-£22,687,799	-£22,003,283	-£22,106,715	-£21,222,199	-£23,095,925	-£22,314,841
15%	75%	-£30,069,226	-£29,025,659	-£29,178,437	-£27,834,870	-£30,691,426	-£29,500,638
20%	75%	-£37,566,228	-£36,151,048	-£36,361,541	-£34,637,362	-£38,408,397	-£36,794,711
25%	75%	-£45,118,401	-£43,503,676	-£43,101,293	-£41,333,569	-£46,127,362	-£44,155,255
30%	75%	-£52,671,574	-£50,550,304	-£50,251,045	-£48,129,776	-£53,938,328	-£51,515,799
35%	75%	-£60,224,747	-£57,749,933	-£57,400,796	-£54,925,982	-£61,700,293	-£58,876,342
40%	75%	-£67,777,920	-£64,949,561	-£64,590,548	-£61,722,159	-£69,464,258	-£66,236,897
45%	75%	-£75,331,093	-£72,149,189	-£71,700,299	-£68,518,396	-£77,228,224	-£73,597,431
50%	75%	-£82,884,266	-£79,348,817	-£78,950,951	-£75,314,902	-£84,992,189	-£80,957,974
10%	60%	-£22,314,285	-£21,210,059	-£21,089,617	-£20,594,192	-£22,367,285	-£22,340,419
15%	60%	-£29,499,791	-£27,830,084	-£27,587,159	-£26,877,452	-£30,495,312	-£29,542,681
20%	60%	-£36,793,563	-£34,530,676	-£34,502,614	-£33,245,156	-£38,142,634	-£36,851,685
25%	60%	-£44,153,820	-£41,325,461	-£41,240,134	-£39,711,775	-£45,840,158	-£44,226,473
30%	60%	-£51,514,076	-£48,120,046	-£48,577,653	-£46,183,923	-£53,537,683	-£51,601,260
35%	60%	-£58,874,334	-£54,914,631	-£54,615,173	-£52,655,471	-£61,235,208	-£58,978,048
40%	60%	-£66,234,590	-£61,709,217	-£61,652,693	-£59,127,319	-£68,932,732	-£66,350,835
45%	60%	-£73,594,848	-£68,503,802	-£68,690,213	-£66,599,167	-£76,630,267	-£73,725,622
50%	60%	-£80,955,106	-£75,298,397	-£75,777,033	-£72,071,015	-£84,327,792	-£81,106,410

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£112,868,641	-£112,868,641	-£112,868,641	-£112,868,641	-£112,868,641	-£112,868,641
10%	71%	-£127,286,195	-£126,508,891	-£126,542,305	-£125,760,001	-£127,259,624	-£127,008,735
15%	71%	-£134,620,973	-£133,436,365	-£133,466,389	-£132,294,241	-£133,432,060	-£133,197,776
20%	71%	-£142,068,826	-£140,452,620	-£140,531,981	-£138,915,778	-£143,032,448	-£141,495,604
25%	71%	-£149,576,066	-£147,555,810	-£147,555,011	-£145,834,755	-£150,780,593	-£148,859,539
30%	71%	-£157,083,307	-£154,659,999	-£154,778,941	-£152,963,739	-£158,528,740	-£156,223,474
35%	71%	-£164,590,547	-£161,762,189	-£161,901,071	-£159,072,712	-£166,276,886	-£163,587,409
40%	71%	-£172,097,788	-£168,865,378	-£169,024,100	-£165,781,690	-£174,025,030	-£170,951,344
45%	71%	-£179,605,028	-£175,968,567	-£176,147,130	-£172,510,669	-£181,773,170	-£178,316,280
50%	71%	-£187,112,269	-£183,071,757	-£183,270,160	-£179,229,647	-£189,521,324	-£186,679,215
100%	71%	-£262,184,676	-£254,103,651	-£254,500,456	-£246,419,432	-£267,002,786	-£259,318,567
15%	75%	-£134,799,553	-£133,712,886	-£133,985,395	-£132,322,198	-£135,378,754	-£134,197,895
10%	75%	-£127,375,127	-£126,690,611	-£126,594,042	-£125,909,626	-£127,793,253	-£127,002,188
5%	75%	-£120,959,701	-£120,275,085	-£120,178,470	-£119,494,210	-£120,987,729	-£120,202,664
20%	75%	-£142,252,556	-£140,638,376	-£140,638,689	-£139,224,690	-£143,056,725	-£141,482,038
25%	75%	-£149,805,728	-£148,038,004	-£147,788,621	-£146,020,896	-£150,859,690	-£148,842,582
30%	75%	-£157,359,901	-£155,227,632	-£154,938,372	-£152,817,103	-£158,623,656	-£156,203,126
35%	75%	-£164,914,074	-£162,437,261	-£162,088,123	-£159,913,310	-£166,387,621	-£163,563,670
40%	75%	-£172,465,247	-£169,636,689	-£169,237,876	-£166,409,518	-£174,151,586	-£170,924,214
45%	75%	-£180,018,420	-£176,836,517	-£176,387,627	-£173,205,723	-£181,915,552	-£178,294,758
50%	75%	-£187,571,593	-£184,036,345	-£183,587,678	-£180,601,938	-£189,679,517	-£186,045,302
10%	60%	-£127,001,612	-£125,906,387	-£126,376,744	-£125,261,520	-£127,854,613	-£127,029,746
15%	60%	-£134,187,118	-£132,517,411	-£133,234,487	-£131,564,760	-£135,162,639	-£134,230,009
20%	60%	-£141,480,890	-£139,218,203	-£140,189,942	-£137,932,483	-£142,829,961	-£141,539,013
25%	60%	-£148,787,146	-£146,012,995	-£147,027,654	-£144,369,102	-£150,125,486	-£148,313,800
30%	60%	-£156,201,404	-£152,807,373	-£154,264,981	-£150,870,951	-£158,225,011	-£156,288,587
35%	60%	-£163,561,661	-£159,601,959	-£161,302,500	-£157,342,799	-£165,922,535	-£163,663,375
40%	60%	-£170,921,918	-£166,398,544	-£168,240,020	-£163,814,647	-£173,620,060	-£171,038,163
45%	60%	-£178,282,175	-£173,191,730	-£175,317,540	-£170,266,405	-£181,317,585	-£178,412,565
50%	60%	-£185,642,433	-£179,985,714	-£182,415,060	-£176,758,343	-£189,015,109	-£185,787,738

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£41,281,093	-£41,281,093	-£41,281,093	-£41,281,093	-£41,281,093	-£41,281,093
10%	71%	-£55,698,647	-£54,916,343	-£54,954,756	-£54,172,452	-£56,165,075	-£55,421,186
15%	71%	-£63,033,425	-£61,840,777	-£61,899,341	-£60,706,693	-£63,744,511	-£62,610,427
20%	71%	-£70,481,277	-£68,865,071	-£68,944,433	-£67,228,227	-£71,444,899	-£69,968,055
25%	71%	-£77,929,129	-£76,889,263	-£76,967,495	-£74,947,007	-£79,149,046	-£77,271,160
30%	71%	-£85,495,758	-£83,971,450	-£83,190,492	-£80,766,185	-£86,941,191	-£84,635,925
35%	71%	-£93,062,989	-£90,174,640	-£90,313,222	-£87,485,163	-£94,889,337	-£91,999,890
40%	71%	-£100,630,220	-£96,376,831	-£96,514,953	-£94,204,142	-£102,931,484	-£99,785,195
45%	71%	-£108,197,480	-£104,381,019	-£104,559,582	-£100,923,120	-£110,185,630	-£106,727,732
50%	71%	-£115,764,740	-£111,484,209	-£111,682,611	-£107,642,099	-£117,933,776	-£114,091,667
100%	71%	-£190,597,027	-£182,245,702	-£182,912,908	-£174,891,863	-£198,419,238	-£193,751,019
15%	75%	-£55,187,576	-£54,102,962	-£54,088,494	-£54,321,978	-£56,195,704	-£55,414,660
20%	75%	-£63,169,005	-£62,125,438	-£62,107,216	-£60,934,649	-£63,791,205	-£62,600,416
25%	75%	-£70,665,007	-£69,250,827	-£69,051,320	-£67,637,141	-£71,508,176	-£69,894,490
30%	75%	-£78,161,009	-£76,376,216	-£76,201,072	-£74,204,587	-£79,114,114	-£77,285,038
35%	75%	-£85,771,353	-£83,550,093	-£83,350,562	-£81,226,567	-£86,636,107	-£84,615,578
40%	75%	-£93,324,526	-£90,849,712	-£90,500,575	-£88,025,761	-£94,800,072	-£91,976,121
45%	75%	-£100,877,699	-£98,049,340	-£97,690,397	-£94,821,967	-£102,964,037	-£99,936,665
50%	75%	-£108,430,872	-£105,248,968	-£104,800,078	-£101,819,176	-£110,326,003	-£106,697,210
10%	60%	-£45,118,044	-£44,448,596	-£44,448,596	-£44,414,381	-£45,091,868	-£44,057,753
15%	60%	-£52,414,063	-£51,318,838	-£51,318,838	-£50,993,971	-£52,607,064	-£51,442,197
20%	60%	-£59,709,570	-£58,429,863	-£58,429,863	-£57,977,231	-£60,595,091	-£59,442,460
25%	60%	-£67,004,341	-£65,934,341	-£65,934,341	-£64,944,939	-£67,942,419	-£66,651,464
30%	60%	-£74,299,112	-£73,442,240	-£73,442,240	-£72,411,553	-£75,336,037	-£74,026,251
35%	60%	-£81,593,883	-£80,719,825	-£80,719,825	-£79,283,402	-£82,729,462	-£81,401,039
40%	60%	-£88,888,654	-£88,144,867	-£88,144,867	-£86,811,250	-£90,122,887	-£88,785,814
45%	60%	-£96,183,425	-£95,599,869	-£95,599,869	-£94,339,102	-£97,517,312	-£96,190,644
50%	60%	-£103,478,196	-£102,915,911	-£102,915,911	-£101,347,954	-£104,911,737	-£103,313,076

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£8,181,314	-£8,181,314	-£8,181,314	-£8,181,314	-£8,181,314	-£8,181,314
10%	71%	-£22,598,868	-£21,816,564	-£21,854,977	-£21,072,674	-£23,065,296	-£22,321,407
15%	71%	-£29,933,646	-£28,740,998	-£28,799,662	-£27,606,914	-£30,844,732	-£29,510,648
20%	71%	-£37,381,498	-£35,765,292	-£35,844,654	-£34,228,448	-£38,345,120	-£36,808,276
25%	71%	-£44,829,350	-£42,888,482	-£42,967,684	-£40,947,428	-£46,093,266	-£44,172,211
30%	71%	-£52,277,202	-£49,971,671	-£49,971,671	-£47,666,408	-£53,841,413	-£51,536,146
35%	71%	-£59,725,054	-£57,044,860	-£57,044,860	-£54,385,388	-£61,589,558	-£59,000,082
40%	71%	-£67,172,906	-£64,118,049	-£64,118,049	-£61,104,363	-£69,337,705	-£66,264,017
45%	71%	-£74,620,758	-£71,212,240	-£71,212,240	-£67,823,341	-£77,085,851	-£74,627,953
50%	71%	-£82,068,610	-£78,306,430	-£78,306,430	-£74,542,320	-£84,833,997	-£80,991,888
100%	71%	-£157,497,348	-£149,416,324	-£149,813,129	-£141,732,014	-£162,316,459	-£154,631,240
10%	75%	-£22,687,799	-£22,003,283	-£22,106,715	-£21,222,199	-£23,095,925	-£22,314,841
15%	75%	-£30,085,226	-£29,025,659	-£29,025,659	-£27,834,870	-£30,891,426	-£29,500,638
20%	75%	-£37,482,653	-£36,151,048	-£36,151,048	-£34,537,362	-£38,408,397	-£36,794,711
25%	75%	-£44,879,080	-£43,350,676	-£43,350,676	-£41,333,569	-£46,172,362	-£44,155,255
30%	75%	-£52,275,507	-£50,550,304	-£50,550,304	-£48,129,776	-£53,936,328	-£51,515,799
35%	75%	-£59,671,934	-£57,749,933	-£57,749,933	-£54,925,982	-£61,700,293	-£59,076,342
40%	75%	-£67,068,361	-£64,949,561	-£64,949,561	-£61,722,189	-£69,462,248	-£66,236,687
45%	75%	-£74,464,788	-£72,149,189	-£72,149,189	-£68,518,396	-£77,224,224	-£74,597,431
50%	75%	-£81,861,215	-£79,348,817	-£79,348,817	-£75,314,602	-£84,992,199	-£80,957,974
10%	60%	-£22,314,285	-£21,210,959	-£21,089,417	-£20,594,192	-£22,367,285	-£21,342,419
15%	60%	-£29,709,712	-£28,490,791	-£28,490,791	-£27,877,452	-£30,495,312	-£29,242,681
20%	60%	-£37,105,139	-£35,530,876	-£35,530,876	-£33,245,158	-£38,142,634	-£36,651,685
25%	60%	-£44,500,566	-£42,571,961	-£42,571,961	-£39,711,715	-£45,840,159	-£44,226,473
30%	60%	-£51,896,993	-£49,613,046	-£49,613,046	-£46,183,623	-£53,537,683	-£51,601,290
35%	60%	-£59,293,420	-£56,654,131	-£56,654,131	-£52,655,471	-£61,235,208	-£58,976,048
40%	60%	-£66,689,847	-£63,705,216	-£63,705,216	-£59,127,319	-£68,932,732	-£66,350,835
45%	60%	-£74,086,274	-£70,756,301	-£70,756,301	-£65,599,167	-£76,630,256	-£73,725,622
50%	60%	-£81,482,701	-£77,807,386	-£77,807,386	-£72,071,015	-£84,327,780	-£81,100,410



Residual Land values compared to benchmark land values  
Benchmark Z2 - High

E27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-188 218 025	-188 218 025	-488 218 025	-488 218 025	-888 218 025	-888 218 025
10%	71%	-104 364 564	-103 483 167	-103 734 194	-102 902 798	-104 801 839	-104 091 526
15%	71%	-112 354 256	-111 212 159	-111 563 700	-110 341 603	-112 886 026	-112 019 697
20%	71%	-120 814 380	-119 022 755	-119 634 655	-117 843 029	-121 296 807	-120 117 081
25%	71%	-129 202 921	-126 926 761	-127 704 745	-125 427 985	-129 819 816	-128 317 041
30%	71%	-137 243 265	-134 959 682	-135 698 759	-133 122 726	-138 503 626	-136 585 304
35%	71%	-146 413 322	-143 121 611	-144 245 840	-141 545 129	-147 299 674	-145 132 191
40%	71%	-155 082 680	-151 320 724	-152 605 556	-148 843 601	-156 095 653	-153 618 523
45%	71%	-163 752 037	-159 519 837	-160 965 273	-156 733 073	-164 891 631	-162 104 869
50%	71%	-172 421 394	-167 718 949	-169 324 990	-164 622 545	-173 687 611	-170 591 207
100%	71%	-259 114 965	-249 710 075	-252 922 156	-243 617 267	-261 647 398	-255 454 590
10%	75%	-110 443 688	-103 872 446	-103 834 280	-103 063 057	-104 857 334	-104 041 945
15%	75%	-112 858 903	-111 486 078	-111 736 828	-110 381 994	-112 971 296	-112 050 326
20%	75%	-120 975 176	-119 407 504	-119 736 464	-118 168 792	-121 397 300	-120 158 588
25%	75%	-129 407 203	-127 415 564	-127 833 488	-125 841 849	-129 949 575	-128 369 773
30%	75%	-137 997 188	-135 546 538	-136 056 551	-133 627 495	-138 661 953	-136 711 218
35%	75%	-146 708 750	-143 629 592	-144 432 893	-141 652 046	-147 454 398	-145 268 460
40%	75%	-155 420 311	-152 128 600	-152 819 331	-149 627 620	-156 308 663	-153 705 683
45%	75%	-164 131 872	-160 428 695	-161 205 770	-157 502 595	-166 129 017	-162 202 916
50%	75%	-172 843 433	-168 733 794	-169 592 209	-165 477 370	-175 951 372	-172 703 145
10%	60%	-104 111 430	-102 877 475	-103 823 919	-102 393 437	-104 443 695	-103 956 163
15%	60%	-112 154 555	-110 393 620	-111 423 287	-109 672 353	-112 654 843	-111 921 685
20%	60%	-120 259 832	-117 791 557	-119 308 962	-116 800 587	-120 875 229	-119 984 260
25%	60%	-128 349 216	-125 362 592	-127 290 744	-124 104 921	-129 402 271	-128 148 299
30%	60%	-136 933 651	-133 042 982	-135 393 996	-131 507 507	-137 807 273	-136 440 502
35%	60%	-145 467 956	-140 859 559	-143 847 270	-139 038 874	-146 708 847	-144 888 162
40%	60%	-154 002 260	-148 735 927	-151 921 477	-146 564 739	-155 420 423	-153 339 940
45%	60%	-162 536 564	-156 611 484	-160 195 683	-154 270 603	-164 131 957	-161 791 116
50%	60%	-171 070 870	-164 487 447	-168 469 890	-161 888 467	-172 843 573	-170 242 533

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

E17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-53 153 538	-53 153 538	-133 153 538	-133 153 538	-233 153 538	-233 153 538
10%	71%	-53 280 078	-52 398 680	-52 699 707	-51 818 310	-53 517 409	-52 937 039
15%	71%	-61 449 769	-60 127 672	-60 579 213	-59 257 116	-61 811 539	-60 936 210
20%	71%	-69 729 893	-67 938 208	-68 550 168	-66 758 542	-70 212 321	-69 032 594
25%	71%	-78 242 295	-76 842 295	-77 613 468	-75 843 468	-78 256 847	-77 256 847
30%	71%	-86 658 478	-85 866 195	-84 814 313	-82 038 249	-87 419 209	-85 561 817
35%	71%	-95 328 838	-93 037 124	-93 181 353	-89 889 842	-96 215 187	-94 047 704
40%	71%	-103 998 193	-100 236 298	-101 521 089	-97 759 114	-105 011 186	-102 534 942
45%	71%	-112 687 550	-108 435 350	-109 580 798	-105 648 586	-113 807 144	-111 020 382
50%	71%	-121 328 907	-116 634 462	-118 240 503	-113 538 058	-122 603 124	-119 508 720
100%	71%	-208 030 478	-198 628 598	-200 837 669	-192 432 781	-200 992 811	-198 370 103
10%	75%	-53 359 182	-52 581 969	-52 740 793	-51 878 370	-53 569 847	-52 951 458
15%	75%	-61 570 316	-60 411 591	-60 654 341	-59 497 507	-61 886 909	-60 956 939
20%	75%	-69 890 689	-68 323 018	-68 651 977	-67 084 305	-70 312 814	-69 074 101
25%	75%	-78 322 716	-76 331 077	-76 749 061	-74 757 362	-78 965 088	-77 285 286
30%	75%	-86 912 704	-84 462 954	-84 972 064	-82 343 038	-87 577 466	-85 626 571
35%	75%	-95 624 263	-92 744 015	-93 348 406	-90 468 159	-96 399 821	-94 123 963
40%	75%	-104 335 824	-101 044 113	-101 734 844	-98 443 133	-105 222 176	-102 621 197
45%	75%	-113 047 265	-109 340 206	-110 121 283	-106 418 108	-114 044 530	-111 118 409
50%	75%	-121 758 946	-117 644 307	-118 507 722	-114 393 083	-122 866 885	-119 615 581
10%	60%	-53 026 944	-51 792 988	-52 539 432	-51 308 950	-53 399 209	-52 871 697
15%	60%	-61 070 068	-59 219 134	-60 338 800	-58 487 866	-61 570 356	-60 837 198
20%	60%	-69 215 349	-66 701 070	-68 224 576	-65 716 100	-69 890 743	-68 896 713
25%	60%	-77 464 729	-74 278 105	-76 208 757	-73 019 135	-78 322 764	-77 063 812
30%	60%	-85 849 164	-81 959 495	-84 309 509	-80 423 020	-86 912 796	-85 356 015
35%	60%	-94 363 469	-89 776 073	-92 582 783	-87 954 387	-95 824 361	-93 803 691
40%	60%	-102 917 773	-97 651 035	-100 936 990	-95 570 252	-104 335 936	-102 255 153
45%	60%	-111 452 078	-105 526 997	-109 111 196	-103 186 116	-113 047 510	-110 706 629
50%	60%	-119 986 383	-113 402 960	-117 285 493	-110 801 987	-121 759 688	-119 158 107

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

E6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	14 891 003	14 891 003	14 891 003	14 891 003	14 891 003	14 891 003
10%	71%	-1 255 537	-374 140	-675 167	-206 231	-1 492 899	-912 499
15%	71%	-9 425 229	-8 103 132	-9 554 672	-7 232 578	-9 786 999	-8 910 669
20%	71%	-17 705 352	-15 915 728	-16 565 627	-14 134 002	-18 187 789	-17 008 054
25%	71%	-26 093 894	-23 817 734	-24 595 118	-22 318 958	-26 710 788	-25 208 014
30%	71%	-34 634 938	-31 841 654	-32 789 772	-30 013 709	-35 394 669	-33 537 277
35%	71%	-43 304 295	-40 012 584	-41 138 813	-37 845 102	-44 190 647	-42 023 184
40%	71%	-51 973 652	-48 211 697	-49 496 529	-45 734 574	-52 986 626	-50 509 502
45%	71%	-60 643 010	-56 410 809	-57 856 246	-53 624 046	-61 782 604	-58 995 841
50%	71%	-69 312 367	-64 609 922	-66 215 963	-61 513 518	-70 578 583	-67 482 180
100%	71%	-156 036 936	-146 601 046	-149 815 129	-140 408 246	-156 396 371	-146 145 665
10%	75%	-1 334 642	-563 419	-725 253	-445 970	-1 542 307	-932 918
15%	75%	-9 545 776	-8 387 051	-9 629 801	-7 472 967	-9 962 369	-8 941 299
20%	75%	-17 866 149	-16 296 477	-16 627 437	-15 059 765	-18 298 273	-17 040 561
25%	75%	-26 298 176	-24 306 537	-24 724 461	-22 732 822	-26 840 547	-25 260 745
30%	75%	-34 888 162	-32 437 811	-32 947 524	-30 518 468	-35 552 925	-33 602 191
35%	75%	-43 599 723	-40 719 475	-41 323 865	-38 443 618	-44 375 289	-42 099 423
40%	75%	-52 311 283	-49 010 572	-49 710 304	-46 418 993	-53 197 635	-50 596 566
45%	75%	-61 022 845	-57 319 669	-58 096 743	-54 393 568	-62 019 990	-59 093 888
50%	75%	-69 734 405	-65 619 767	-66 483 181	-62 368 543	-70 842 345	-67 591 121
10%	60%	-1 002 403	-561 552	-518 892	-276 860	-1 334 669	-847 156
15%	60%	-3 045 527	-2 194 953	-3 314 260	-1 483 326	-3 545 816	-2 812 657
20%	60%	-5 190 805	-4 168 530	-4 199 835	-3 691 559	-5 186 602	-4 167 233
25%	60%	-7 240 189	-5 253 565	-5 24 181 217	-4 0 994 894	-7 298 244	-5 253 272
30%	60%	-9 334 624	-6 293 094	-6 2 284 668	-4 8 898 479	-9 488 246	-6 333 475
35%	60%	-11 428 069	-7 370 532	-7 40 538 243	-5 6 920 847	-11 699 820	-8 41 779 135
40%	60%	-13 583 233	-8 426 495	-8 48 812 450	-6 43 545 711	-13 911 396	-10 520 212
45%	60%	-15 742 637	-9 502 457	-9 57 086 656	-7 51 161 576	-16 122 070	-12 588 089
50%	60%	-17 961 842	-10 571 420	-10 65 300 863	-8 58 774 440	-18 344 546	-14 153 566

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£89,796,325	-£89,796,325	-£89,796,325	-£89,796,325	-£89,796,325	-£89,796,325
10%	71%	-£105,842,865	-£105,861,467	-£105,262,484	-£104,481,097	-£106,180,197	-£105,569,826
15%	71%	-£114,112,636	-£112,670,460	-£112,442,000	-£111,918,063	-£114,474,327	-£113,567,604
20%	71%	-£122,302,680	-£120,601,055	-£121,212,955	-£119,421,329	-£122,875,108	-£121,695,381
25%	71%	-£130,781,221	-£128,505,062	-£129,282,440	-£127,006,285	-£131,398,116	-£129,895,342
30%	71%	-£139,323,265	-£136,339,962	-£137,477,000	-£134,701,037	-£140,091,998	-£138,224,604
35%	71%	-£147,961,623	-£144,689,912	-£145,524,140	-£142,532,429	-£148,877,975	-£146,710,491
40%	71%	-£156,660,980	-£152,899,025	-£154,183,856	-£150,421,901	-£157,673,953	-£155,196,830
45%	71%	-£165,330,337	-£161,088,137	-£162,843,574	-£158,311,873	-£166,489,932	-£163,683,169
50%	71%	-£173,969,694	-£169,267,249	-£170,903,280	-£166,203,845	-£175,265,931	-£172,169,507
100%	71%	-£260,693,265	-£251,288,375	-£254,500,456	-£245,095,588	-£263,225,698	-£257,932,890
10%	75%	-£108,021,970	-£105,250,747	-£105,412,580	-£104,841,357	-£108,229,635	-£105,620,245
15%	75%	-£114,233,104	-£112,074,378	-£113,317,326	-£112,169,298	-£114,549,698	-£113,639,897
20%	75%	-£122,553,476	-£120,985,805	-£121,314,764	-£119,747,082	-£122,975,601	-£121,736,888
25%	75%	-£130,985,503	-£128,993,864	-£129,411,789	-£127,420,149	-£131,527,875	-£129,948,073
30%	75%	-£139,575,488	-£137,125,139	-£137,834,852	-£135,205,796	-£140,249,253	-£138,289,518
35%	75%	-£148,292,051	-£144,468,802	-£146,011,053	-£143,150,946	-£146,952,608	-£146,788,750
40%	75%	-£156,968,611	-£153,706,900	-£154,397,832	-£151,105,921	-£157,884,963	-£155,283,984
45%	75%	-£165,710,172	-£162,006,997	-£162,784,070	-£159,080,895	-£166,707,317	-£163,781,216
50%	75%	-£174,429,733	-£170,307,884	-£171,170,569	-£167,058,870	-£175,529,672	-£172,270,448
10%	60%	-£105,689,731	-£104,455,775	-£105,202,220	-£103,971,737	-£106,021,396	-£105,334,484
15%	60%	-£113,732,855	-£111,881,921	-£113,001,587	-£111,150,653	-£114,233,144	-£113,499,985
20%	60%	-£121,878,132	-£119,389,857	-£120,887,163	-£118,378,887	-£122,553,530	-£121,592,560
25%	60%	-£130,123,616	-£126,953,985	-£128,668,345	-£125,853,022	-£130,985,511	-£129,728,589
30%	60%	-£138,511,951	-£134,621,282	-£136,972,296	-£133,085,607	-£139,575,573	-£138,018,303
35%	60%	-£147,046,256	-£142,437,880	-£145,225,570	-£140,817,178	-£148,287,148	-£146,466,483
40%	60%	-£155,580,581	-£150,313,822	-£153,489,777	-£148,633,038	-£156,998,723	-£154,917,940
45%	60%	-£164,116,866	-£158,189,765	-£161,773,983	-£156,548,903	-£165,710,236	-£163,389,416
50%	60%	-£172,649,170	-£166,065,747	-£170,048,191	-£163,464,768	-£174,421,873	-£171,820,894

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£34,268,718	-£34,268,718	-£34,268,718	-£34,268,718	-£34,268,718	-£34,268,718
10%	71%	-£34,355,916	-£33,473,919	-£33,774,945	-£32,893,548	-£34,592,648	-£34,012,277
15%	71%	-£42,525,008	-£41,202,911	-£41,654,451	-£40,332,354	-£42,886,778	-£42,010,448
20%	71%	-£50,805,132	-£49,013,507	-£49,625,408	-£47,833,780	-£51,287,559	-£50,107,833
25%	71%	-£59,183,672	-£56,917,513	-£57,694,897	-£55,418,137	-£59,810,367	-£58,307,792
30%	71%	-£67,734,717	-£64,941,433	-£65,889,551	-£63,113,488	-£68,494,448	-£66,637,055
35%	71%	-£76,404,074	-£73,112,363	-£74,236,592	-£70,944,881	-£77,290,426	-£75,122,943
40%	71%	-£85,123,431	-£80,313,786	-£81,596,308	-£78,399,368	-£86,209,604	-£84,359,581
45%	71%	-£93,742,788	-£88,510,588	-£90,950,025	-£86,723,825	-£94,882,383	-£92,095,620
50%	71%	-£102,412,146	-£97,709,700	-£99,315,742	-£94,613,297	-£103,678,352	-£100,581,958
100%	71%	-£189,105,716	-£176,700,827	-£182,912,268	-£173,008,019	-£191,639,149	-£185,445,342
10%	75%	-£34,434,421	-£33,663,198	-£33,825,032	-£33,053,807	-£34,842,086	-£34,036,667
15%	75%	-£42,645,555	-£41,488,829	-£41,729,580	-£40,572,745	-£42,962,148	-£42,041,078
20%	75%	-£50,958,928	-£49,398,256	-£49,727,215	-£48,159,544	-£51,388,052	-£50,149,340
25%	75%	-£59,287,065	-£57,406,315	-£57,854,802	-£55,880,324	-£59,840,328	-£58,380,524
30%	75%	-£67,807,941	-£65,537,590	-£66,047,303	-£63,518,247	-£68,652,704	-£66,701,970
35%	75%	-£76,699,502	-£73,810,254	-£74,423,644	-£71,543,397	-£77,475,059	-£75,199,202
40%	75%	-£85,411,062	-£82,119,351	-£82,910,083	-£79,578,372	-£86,297,414	-£83,696,435
45%	75%	-£94,124,624	-£90,419,448	-£91,185,522	-£87,403,347	-£95,119,768	-£92,193,667
50%	75%	-£102,834,184	-£98,719,545	-£99,582,960	-£95,468,322	-£103,942,123	-£100,690,900
10%	60%	-£34,102,182	-£32,868,227	-£33,614,671	-£32,384,189	-£34,434,447	-£33,948,935
15%	60%	-£42,145,306	-£40,294,372	-£41,144,039	-£39,863,105	-£42,645,595	-£41,912,436
20%	60%	-£50,290,369	-£47,752,969	-£48,236,614	-£46,791,338	-£50,965,981	-£49,975,012
25%	60%	-£58,539,068	-£55,353,344	-£57,280,996	-£54,094,373	-£59,398,023	-£58,139,051
30%	60%	-£66,924,402	-£63,033,733	-£64,384,747	-£61,498,258	-£67,985,025	-£66,431,254
35%	60%	-£75,458,708	-£70,850,311	-£71,638,021	-£69,029,626	-£76,596,598	-£74,870,914
40%	60%	-£83,993,012	-£78,728,274	-£80,122,226	-£76,646,490	-£85,411,175	-£83,330,391
45%	60%	-£92,527,316	-£86,679,236	-£88,186,435	-£84,261,355	-£94,122,749	-£91,781,868
50%	60%	-£101,061,624	-£94,678,198	-£96,460,642	-£91,877,219	-£102,834,324	-£100,243,245

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£14,891,003	£14,891,003	£14,891,003	£14,891,003	£14,891,003	£14,891,003
10%	71%	£1,255,537	£374,140	£675,167	£206,231	£1,492,869	£912,499
15%	71%	£9,425,229	£8,103,132	£9,554,672	£7,232,576	£9,786,995	£8,910,669
20%	71%	£17,705,353	£15,913,728	£16,525,627	£14,734,002	£18,187,780	£17,008,054
25%	71%	£26,093,894	£23,817,734	£24,595,118	£22,318,958	£26,710,788	£25,208,014
30%	71%	£34,634,938	£31,841,654	£32,789,772	£30,013,709	£35,394,689	£33,537,277
35%	71%	£43,334,295	£40,019,583	£41,136,813	£37,845,102	£44,190,847	£42,023,164
40%	71%	£51,973,652	£48,211,697	£49,496,529	£45,734,574	£52,986,628	£50,509,502
45%	71%	£60,843,010	£56,410,809	£57,896,246	£53,624,048	£61,782,604	£59,995,841
50%	71%	£69,312,367	£64,609,922	£66,215,963	£61,513,518	£70,578,583	£67,482,180
100%	71%	£156,005,838	£146,601,048	£149,813,129	£140,408,260	£158,538,371	£152,346,563
10%	75%	£1,334,642	£563,419	£725,253	£45,970	£1,542,307	£932,918
15%	75%	£9,545,776	£8,387,051	£9,629,891	£7,472,367	£9,862,369	£8,941,299
20%	75%	£17,868,149	£16,296,477	£16,627,437	£15,059,765	£18,288,273	£17,049,561
25%	75%	£26,298,178	£24,306,537	£24,734,461	£22,732,822	£26,840,547	£25,260,745
30%	75%	£34,888,162	£32,437,811	£32,947,524	£30,518,468	£35,552,925	£33,602,191
35%	75%	£43,599,723	£40,719,475	£41,323,865	£38,443,518	£44,375,289	£42,099,423
40%	75%	£52,311,283	£49,019,572	£49,710,304	£46,418,563	£53,197,639	£50,586,666
45%	75%	£61,022,845	£57,319,669	£58,096,743	£54,393,568	£62,019,990	£59,993,888
50%	75%	£69,734,405	£65,619,767	£66,483,181	£62,268,543	£70,842,345	£67,991,121
10%	60%	£1,002,403	£931,859	£514,890	£216,860	£1,334,668	£847,156
15%	60%	£9,045,527	£7,194,593	£8,314,260	£6,483,326	£9,545,616	£8,812,657
20%	60%	£17,190,805	£14,682,530	£16,199,835	£13,691,559	£17,868,202	£16,875,233
25%	60%	£25,440,189	£22,253,965	£24,181,217	£20,894,594	£26,298,244	£25,039,272
30%	60%	£33,824,824	£29,933,955	£32,284,568	£28,398,478	£34,898,246	£33,331,475
35%	60%	£42,358,929	£37,750,532	£40,538,243	£35,929,847	£43,599,820	£41,779,135
40%	60%	£50,893,233	£45,626,495	£48,812,450	£43,545,711	£52,311,396	£50,230,612
45%	60%	£59,427,537	£53,502,457	£57,086,656	£51,181,576	£61,022,970	£58,682,089
50%	60%	£67,961,842	£61,378,420	£65,360,863	£58,777,440	£69,734,546	£67,133,566

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 8

CIL Zone 3  
Value Area Med

No Units 650  
Site Area 4.95 Ha

Sales value inflation 10%  
Build cost inflation 5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£35,056,392	£35,056,392	£35,056,392	£35,056,392	£35,056,392	£35,056,392
10%	71%	£19,904,201	£20,703,016	£20,603,338	£21,402,153	£19,551,808	£20,250,945
15%	71%	£12,212,210	£13,430,631	£13,279,669	£14,486,488	£11,575,678	£12,741,434
20%	71%	£4,413,577	£6,063,893	£5,957,954	£7,501,532	£3,885,649	£5,129,936
25%	71%	£-3,818,868	£-1,422,235	£-1,683,857	£406,135	£-4,443,786	£-2,608,774
30%	71%	£-11,523,498	£-9,007,539	£-9,321,484	£-8,805,825	£-12,833,400	£-10,431,386
35%	71%	£-19,528,128	£-16,592,841	£-16,689,112	£-14,023,825	£-20,823,014	£-18,253,897
40%	71%	£-27,532,758	£-24,178,145	£-24,596,739	£-21,242,126	£-28,812,628	£-26,078,609
45%	71%	£-35,537,388	£-31,763,449	£-32,234,367	£-28,460,427	£-36,807,241	£-33,899,220
50%	71%	£-43,542,019	£-39,348,752	£-39,871,995	£-35,678,729	£-44,791,855	£-41,721,832
100%	71%	£-123,988,319	£-124,958,048	£-124,958,048	£-107,861,739	£-127,287,892	£-119,947,845
10%	75%	£19,818,340	£20,517,302	£20,552,433	£21,251,396	£19,509,996	£20,244,089
15%	75%	£12,081,912	£13,147,504	£13,201,063	£14,266,654	£11,611,833	£12,730,983
20%	75%	£4,286,300	£6,000,217	£5,752,739	£7,195,087	£3,599,166	£5,115,772
25%	75%	£-3,744,228	£-1,909,674	£-1,817,465	£16,813	£-4,553,531	£-2,626,769
30%	75%	£-11,793,930	£-9,592,466	£-9,481,815	£-7,280,351	£-12,785,094	£-10,452,979
35%	75%	£-19,843,632	£-17,275,257	£-17,146,184	£-14,277,789	£-20,976,657	£-18,278,189
40%	75%	£-27,848,244	£-24,958,048	£-24,958,048	£-21,875,228	£-29,188,219	£-26,105,460
45%	75%	£-35,843,036	£-32,640,839	£-32,474,863	£-29,172,667	£-37,399,783	£-33,931,610
50%	75%	£-43,842,738	£-40,323,631	£-40,139,213	£-36,470,105	£-45,611,346	£-41,757,820
60%	60%	£21,783,959	£21,297,200	£21,783,959	£21,834,374	£19,855,809	£20,272,885
15%	60%	£12,631,689	£14,336,635	£13,627,010	£15,229,193	£11,879,561	£12,774,881
20%	60%	£4,981,215	£7,288,395	£6,194,500	£8,482,155	£3,961,976	£5,175,261
25%	60%	£-2,797,717	£135,356	£-1,256,306	£1,651,962	£-4,082,002	£-2,551,193
30%	60%	£-10,638,116	£-7,135,772	£-7,833,424	£-5,286,080	£-12,211,979	£-10,362,207
35%	60%	£-18,518,516	£-14,409,115	£-16,380,541	£-12,251,141	£-20,331,355	£-18,173,382
40%	60%	£-26,378,915	£-21,682,457	£-23,912,660	£-19,216,202	£-28,450,732	£-25,984,477
45%	60%	£-34,238,316	£-28,955,808	£-31,464,778	£-26,181,262	£-36,570,110	£-33,795,572
50%	60%	£-42,099,715	£-36,229,142	£-39,016,895	£-33,146,323	£-44,689,487	£-41,606,666

Residual Land values compared to benchmark land values  
Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£-410,232,114	£-410,232,114	£-410,232,114	£-410,232,114	£-410,232,114	£-410,232,114
10%	71%	£-245,386,490	£-245,386,490	£-245,386,490	£-245,386,490	£-245,386,490	£-245,386,490
15%	71%	£-183,075,694	£-183,075,694	£-183,075,694	£-183,075,694	£-183,075,694	£-183,075,694
20%	71%	£-140,874,928	£-140,874,928	£-140,874,928	£-140,874,928	£-140,874,928	£-140,874,928
25%	71%	£-148,807,374	£-148,807,374	£-148,807,374	£-148,807,374	£-148,807,374	£-148,807,374
30%	71%	£-152,893,334	£-152,893,334	£-152,893,334	£-152,893,334	£-152,893,334	£-152,893,334
35%	71%	£-164,816,633	£-164,816,633	£-164,816,633	£-164,816,633	£-164,816,633	£-164,816,633
40%	71%	£-172,821,283	£-172,821,283	£-172,821,283	£-172,821,283	£-172,821,283	£-172,821,283
45%	71%	£-180,825,893	£-180,825,893	£-180,825,893	£-180,825,893	£-180,825,893	£-180,825,893
50%	71%	£-188,830,503	£-188,830,503	£-188,830,503	£-188,830,503	£-188,830,503	£-188,830,503
100%	71%	£-568,876,824	£-568,876,824	£-568,876,824	£-568,876,824	£-568,876,824	£-568,876,824
10%	75%	£-425,470,155	£-425,470,155	£-425,470,155	£-425,470,155	£-425,470,155	£-425,470,155
15%	75%	£-328,565,653	£-328,565,653	£-328,565,653	£-328,565,653	£-328,565,653	£-328,565,653
20%	75%	£-241,052,314	£-241,052,314	£-241,052,314	£-241,052,314	£-241,052,314	£-241,052,314
25%	75%	£-140,032,733	£-140,032,733	£-140,032,733	£-140,032,733	£-140,032,733	£-140,032,733
30%	75%	£-145,032,435	£-145,032,435	£-145,032,435	£-145,032,435	£-145,032,435	£-145,032,435
35%	75%	£-158,126,132	£-158,126,132	£-158,126,132	£-158,126,132	£-158,126,132	£-158,126,132
40%	75%	£-173,181,839	£-173,181,839	£-173,181,839	£-173,181,839	£-173,181,839	£-173,181,839
45%	75%	£-181,231,541	£-181,231,541	£-181,231,541	£-181,231,541	£-181,231,541	£-181,231,541
50%	75%	£-189,281,243	£-189,281,243	£-189,281,243	£-189,281,243	£-189,281,243	£-189,281,243
10%	60%	£-425,109,546	£-425,109,546	£-425,109,546	£-425,109,546	£-425,109,546	£-425,109,546
15%	60%	£-328,058,816	£-328,058,816	£-328,058,816	£-328,058,816	£-328,058,816	£-328,058,816
20%	60%	£-240,307,290	£-240,307,290	£-240,307,290	£-240,307,290	£-240,307,290	£-240,307,290
25%	60%	£-148,086,272	£-148,086,272	£-148,086,272	£-148,086,272	£-148,086,272	£-148,086,272
30%	60%	£-155,948,621	£-155,948,621	£-155,948,621	£-155,948,621	£-155,948,621	£-155,948,621
35%	60%	£-163,807,021	£-163,807,021	£-163,807,021	£-163,807,021	£-163,807,021	£-163,807,021
40%	60%	£-171,667,420	£-171,667,420	£-171,667,420	£-171,667,420	£-171,667,420	£-171,667,420
45%	60%	£-179,527,819	£-179,527,819	£-179,527,819	£-179,527,819	£-179,527,819	£-179,527,819
50%	60%	£-187,388,220	£-187,388,220	£-187,388,220	£-187,388,220	£-187,388,220	£-187,388,220

Residual Land values compared to benchmark land values  
Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£-332,152,338	£-332,152,338	£-332,152,338	£-332,152,338	£-332,152,338	£-332,152,338
10%	71%	£-337,934,589	£-337,934,589	£-337,934,589	£-337,934,589	£-337,934,589	£-337,934,589
15%	71%	£-345,625,978	£-345,625,978	£-345,625,978	£-345,625,978	£-345,625,978	£-345,625,978
20%	71%	£-353,426,218	£-353,426,218	£-353,426,218	£-353,426,218	£-353,426,218	£-353,426,218
25%	71%	£-361,357,659	£-361,357,659	£-361,357,659	£-361,357,659	£-361,357,659	£-361,357,659
30%	71%	£-369,362,289	£-369,362,289	£-369,362,289	£-369,362,289	£-369,362,289	£-369,362,289
35%	71%	£-377,366,918	£-377,366,918	£-377,366,918	£-377,366,918	£-377,366,918	£-377,366,918
40%	71%	£-385,371,548	£-385,371,548	£-385,371,548	£-385,371,548	£-385,371,548	£-385,371,548
45%	71%	£-393,376,178	£-393,376,178	£-393,376,178	£-393,376,178	£-393,376,178	£-393,376,178
50%	71%	£-401,380,808	£-401,380,808	£-401,380,808	£-401,380,808	£-401,380,808	£-401,380,808
100%	71%	£-881,423,109	£-881,423,109	£-881,423,109	£-881,423,109	£-881,423,109	£-881,423,109
10%	75%	£-338,020,451	£-338,020,451	£-338,020,451	£-338,020,451	£-338,020,451	£-338,020,451
15%	75%	£-345,758,878	£-345,758,878	£-345,758,878	£-345,758,878	£-345,758,878	£-345,758,878
20%	75%	£-353,602,598	£-353,602,598	£-353,602,598	£-353,602,598	£-353,602,598	£-353,602,598
25%	75%	£-361,533,919	£-361,533,919	£-361,533,919	£-361,533,919	£-361,533,919	£-361,533,919
30%	75%	£-369,537,721	£-369,537,721	£-369,537,721	£-369,537,721	£-369,537,721	£-369,537,721
35%	75%	£-377,682,422	£-377,682,422	£-377,682,422	£-377,682,422	£-377,682,422	£-377,682,422
40%	75%	£-385,787,123	£-385,787,123	£-385,787,123	£-385,787,123	£-385,787,123	£-385,787,123
45%	75%	£-393,781,824	£-393,781,824	£-393,781,824	£-393,781,824	£-393,781,824	£-393,781,824
50%	75%	£-401,831,528	£-401,831,528	£-401,831,528	£-401,831,528	£-401,831,528	£-401,831,528
10%	60%	£-337,659,832	£-337,659,832	£-337,659,832	£-337,659,832	£-337,659,832	£-337,659,832
15%	60%	£-345,207,103	£-345,207,103	£-345,207,103	£-345,207,103	£-345,207,103	£-345,207,103
20%	60%	£-352,857,576	£-352,857,576	£-352,857,576	£-352,857,576	£-352,857,576	£-352,857,576
25%	60%	£-360,639,507	£-360,639,507	£-360,639,507	£-360,639,507	£-360,639,507	£-360,639,507
30%	60%	£-368,498,006	£-368,498,006	£-368,498,006	£-368,498,006	£-368,498,006	£-368,498,006
35%	60%	£-376,357,306	£-376,357,306	£-376,357,306	£-376,357,306	£-376,357,306	£-376,357,306
40%	60%	£-384,217,706	£-384,217,706	£-384,217,706	£-384,217,706	£-384,217,706	£-384,217,706
45%	60%	£-392,078,106	£-392,078,106	£-392,078,106	£-392,078,106	£-392,078,106	£-392,078,106
50%	60%	£-399,938,506	£-399,938,506	£-399,938,506	£-399,938,506	£-399,938,506	£-399,938,506

Residual Land values compared to benchmark land values  
Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£-170,528,364	£-170,528,364	£-170,528,364	£-170,528,364	£-170,528,364	£-170,528,364
10%	71%	£-185,893,554	£-185,893,554	£-185,893,554	£-185,893,554	£-185,893,554	£-185,893,554
15%	71%	£-193,371,944	£-193,371,944	£-193,371,944	£-193,371,944	£-193,371,944	£-193,371,944
20%	71%	£-201,171,178	£-201,171,178	£-20			

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£101,617,494	-£101,617,494	-£101,617,494	-£101,617,494	-£101,617,494	-£101,617,494
10%	71%	-£116,769,684	-£116,970,869	-£116,970,847	-£115,921,732	-£111,122,077	-£116,422,840
15%	71%	-£124,461,074	-£123,233,254	-£123,395,216	-£122,177,597	-£124,988,308	-£123,652,451
20%	71%	-£132,260,308	-£130,609,993	-£130,815,921	-£129,172,353	-£132,988,336	-£131,543,949
25%	71%	-£140,192,754	-£138,096,120	-£138,357,742	-£136,267,751	-£141,117,671	-£139,282,680
30%	71%	-£148,192,283	-£144,143,454	-£145,995,369	-£143,473,410	-£148,307,286	-£147,195,271
35%	71%	-£156,202,013	-£153,266,727	-£153,622,997	-£150,697,710	-£157,496,899	-£154,927,582
40%	71%	-£164,208,643	-£160,852,030	-£161,270,624	-£157,916,011	-£165,688,513	-£162,790,494
45%	71%	-£172,211,273	-£168,437,334	-£168,608,252	-£165,134,313	-£173,876,126	-£170,573,105
50%	71%	-£180,215,904	-£176,022,637	-£176,345,880	-£172,352,614	-£182,065,740	-£178,385,717
100%	71%	-£260,262,204	-£261,875,671	-£262,922,156	-£244,535,624	-£263,961,877	-£268,621,830
10%	75%	-£116,895,546	-£116,156,584	-£116,121,452	-£115,422,489	-£117,163,889	-£116,429,796
15%	75%	-£124,891,973	-£123,558,381	-£123,472,823	-£122,407,231	-£125,059,092	-£123,942,902
20%	75%	-£132,437,684	-£130,963,668	-£130,921,080	-£129,478,798	-£133,074,719	-£131,558,113
25%	75%	-£140,418,113	-£138,583,580	-£138,481,350	-£136,657,072	-£141,227,417	-£139,360,654
30%	75%	-£148,467,815	-£146,266,351	-£146,155,700	-£143,954,235	-£149,438,979	-£147,126,854
35%	75%	-£156,517,517	-£153,949,142	-£153,820,049	-£151,251,674	-£157,659,542	-£155,953,075
40%	75%	-£164,567,219	-£161,631,933	-£161,484,400	-£158,549,113	-£165,882,105	-£163,779,285
45%	75%	-£172,616,921	-£169,314,725	-£169,148,749	-£165,846,552	-£174,073,668	-£170,606,495
50%	75%	-£180,666,623	-£177,000,516	-£176,813,959	-£173,143,991	-£182,285,231	-£178,431,706
10%	60%	-£116,494,927	-£115,376,586	-£115,907,651	-£114,789,311	-£116,988,276	-£116,401,000
15%	60%	-£124,042,196	-£122,337,250	-£123,146,876	-£121,444,692	-£124,794,324	-£123,899,004
20%	60%	-£131,692,670	-£129,385,490	-£130,479,588	-£128,191,730	-£132,711,909	-£131,488,524
25%	60%	-£139,471,609	-£136,390,731	-£137,630,191	-£135,021,022	-£140,766,457	-£139,225,076
30%	60%	-£147,322,001	-£143,800,657	-£145,482,390	-£141,959,965	-£148,885,864	-£147,036,172
35%	60%	-£155,192,401	-£151,085,000	-£153,034,427	-£148,925,026	-£157,095,241	-£154,847,267
40%	60%	-£163,099,800	-£158,385,342	-£160,589,045	-£155,969,097	-£165,174,617	-£163,193,392
45%	60%	-£170,913,201	-£165,629,685	-£168,138,683	-£162,855,147	-£173,243,955	-£170,469,457
50%	60%	-£178,773,600	-£172,903,028	-£175,690,780	-£169,820,208	-£181,363,372	-£178,290,551

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£65,885,197	-£64,886,382	-£64,886,060	-£64,187,245	-£66,037,590	-£65,338,453
10%	71%	-£73,376,587	-£72,158,768	-£72,310,729	-£71,082,911	-£73,912,821	-£72,847,964
15%	71%	-£81,175,821	-£79,525,506	-£79,731,435	-£78,087,867	-£81,903,849	-£80,459,462
20%	71%	-£89,108,263	-£87,014,635	-£87,223,455	-£85,183,264	-£89,894,876	-£88,198,127
25%	71%	-£97,117,807	-£94,566,937	-£94,810,882	-£92,394,923	-£98,222,799	-£96,020,785
30%	71%	-£105,117,526	-£102,189,240	-£102,548,510	-£99,613,223	-£108,412,412	-£103,843,395
35%	71%	-£113,122,156	-£109,187,543	-£109,186,137	-£106,881,524	-£114,605,028	-£111,486,907
40%	71%	-£121,126,786	-£117,352,847	-£117,343,765	-£114,048,828	-£122,791,639	-£119,488,616
45%	71%	-£129,131,417	-£124,938,151	-£125,461,390	-£121,268,127	-£130,981,253	-£127,311,230
100%	71%	-£209,177,717	-£200,791,185	-£201,837,669	-£189,451,137	-£212,877,359	-£206,527,243
10%	75%	-£65,171,059	-£65,072,097	-£65,085,965	-£64,338,002	-£66,076,403	-£65,345,309
15%	75%	-£73,507,486	-£72,441,894	-£72,388,336	-£71,322,744	-£73,977,566	-£72,858,415
20%	75%	-£81,353,207	-£79,909,181	-£79,636,602	-£78,394,311	-£81,990,232	-£80,473,627
25%	75%	-£89,333,626	-£87,489,073	-£87,466,894	-£85,572,995	-£90,142,309	-£88,216,167
30%	75%	-£97,383,929	-£95,181,894	-£95,071,214	-£92,669,749	-£98,384,404	-£96,414,138
35%	75%	-£105,433,030	-£102,864,655	-£102,735,563	-£100,167,187	-£106,568,055	-£103,868,588
40%	75%	-£113,482,732	-£110,547,447	-£110,389,913	-£107,464,626	-£114,777,618	-£111,894,798
45%	75%	-£121,533,435	-£118,220,238	-£118,064,262	-£114,752,085	-£122,989,181	-£120,521,008
50%	75%	-£129,582,136	-£125,913,029	-£125,726,612	-£122,959,504	-£131,200,744	-£127,347,219
10%	60%	-£65,410,440	-£64,292,099	-£64,823,164	-£63,704,824	-£65,903,789	-£65,316,513
15%	60%	-£72,957,709	-£71,252,763	-£71,062,389	-£70,360,205	-£73,709,837	-£72,814,517
20%	60%	-£80,608,161	-£78,301,099	-£78,394,899	-£77,107,943	-£81,627,422	-£80,414,138
25%	60%	-£88,387,115	-£85,454,042	-£85,845,705	-£83,937,436	-£88,602,000	-£88,140,591
30%	60%	-£96,247,514	-£92,725,171	-£94,397,822	-£90,875,479	-£97,801,377	-£95,951,685
35%	60%	-£104,107,914	-£100,999,513	-£101,849,945	-£97,840,540	-£105,929,754	-£103,782,780
40%	60%	-£111,968,314	-£107,271,856	-£109,502,058	-£104,805,600	-£114,040,130	-£111,573,375
45%	60%	-£119,828,714	-£114,545,198	-£117,054,176	-£111,770,660	-£122,159,508	-£119,384,970
50%	60%	-£127,689,113	-£121,818,541	-£124,606,284	-£118,785,721	-£130,278,895	-£127,486,064

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£1,491,534	-£1,491,534	-£1,491,534	-£1,491,534	-£1,491,534	-£1,491,534
10%	71%	-£13,860,657	-£12,861,842	-£12,961,520	-£12,162,705	-£14,013,050	-£13,313,913
15%	71%	-£21,352,047	-£20,134,227	-£20,286,189	-£19,088,970	-£21,889,280	-£20,823,424
20%	71%	-£29,151,261	-£27,500,965	-£27,708,894	-£26,683,326	-£29,878,309	-£28,434,922
25%	71%	-£37,083,728	-£34,987,093	-£35,248,715	-£33,158,723	-£38,008,644	-£36,173,632
30%	71%	-£45,088,356	-£42,572,397	-£42,896,342	-£40,370,983	-£46,198,258	-£43,996,244
35%	71%	-£53,092,986	-£50,157,699	-£50,523,870	-£47,889,863	-£54,387,872	-£51,818,855
40%	71%	-£61,097,616	-£57,743,003	-£58,161,597	-£54,806,984	-£62,577,486	-£59,641,467
45%	71%	-£69,102,246	-£65,328,307	-£65,799,225	-£62,025,285	-£70,767,099	-£67,464,078
50%	71%	-£77,106,877	-£72,913,610	-£73,436,853	-£69,243,587	-£78,956,713	-£75,286,690
100%	71%	-£157,153,177	-£146,746,644	-£149,613,729	-£141,469,599	-£160,853,890	-£153,172,605
10%	75%	-£13,746,518	-£13,047,556	-£13,012,425	-£12,313,462	-£14,054,862	-£13,320,769
15%	75%	-£21,482,846	-£20,417,354	-£20,363,795	-£19,298,204	-£21,953,025	-£20,833,875
20%	75%	-£29,389,677	-£27,884,641	-£27,812,062	-£26,369,771	-£29,965,692	-£28,440,086
25%	75%	-£37,309,086	-£35,474,532	-£35,382,323	-£33,548,045	-£38,118,389	-£36,101,627
30%	75%	-£45,258,788	-£43,157,324	-£43,046,673	-£40,845,209	-£46,329,952	-£44,017,837
35%	75%	-£53,248,490	-£50,840,115	-£50,711,022	-£48,142,647	-£54,541,515	-£51,844,047
40%	75%	-£61,258,192	-£58,522,906	-£58,375,312	-£55,440,096	-£62,753,077	-£59,670,258
45%	75%	-£69,267,894	-£66,205,697	-£66,039,721	-£62,737,525	-£70,964,641	-£67,466,468
50%	75%	-£77,277,596	-£73,889,489	-£73,704,071	-£70,034,963	-£79,176,204	-£75,922,678
10%	60%	-£13,385,895	-£12,267,558	-£12,786,294	-£11,680,294	-£13,819,249	-£13,291,973
15%	60%	-£20,933,169	-£19,228,223	-£19,037,348	-£18,335,665	-£21,685,297	-£20,789,977
20%	60%	-£28,583,643	-£26,276,463	-£27,370,358	-£25,082,703	-£29,602,882	-£28,389,597
25%	60%	-£36,362,574	-£33,429,502	-£34,821,164	-£31,912,896	-£37,857,460	-£36,116,051
30%	60%	-£44,222,974	-£40,700,630	-£42,373,292	-£38,850,938	-£45,776,837	-£43,927,145
35%	60%	-£52,083,374	-£47,973,073	-£49,025,399	-£45,815,999	-£53,896,213	-£51,739,240
40%	60%	-£59,943,773	-£55,247,515	-£57,477,518	-£52,781,060	-£62,015,590	-£59,549,335
45%	60%	-£67,804,174	-£62,520,658	-£63,029,636	-£59,746,120	-£70,134,869	-£67,360,430
50%	60%	-£75,664,676	-£69,784,000	-£70,581,153	-£66,711,181	-£78,264,346	-£75,171,524

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£103,195,794	-£103,195,794	-£103,195,794	-£103,195,794	-£103,195,794	-£103,195,794
10%	71%	-£118,347,984	-£117,549,169	-£117,848,847	-£116,860,032	-£118,709,377	-£118,001,240
15%	71%	-£126,038,374	-£124,641,555	-£124,513,516	-£123,755,698	-£126,376,028	-£125,510,261
20%	71%	-£133,838,609	-£132,188,293	-£132,384,222	-£130,750,654	-£134,568,636	-£133,122,249
25%	71%	-£141,771,054	-£139,874,421	-£139,936,042	-£137,846,051	-£142,695,972	-£140,860,960
30%	71%	-£149,755,684	-£147,259,794	-£147,573,070	-£145,957,170	-£150,865,568	-£148,483,572
35%	71%	-£157,780,314	-£154,845,027	-£155,211,297	-£152,276,010	-£159,075,199	-£156,508,183
40%	71%	-£165,844,944	-£162,430,331	-£162,848,925	-£159,484,312	-£167,264,813	-£164,328,794
45%	71%	-£173,950,574	-£170,015,634	-£170,486,552	-£166,712,613	-£175,454,426	-£172,151,405
50%	71%	-£182,096,204	-£177,600,938	-£178,124,181	-£173,939,914	-£183,664,041	-£179,974,017
100%	71%	-£261,840,505	-£253,453,972	-£254,500,456	-£246,113,925	-£265,540,178	-£258,200,130
10%	75%	-£118,433,846	-£117,734,894	-£117,899,752	-£117,000,789	-£118,742,190	-£118,008,096
15%	75%	-£126,170,273	-£124,104,862	-£124,061,123	-£123,065,532	-£128,649,263	-£127,591,293
20%	75%	-£134,015,995	-£132,571,969	-£132,499,389	-£131,057,098	-£134,653,019	-£133,136,414
25%	75%	-£141,968,413	-£140,161,860	-£140,069,651	-£138,233,372	-£142,805,717	-£140,878,954
30%	75%	-£150,046,116	-£147,844,551	-£147,734,501	-£145,592,536	-£151,017,290	-£148,705,165
35%	75%	-£158,095,817	-£155,527,445	-£155,398,350	-£152,829,974	-£159,228,842	-£156,531,375
40%	75%	-£166,145,519	-£163,210,234	-£163,062,700	-£160,127,413	-£167,440,405	-£164,357,585
45%	75%	-£174,195,222	-£170,895,025	-£170,727,049	-£167,424,852	-£175,651,969	-£172,183,798
50%	75%	-£182,244,925	-£178,515,816	-£178,397,569	-£174,722,291	-£183,863,531	-£180,010,806
10%	60%	-£118,073,227	-£116,644,588	-£117,485,951	-£116,367,611	-£118,569,576	-£117,919,301
15%	60%	-£125,620,496	-£123,915,550	-£124,725,176	-£123,022,992	-£126,372,624	-£125,477,304
20%	60%	-£133,270,970	-£131,965,790	-£132,057,886	-£129,770,030	-£134,290,209	-£133,076,925
25%	60%	-£140,946,302	-£139,143,935	-£139,608,023	-£137,608,023	-£142,344,787	-£140,953,576
30%	60%	-£148,910,301	-£145,387,958	-£147,060,609	-£143,538,266	-£150,464,164	-£148,614,472
35%	60%	-£156,770,702	-£152,661,300	-£154,812,727	-£150,503,327	-£158,583,541	-£156,425,567
40%	60%	-£164,631,101	-£159,934,643	-£162,164,846	-£157,468,395	-£166,703,918	-£164,238,862
45%	60%	-£172,491,500	-£167,207,863	-£169,166,943	-£164,433,437	-£174,822,295	-£172,047,752
50%	60%	-£180,351,900	-£174,481,328	-£177,269,081	-£171,398,508	-£182,941,672	-£179,858,552

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-£41,668,445	-£41,668,445	-£41,668,445	-£41,668,445	-£41,668,445	-£41,668,445
10%	71%	-£46,760,436	-£45,961,621	-£46,061,299	-£45,262,484	-£47,112,829	-£46,413,691
15%	71%	-£54,451,826	-£53,234,006	-£53,385,968	-£52,168,149	-£54,989,059	-£53,923,202
20%	71%	-£62,251,060	-£60,660,744	-£60,805,673	-£59,163,706	-£62,979,087	-£61,534,701
25%	71%	-£70,183,506	-£68,066,672	-£68,349,494	-£66,258,902	-£71,108,423	-£69,273,411
30%	71%	-£78,188,138	-£75,672,176	-£75,886,121	-£73,470,162	-£78,298,037	-£77,096,023
35%	71%	-£86,192,765	-£83,297,478	-£83,623,748	-£80,888,462	-£87,487,650	-£84,919,634
40%	71%	-£94,197,395	-£90,892,782	-£91,287,376	-£87,998,763	-£95,677,265	-£93,741,246
45%	71%	-£102,202,025	-£98,428,085	-£98,699,003	-£95,125,064	-£103,866,878	-£100,563,857
50%	71%	-£110,206,656	-£106,013,389	-£106,536,632	-£102,343,365	-£112,056,492	-£108,398,468
100%	71%	-£199,259,956	-£189,868,429	-£192,912,908	-£178,208,576	-£199,629,629	-£188,615,262
10%	75%	-£46,846,420	-£46,147,435	-£46,112,204	-£45,413,241	-£47,154,641	-£46,420,454
15%	75%	-£54,782,724	-£53,517,133	-£53,463,574	-£52,397,983	-£55,052,804	-£53,933,654
20%	75%	-£62,428,448	-£60,984,420	-£60,911,841	-£59,489,550	-£63,065,470	-£61,548,865
25%	75%	-£70,408,865	-£68,574,311	-£68,462,102	-£66,671,103	-£71,218,169	-£69,281,406
30%	75%	-£78,393,901	-£76,164,203	-£76,146,466	-£73,944,988	-£79,493,733	-£77,117,616
35%	75%	-£86,398,268	-£83,939,894	-£83,810,801	-£81,242,426	-£87,641,294	-£84,843,826
40%	75%	-£94,357,971	-£91,622,695	-£91,475,151	-£88,539,864	-£95,852,858	-£92,770,037
45%	75%	-£102,610,273	-£99,330,478	-£99,139,500	-£95,837,803	-£104,064,420	-£100,595,247
50%	75%	-£110,657,374	-£106,958,268	-£106,803,850	-£103,134,742	-£112,275,983	-£108,422,547
10%	60%	-£46,485,678	-£45,367,337	-£45,898,403	-£44,780,063	-£46,979,028	-£46,391,752
15%	60%	-£54,932,947	-£53,328,002	-£53,137,527	-£51,435,444	-£54,785,076	-£53,889,756
20%	60%	-£63,683,424	-£61,376,242	-£61,162,437	-£59,182,462	-£62,702,961	-£61,469,316
25%	60%	-£69,462,353	-£66,529,281	-£67,920,943	-£65,012,675	-£70,757,239	-£69,215,829
30%	60%	-£77,322,753	-£73,800,409	-£74,473,061	-£71,950,717	-£78,876,616	-£77,028,924
35%	60%	-£85,183,153	-£81,078,762	-£81,685,178	-£78,915,778	-£86,965,952	-£84,838,011
40%	60%	-£93,043,552	-£88,347,054	-£89,577,297	-£85,880,539	-£95,115,369	-£92,649,114
45%	60%	-£100,903,952	-£95,620,437	-£98,129,414	-£92,845,890	-£103,234,747	-£100,460,209
50%	60%	-£108,764,352	-£102,893,779	-£105,681,532	-£99,810,869	-£111,364,123	-£108,271,303

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£1,491,534	£1,491,534	£1,491,534	£1,491,534	£1,491,534	£1,491,534
10%	71%	-£13,860,657	-£12,961,842	-£12,961,842	-£12,162,705	-£14,013,050	-£13,313,913
15%	71%	-£21,862,047	-£20,134,227	-£20,298,189	-£19,098,970	-£21,869,280	-£20,923,424
20%	71%	-£29,151,261	-£27,500,965	-£27,706,894	-£26,063,326	-£29,879,309	-£28,434,922
25%	71%	-£37,083,726	-£34,987,093	-£35,248,715	-£33,158,723	-£38,008,644	-£36,173,632
30%	71%	-£45,088,356	-£42,572,397	-£42,896,342	-£40,370,383	-£46,199,258	-£43,996,244
35%	71%	-£53,092,986	-£50,157,699	-£50,521,870	-£47,688,984	-£54,381,872	-£51,816,855
40%	71%	-£61,097,616	-£57,743,003	-£58,161,597	-£54,806,984	-£62,577,486	-£59,641,467
45%	71%	-£69,102,246	-£65,328,307	-£65,799,225	-£62,025,285	-£70,767,099	-£67,464,078
50%	71%	-£77,106,877	-£72,913,610	-£73,438,853	-£69,243,367	-£78,956,713	-£75,286,690
100%	71%	-£157,153,177	-£148,768,644	-£149,813,129	-£141,426,597	-£160,852,850	-£153,512,803
10%	75%	-£13,746,518	-£13,047,556	-£13,012,425	-£12,313,462	-£14,054,862	-£13,320,769
15%	75%	-£21,482,046	-£20,417,354	-£20,363,795	-£19,298,294	-£21,953,025	-£20,833,875
20%	75%	-£29,329,657	-£27,894,641	-£27,812,062	-£26,369,771	-£29,365,932	-£28,440,086
25%	75%	-£37,309,086	-£35,474,532	-£35,382,323	-£33,548,045	-£38,118,389	-£36,101,627
30%	75%	-£45,358,788	-£43,157,324	-£43,046,673	-£40,845,209	-£46,329,952	-£44,017,837
35%	75%	-£53,408,490	-£50,840,115	-£50,711,022	-£48,142,547	-£54,541,515	-£51,941,047
40%	75%	-£61,458,192	-£58,522,606	-£58,375,372	-£55,440,086	-£62,753,077	-£59,670,258
45%	75%	-£69,507,894	-£66,205,697	-£66,039,721	-£62,737,525	-£70,964,641	-£67,496,468
50%	75%	-£77,597,596	-£73,889,489	-£73,704,071	-£70,034,963	-£79,176,204	-£75,322,678
10%	60%	-£13,385,899	-£12,267,558	-£12,268,624	-£11,680,294	-£13,879,249	-£13,291,923
15%	60%	-£20,933,169	-£19,228,223	-£19,203,848	-£18,335,665	-£21,685,297	-£20,789,977
20%	60%	-£28,583,643	-£26,276,463	-£27,370,358	-£25,082,703	-£29,602,882	-£28,389,597
25%	60%	-£36,362,574	-£33,429,502	-£34,821,164	-£31,912,896	-£37,657,469	-£36,116,051
30%	60%	-£44,222,974	-£40,703,630	-£42,373,292	-£38,850,938	-£45,776,937	-£43,927,145
35%	60%	-£52,083,374	-£47,973,973	-£49,925,399	-£45,815,999	-£53,896,213	-£51,738,240
40%	60%	-£59,943,773	-£55,247,315	-£57,477,518	-£52,781,060	-£62,015,590	-£59,549,335
45%	60%	-£67,804,174	-£62,520,658	-£65,029,636	-£59,746,120	-£70,134,968	-£67,360,430
50%	60%	-£75,664,573	-£69,794,000	-£72,581,753	-£66,711,181	-£78,254,345	-£75,171,524

LB SOUTHWARK  
HOUSING POLICY VIABILITY STUDY

Site typology 8		CIL Zone	3
		Value Area	Low
No Units	650	Sales value inflation	10%
Site Area	4.95 Ha	Build cost inflation	5%

Residual land values:

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£14,495,631	£14,495,631	£14,495,631	£14,495,631	£14,495,631	£14,495,631
10%	71%	£813,232	£1,488,095	£1,704,743	£2,379,605	£254,865	£1,148,374
15%	71%	£5,181,006	£5,152,167	£4,821,931	£3,783,021	£7,032,257	£5,873,121
20%	71%	£13,188,946	£11,816,746	£11,316,355	£10,004,565	£14,323,946	£12,511,366
25%	71%	£20,196,085	£18,481,336	£17,930,859	£16,216,109	£21,614,836	£19,349,610
30%	71%	£27,203,625	£25,145,926	£24,485,353	£22,427,654	£28,906,125	£26,187,854
35%	71%	£34,211,164	£31,810,515	£31,039,847	£28,539,199	£36,197,416	£33,020,099
40%	71%	£41,218,704	£38,475,105	£37,594,341	£34,850,743	£43,488,705	£39,864,343
45%	71%	£48,226,243	£45,139,695	£44,148,835	£41,062,287	£50,779,995	£46,702,587
50%	71%	£55,233,782	£51,804,284	£50,703,329	£47,273,831	£58,071,284	£53,540,831
100%	71%	£125,309,177	£115,246,181	£115,246,171	£109,389,275	£130,884,181	£121,953,275
10%	75%	£17,073	£1,306,578	£1,652,159	£2,242,663	£227,501	£1,163,587
15%	75%	£26,329,129	£5,428,885	£4,902,036	£4,001,793	£7,073,973	£5,646,880
20%	75%	£36,042	£1,185,718	£1,483,252	£1,012,922	£14,378,168	£12,475,377
25%	75%	£20,442,956	£18,942,551	£18,064,468	£16,564,062	£21,684,363	£19,305,875
30%	75%	£27,450,870	£25,699,383	£24,645,684	£22,845,197	£28,989,558	£26,135,372
35%	75%	£34,556,763	£32,456,216	£31,226,900	£29,126,333	£36,294,753	£33,964,870
40%	75%	£41,613,697	£39,213,043	£37,898,116	£35,407,468	£43,599,948	£39,794,367
45%	75%	£48,670,610	£45,969,880	£44,389,332	£41,688,602	£50,905,143	£46,623,865
50%	75%	£55,727,524	£52,726,713	£50,970,548	£47,969,737	£58,210,338	£53,453,362
60%	60%	£11,244,142	£2,068,950	£1,817,011	£2,871,817	£34,427	£1,091,295
15%	60%	£5,707,014	£4,266,625	£4,565,340	£3,124,951	£6,896,766	£5,757,091
20%	60%	£12,556,556	£10,836,038	£11,034,325	£9,113,805	£14,145,558	£12,623,326
25%	60%	£19,406,099	£17,005,450	£17,503,309	£15,102,660	£21,392,351	£19,489,560
30%	60%	£26,255,641	£23,174,863	£23,972,293	£21,091,514	£28,638,143	£26,355,795
35%	60%	£33,105,183	£29,344,276	£30,441,278	£27,080,369	£35,885,936	£33,222,029
40%	60%	£39,954,726	£35,513,688	£36,910,262	£33,069,223	£43,132,728	£40,089,263
45%	60%	£46,804,269	£41,683,101	£43,379,249	£39,058,078	£50,379,521	£46,954,498
50%	60%	£53,653,810	£47,852,514	£49,848,230	£45,046,933	£57,626,313	£53,820,732

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£430,792,874	£430,792,874	£430,792,874	£430,792,874	£430,792,874	£430,792,874
10%	71%	£444,427,373	£440,890,810	£433,583,262	£445,008,800	£445,008,800	£444,142,821
15%	71%	£451,469,511	£450,440,862	£450,110,376	£449,081,629	£452,320,782	£450,951,626
20%	71%	£458,477,051	£447,105,252	£456,664,870	£455,293,070	£459,612,051	£457,799,871
25%	71%	£465,484,590	£463,789,341	£463,219,364	£461,904,619	£466,903,241	£464,638,115
30%	71%	£472,492,129	£470,934,431	£469,715,858	£467,718,159	£474,194,631	£472,143,369
35%	71%	£479,499,669	£477,089,020	£476,328,352	£473,927,704	£481,485,921	£478,314,504
40%	71%	£486,507,209	£483,763,610	£482,882,846	£480,139,248	£488,777,210	£485,192,843
45%	71%	£493,514,748	£490,428,200	£489,437,340	£486,550,792	£496,068,500	£493,191,992
50%	71%	£500,522,287	£497,092,789	£496,001,834	£493,362,436	£503,359,788	£499,986,335
100%	71%	£570,597,682	£563,738,686	£561,536,776	£554,677,780	£576,272,686	£567,211,780
10%	75%	£444,572,432	£443,991,927	£443,536,349	£443,045,822	£445,067,004	£444,124,918
15%	75%	£451,579,971	£450,997,466	£450,541,888	£450,051,371	£452,352,418	£451,305,921
20%	75%	£458,587,510	£457,474,223	£456,771,757	£455,571,432	£458,667,613	£457,764,882
25%	75%	£465,595,049	£464,231,056	£463,352,973	£461,852,567	£466,972,868	£464,594,380
30%	75%	£472,602,588	£471,987,598	£469,934,189	£468,133,703	£474,278,063	£471,142,377
35%	75%	£479,609,127	£477,744,721	£476,415,638	£474,414,638	£481,353,258	£478,217,569
40%	75%	£486,616,666	£484,501,553	£483,096,621	£480,895,973	£488,488,453	£485,082,372
45%	75%	£493,624,205	£491,258,385	£489,677,637	£488,977,107	£496,193,648	£493,192,370
50%	75%	£500,631,744	£499,015,210	£496,259,953	£493,268,232	£503,498,843	£499,741,967
10%	60%	£444,164,383	£443,219,555	£443,415,494	£442,470,688	£444,946,078	£444,197,210
15%	60%	£450,995,119	£449,555,130	£449,853,845	£448,413,456	£452,187,271	£451,045,596
20%	60%	£457,845,062	£455,924,543	£456,222,830	£454,402,310	£459,434,063	£457,911,831
25%	60%	£464,694,604	£464,262,939	£464,791,914	£463,301,169	£466,689,836	£464,770,065
30%	60%	£471,544,146	£468,663,368	£469,280,799	£468,380,020	£473,927,648	£471,644,300
35%	60%	£478,393,688	£475,032,781	£475,729,783	£474,368,874	£481,174,441	£478,510,534
40%	60%	£485,243,231	£481,462,193	£482,198,767	£479,357,729	£488,427,233	£485,376,768
45%	60%	£492,092,773	£487,717,606	£488,667,751	£484,346,583	£495,688,026	£492,243,003
50%	60%	£498,942,315	£494,141,019	£495,136,735	£490,330,455	£502,914,818	£499,109,237

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£353,373,158	£353,373,158	£353,373,158	£353,373,158	£353,373,158	£353,373,158
10%	71%	£357,025,558	£356,350,695	£356,134,047	£355,459,185	£357,583,025	£356,692,616
15%	71%	£364,019,796	£362,990,948	£362,660,961	£361,831,811	£364,871,047	£363,511,911
20%	71%	£371,014,034	£369,665,517	£369,315,155	£367,843,355	£372,152,586	£370,362,556
25%	71%	£378,008,272	£376,320,126	£375,769,640	£374,904,500	£379,453,627	£377,198,400
30%	71%	£385,002,510	£382,984,716	£382,324,143	£380,266,445	£386,744,916	£384,026,644
35%	71%	£392,000,748	£389,649,306	£389,278,637	£386,477,989	£394,036,206	£390,984,889
40%	71%	£399,000,986	£396,313,896	£395,433,131	£392,889,533	£401,327,496	£397,702,133
45%	71%	£406,000,224	£402,978,485	£401,987,625	£398,801,077	£408,618,785	£404,541,377
50%	71%	£413,000,462	£409,643,075	£408,542,119	£405,112,621	£415,910,075	£411,379,821
100%	71%	£483,117,968	£473,289,672	£471,987,861	£467,228,065	£488,327,911	£473,182,965
10%	75%	£357,122,717	£356,532,215	£356,186,632	£355,596,127	£357,611,289	£356,675,204
15%	75%	£364,127,919	£363,267,676	£362,740,826	£361,840,583	£364,912,763	£363,485,671
20%	75%	£371,133,121	£370,024,598	£369,222,942	£368,121,717	£372,217,958	£370,315,168
25%	75%	£378,138,323	£376,741,446	£375,403,829	£374,402,853	£377,527,149	£375,144,644
30%	75%	£385,143,525	£383,538,174	£382,484,474	£380,833,988	£386,828,348	£383,974,162
35%	75%	£392,148,727	£390,250,005	£389,065,690	£386,965,123	£394,133,543	£390,803,690
40%	75%	£399,153,929	£396,964,894	£395,449,258	£393,448,258	£401,438,734	£397,514,883
45%	75%	£406,159,131	£403,808,671	£402,228,122	£399,527,962	£408,743,934	£404,462,625
50%	75%	£413,164,333	£410,565,594	£408,809,339	£405,808,529	£416,049,129	£411,292,152
10%	60%	£356,718,848	£355,709,941	£355,965,779	£355,020,973	£357,496,954	£356,747,495
15%	60%	£363,724,050	£362,404,139	£362,404,139	£361,463,741	£364,743,556	£363,424,645
20%	60%	£370,729,252	£368,474,828	£368,373,115	£366,952,598	£371,984,349	£370,462,116
25%	60%	£377,734,454	£374,844,241	£375,342,100	£372,941,450	£379,231,141	£377,328,350
30%	60%	£384,739,656	£381,213,653	£381,811,084	£379,808,305	£386,477,933	£384,191,585
35%	60%	£391,744,858	£387,583,066	£388,280,085	£384,914,159	£393,724,726	£391,050,819
40%	60%	£398,749,060	£393,952,479	£394,749,052	£390,080,014	£400,971,518	£397,927,054
45%	60%	£405,754,262	£400,321,891	£401,218,039	£396,896,868	£408,218,311	£404,793,288
50%	60%	£412,759,464	£406,691,304	£407,687,024	£402,895,723	£415,468,103	£411,659,622

Residual Land values compared to benchmark land values

Benchmark Z1 - Low

£41,552,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	£191,089,124	£191,089,124	£191,089,124	£191,089,124	£191,089,124	£191,089,124
10%	71%	£204,773,623	£204,090,960	£203,880,012	£203,305,155	£205,229,660	£204,438,361
15%	71%	£211,765,761	£210,736,912	£210,406,626	£209,977,776	£212,617,012	£211,257,876
20%	71%	£218,757,900	£217,401,502	£216,961,120	£215,580,320	£219,908,302	£218,096,121
25%	71%	£225,750,038	£224,066,091	£223,515,614	£221,800,864	£227,199,591	£224,934,265
30%	71%	£232,742,176	£230,730,681	£229,770,108	£229,012,410	£234,490,881	£231,772,609
35%	71%	£239,734,314	£237,395,271	£236,624,602			

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-122,178,254	-122,178,254	-122,178,254	-122,178,254	-122,178,254	-122,178,254
10%	71%	-135,860,653	-135,860,653	-134,989,142	-134,204,280	-136,410,020	-135,597,511
15%	71%	-142,854,891	-141,826,042	-141,495,795	-140,466,900	-143,705,142	-142,347,006
20%	71%	-149,662,431	-148,450,632	-148,050,250	-146,678,450	-150,097,431	-149,185,251
25%	71%	-156,899,970	-155,155,221	-154,604,744	-152,889,990	-158,289,721	-156,024,495
30%	71%	-163,877,510	-161,814,211	-161,150,238	-159,101,540	-165,580,511	-163,861,739
35%	71%	-170,865,049	-168,454,401	-167,713,732	-165,313,084	-172,871,301	-169,690,984
40%	71%	-177,892,589	-175,148,990	-174,268,226	-171,524,628	-180,162,590	-176,538,228
45%	71%	-184,900,128	-181,813,580	-180,822,720	-177,736,172	-187,453,880	-183,378,472
50%	71%	-191,907,668	-188,418,169	-187,377,214	-183,947,716	-194,745,169	-190,214,716
100%	71%	-226,193,063	-225,124,066	-225,222,156	-224,063,160	-227,658,066	-225,597,160
10%	75%	-135,967,812	-135,367,308	-135,021,730	-134,431,222	-136,446,384	-135,510,299
15%	75%	-143,093,014	-142,102,770	-141,575,921	-140,975,678	-143,747,698	-142,330,765
20%	75%	-150,059,927	-148,859,603	-148,157,137	-146,956,812	-151,053,053	-149,150,262
25%	75%	-157,116,841	-155,616,436	-154,738,354	-153,237,847	-158,358,248	-156,979,760
30%	75%	-164,173,755	-162,373,268	-161,319,569	-159,519,083	-165,663,443	-162,809,257
35%	75%	-171,230,669	-169,130,101	-167,800,785	-165,800,218	-172,968,638	-169,638,765
40%	75%	-178,287,582	-175,886,933	-174,482,001	-172,081,353	-180,273,833	-176,468,252
45%	75%	-185,344,495	-182,643,765	-181,063,217	-178,362,487	-187,579,028	-183,297,750
50%	75%	-192,401,408	-189,400,597	-187,644,434	-184,643,622	-194,884,223	-190,127,347
10%	60%	-135,540,743	-134,604,936	-134,000,874	-133,856,068	-136,331,458	-135,582,500
15%	60%	-142,380,899	-140,940,510	-141,230,222	-139,789,836	-143,572,651	-142,430,977
20%	60%	-149,230,442	-147,300,923	-147,708,210	-145,787,691	-150,819,443	-149,297,211
25%	60%	-156,079,984	-154,261,336	-154,177,194	-151,776,545	-158,056,236	-156,164,445
30%	60%	-162,929,526	-160,048,748	-160,646,170	-157,765,400	-165,313,028	-163,029,880
35%	60%	-169,779,069	-166,418,161	-167,115,163	-163,754,254	-172,559,821	-169,895,914
40%	60%	-176,628,611	-172,727,573	-173,584,147	-169,743,109	-179,806,613	-176,162,148
45%	60%	-183,478,153	-178,156,986	-180,053,131	-175,731,963	-187,053,406	-183,628,383
50%	60%	-190,327,695	-183,559,399	-186,522,115	-181,720,818	-194,300,198	-190,454,617

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-84,776,166	-84,776,166	-84,776,166	-84,776,166	-84,776,166	-84,776,166
10%	71%	-88,776,166	-88,401,303	-88,584,655	-88,208,793	-88,334,533	-88,443,024
15%	71%	-91,770,404	-90,741,556	-90,411,269	-89,382,419	-92,621,655	-91,262,519
20%	71%	-98,777,944	-97,406,145	-96,965,763	-95,593,963	-99,912,944	-98,100,764
25%	71%	-105,785,484	-104,070,734	-103,620,261	-101,805,508	-107,204,235	-104,992,235
30%	71%	-112,793,023	-110,735,324	-110,074,751	-108,017,053	-114,495,524	-111,777,252
35%	71%	-119,800,562	-117,399,914	-116,629,245	-114,228,697	-121,788,814	-118,615,497
40%	71%	-126,808,102	-124,064,506	-123,183,738	-120,440,141	-129,078,103	-125,453,741
45%	71%	-133,815,641	-130,729,098	-129,738,233	-126,851,685	-136,369,393	-132,291,985
50%	71%	-140,823,181	-137,393,693	-136,292,727	-132,863,229	-143,660,683	-139,130,229
100%	71%	-220,898,578	-220,039,580	-220,837,669	-219,978,673	-223,573,578	-220,519,673
10%	75%	-84,873,325	-84,261,841	-83,637,345	-83,046,755	-85,361,897	-84,812,172
15%	75%	-89,118,527	-88,018,284	-87,491,434	-86,591,191	-90,667,371	-89,236,279
20%	75%	-93,363,729	-92,118,026	-91,072,650	-89,872,325	-95,968,568	-93,965,776
25%	75%	-97,608,931	-96,043,949	-94,655,867	-93,153,461	-101,273,761	-98,992,273
30%	75%	-101,854,133	-100,000,262	-98,208,082	-96,434,596	-106,579,956	-103,029,956
35%	75%	-106,100,335	-104,048,614	-102,166,286	-100,114,731	-111,884,151	-108,554,268
40%	75%	-110,346,537	-108,120,446	-105,397,515	-102,996,866	-117,189,346	-113,383,765
45%	75%	-114,592,739	-111,559,279	-109,978,720	-107,278,000	-122,494,542	-117,213,363
50%	75%	-118,838,941	-115,316,112	-113,559,947	-110,559,136	-127,799,737	-123,042,760
10%	60%	-84,465,256	-83,520,449	-83,716,387	-82,771,581	-85,246,972	-84,498,103
15%	60%	-89,199,413	-88,356,024	-88,154,736	-86,714,549	-92,488,164	-89,346,490
20%	60%	-93,933,570	-92,454,436	-92,623,720	-90,100,304	-98,743,957	-95,212,724
25%	60%	-98,667,727	-96,204,849	-96,092,708	-93,891,749	-105,081,749	-101,078,938
30%	60%	-103,401,884	-100,954,281	-100,561,692	-98,680,813	-111,429,541	-107,146,193
35%	60%	-108,136,041	-105,000,674	-104,208,197	-101,636,889	-117,773,737	-112,812,490
40%	60%	-112,870,198	-109,047,067	-107,499,660	-104,588,622	-124,120,930	-118,812,490
45%	60%	-117,604,355	-112,093,460	-110,368,644	-107,441,476	-130,468,126	-124,543,896
50%	60%	-122,338,512	-116,144,853	-114,437,629	-110,396,331	-136,813,319	-130,410,130

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-19,069,227	-19,069,227	-19,069,227	-19,069,227	-19,069,227	-19,069,227
10%	71%	-22,751,626	-22,076,763	-21,860,115	-21,185,253	-23,309,993	-22,418,483
15%	71%	-23,745,864	-23,171,015	-22,386,729	-21,257,819	-24,807,115	-23,237,978
20%	71%	-24,740,102	-24,381,604	-24,941,223	-24,589,423	-26,304,237	-24,070,224
25%	71%	-25,734,340	-25,046,194	-24,495,717	-23,789,967	-27,801,359	-25,914,468
30%	71%	-26,728,578	-25,710,784	-24,050,211	-22,990,512	-29,298,481	-26,525,712
35%	71%	-27,722,816	-26,375,373	-23,604,705	-22,201,056	-30,795,603	-27,130,957
40%	71%	-28,717,054	-27,039,963	-23,159,199	-21,411,601	-32,292,725	-27,742,201
45%	71%	-29,711,292	-27,704,553	-22,713,693	-20,622,145	-33,789,847	-28,353,445
50%	71%	-30,705,530	-28,369,142	-22,268,187	-19,832,689	-35,286,969	-28,964,689
100%	71%	-158,874,035	-152,030,039	-149,813,129	-142,954,133	-164,540,039	-155,488,035
10%	75%	-32,848,785	-32,528,280	-31,912,699	-31,322,195	-33,337,357	-32,401,271
15%	75%	-33,893,987	-33,093,743	-32,468,894	-31,666,851	-34,834,481	-33,211,738
20%	75%	-34,939,189	-34,760,576	-34,048,110	-34,847,785	-36,341,605	-34,041,235
25%	75%	-35,984,391	-35,427,409	-34,602,326	-34,128,920	-37,848,729	-34,852,733
30%	75%	-37,029,593	-36,094,242	-35,156,542	-34,410,055	-39,355,853	-35,663,780
35%	75%	-38,074,795	-36,761,074	-35,710,758	-34,691,191	-40,862,977	-36,474,728
40%	75%	-39,119,997	-37,427,907	-36,264,974	-34,972,326	-42,370,101	-37,285,775
45%	75%	-40,165,199	-38,094,739	-36,819,190	-35,253,460	-43,877,225	-38,096,822
50%	75%	-41,210,401	-38,761,571	-37,373,406	-35,534,594	-45,384,349	-38,907,869
10%	60%	-32,440,716	-31,481,998	-31,691,847	-30,747,041	-33,222,431	-32,470,563
15%	60%	-33,495,918	-32,151,483	-31,246,063	-30,068,809	-34,739,555	-33,281,949
20%	60%	-34,551,120	-32,813,968	-30,791,279	-29,390,577	-36,256,679	-34,093,435
25%	60%	-35,606,322	-33,476,453	-30,314,693	-28,712,345	-37,773,803	-34,904,921
30%	60%	-36,661,524	-34,138,938	-29,838,109	-28,034,113	-39,290,927	-35,716,407
35%	60%	-37,716,726	-34,801,423	-29,361,525	-27,355,881	-40,808,051	-36,527,893
40%	60%	-38,771,928	-35,463,908	-28,884,941	-26,677,649	-42,325,175	-37,339,379
45%	60%	-39,827,130	-36,126,393	-28,408,357	-26,000,417	-43,842,300	-38,150,865
50%	60%	-40,882,332	-36,788,878	-27,931,773	-25,323,185	-45,359,424	-38,962,351

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

E27,943,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-123,756,554	-123,756,554	-123,756,554	-123,756,554	-123,756,554	-123,756,554
10%	71%	-137,438,953	-136,764,690	-136,547,443	-135,872,581	-137,467,321	-137,105,811
15%	71%	-144,435,191	-143,404,245	-143,174,026	-142,345,442	-144,254,442	-143,625,308
20%	71%	-151,440,732	-150,068,932	-149,628,550	-148,256,751	-152,575,732	-150,763,551
25%	71%	-158,448,271	-156,733,221	-156,183,044	-154,468,295	-159,867,022	-157,601,795
30%	71%	-165,455,810	-163,398,112	-162,737,538	-160,679,840	-167,158,400	-164,440,559
35%	71%	-172,463,349	-170,062,701	-169,292,032	-166,891,384	-174,449,601	-171,278,284
40%	71%	-179,470,889	-176,727,290	-175,846,526	-173,102,928	-181,740,890	-178,116,528
45%	71%	-186,478,428	-183,391,880	-182,401,021	-179,314,472	-189,032,181	-184,954,772
50%	71%	-193,485,968	-190,056,470	-188,955,515	-185,526,017	-196,323,470	-191,753,016
100%	71%	-263,561,363	-256,702,367	-254,500,456	-247,641,460	-269,236,367	-260,175,480
10%	75%	-137,536,112	-136,946,608	-136,600,027	-135,909,522	-138,024,684	-137,088,599
15%	75%	-144,531,314	-143,681,071	-143,154,222	-142,353,978	-145,229,138	-143,899,895
20%	75%	-151,636,226	-150,437,903	-149,735,437	-148,535,113	-152,631,353	-150,728,563
25%	75%	-158,695,142	-157,194,738	-156,316,654	-154,818,248	-159,936,648	-157,558,061
30%	75%	-165,752,055	-163,951,589	-162,897,870	-161,097,383	-167,241,743	-164,397,558
35%	75%	-172,809,969	-170,708,401	-169,470,085	-167,378,518	-174,546,039	-171,217,066
40%	75%	-179,865,883	-177,465,233	-176,060,302	-173,659,653	-181,852,134	-178,046,553
45%	75%	-186,922,795	-184,222,065	-182,841,517	-179,940,788	-189,157,329	-184,876,051
50%	75%	-193,979,708	-190,978,899	-189,222,234	-186,221,923	-196,462,524	-191,165,948
10%	60%	-137,125,043	-136,153,236	-136,376,175	-135,454,963	-137,909,759	-137,160,890
15%	60%	-143,950,200	-142,518,811	-142,817,525	-141,377,136	-145,150,951	-144,009,277
20%	60%	-150,809,742	-148,888,223	-149,286,511	-147,365,991	-152,397,744	-150,875,511
25%	60%	-157,658,284	-155,358,095	-155,755,495	-153,824,845	-159,644,536	-157,741,746
30%	60%	-164,507,827	-161,627,049	-162,224,470	-160,343,700	-166,891,329	-164,607,980
35%	60%	-171,357,369	-167,896,481	-168,693,463	-166,322,554	-174,138,121	-171,474,214
40%	60%	-178,206,911	-174,365,874	-175,182,447	-173,321,408	-181,384,914	-178,340,449
45%	60%	-185,056,453	-180,735,266	-181,631,432	-179,310,254	-188,631,706	-185,295,663
50%	60%	-191,905,995	-187,104,659	-188,100,416	-183,299,118	-195,878,499	-192,072,918

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

E13,474,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-65,169,068	-65,169,068	-65,169,068	-65,169,068	-65,169,068	-65,169,068
10%	71%	-65,851,405	-65,176,541	-64,959,894	-64,285,032	-66,408,772	-65,518,262
15%	71%	-72,845,643	-71,816,794	-71,486,507	-70,457,658	-73,696,894	-72,337,757
20%	71%	-79,839,183	-78,481,383	-78,041,001	-76,889,202	-80,986,183	-79,116,002
25%	71%	-86,832,722	-85,145,973	-84,585,496	-82,890,746	-88,276,473	-86,042,246
30%	71%	-93,826,261	-91,810,563	-91,149,990	-89,092,291	-95,570,762	-92,852,491
35%	71%	-100,819,801	-98,475,152	-97,704,484	-95,303,835	-102,862,052	-99,690,738
40%	71%	-107,813,341	-105,139,742	-104,258,978	-101,515,380	-110,153,342	-106,538,980
45%	71%	-114,806,880	-111,804,332	-110,813,472	-107,726,924	-117,444,632	-113,387,224
50%	71%	-121,799,419	-118,468,921	-117,367,966	-113,938,468	-124,735,921	-120,235,468
100%	71%	-191,972,914	-185,114,818	-182,912,908	-178,069,912	-197,649,818	-188,630,911
10%	75%	-68,464,544	-66,358,059	-65,012,418	-64,421,974	-68,457,138	-67,011,517
15%	75%	-72,993,765	-72,093,522	-71,566,673	-70,666,430	-73,738,609	-72,311,517
20%	75%	-78,500,679	-77,850,354	-77,127,899	-76,347,564	-79,043,805	-77,914,014
25%	75%	-84,007,593	-83,601,788	-82,729,195	-81,283,099	-84,349,010	-82,970,612
30%	75%	-89,514,507	-89,354,000	-89,130,341	-88,589,834	-90,654,192	-89,800,909
35%	75%	-95,021,421	-94,120,852	-93,891,536	-93,790,970	-96,959,390	-95,629,507
40%	75%	-100,528,334	-100,877,895	-100,472,753	-100,072,105	-103,294,585	-101,489,004
45%	75%	-106,035,247	-106,634,517	-106,053,299	-105,253,299	-110,589,780	-108,288,502
50%	75%	-111,542,161	-111,319,350	-110,735,185	-110,434,374	-117,884,974	-115,117,999
10%	60%	-65,540,495	-64,595,687	-64,791,626	-63,846,819	-66,322,210	-65,573,341
15%	60%	-72,371,651	-70,931,262	-71,229,977	-69,789,588	-73,563,403	-72,421,728
20%	60%	-79,202,807	-77,360,862	-77,659,062	-76,178,442	-80,910,192	-79,267,963
25%	60%	-86,033,738	-83,670,087	-84,167,946	-81,767,297	-88,058,088	-86,154,197
30%	60%	-92,864,669	-90,039,500	-90,636,930	-87,756,151	-95,203,780	-93,020,431
35%	60%	-99,695,600	-96,408,913	-97,135,915	-93,745,008	-102,559,572	-99,886,666
40%	60%	-106,526,531	-102,778,325	-103,574,899	-99,733,860	-109,797,365	-106,752,900
45%	60%	-113,357,462	-109,147,738	-110,043,883	-105,722,715	-117,044,157	-113,619,134
50%	60%	-120,188,393	-115,517,150	-116,412,867	-111,711,969	-124,290,950	-120,468,389

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

E6,784,000

% of AH	% of AH as rented	SR and SO at council Income thresholds	SR and SO at GLA Income thresholds	LAR and SO at council Income thresholds	LAR and SO at GLA Income thresholds	SR and LLR	LAR and LLR
0%	71%	-19,069,227	-19,069,227	-19,069,227	-19,069,227	-19,069,227	-19,069,227
10%	71%	-32,751,626	-32,076,763	-31,860,115	-31,185,253	-33,309,993	-32,418,483
15%	71%	-39,745,864	-38,717,015	-38,386,729	-37,357,878	-40,597,115	-39,237,978
20%	71%	-46,740,102	-44,381,604	-44,941,223	-43,569,423	-47,888,044	-46,076,224
25%	71%	-53,734,340	-52,046,194	-51,495,717	-49,780,967	-55,179,694	-52,914,468
30%	71%	-60,728,578	-58,710,784	-58,050,211	-56,992,512	-62,470,983	-60,292,712
35%	71%	-67,722,816	-65,375,373	-64,604,705	-62,204,057	-69,762,274	-67,560,957
40%	71%	-74,717,054	-72,039,963	-71,159,199	-68,415,601	-77,053,563	-73,429,201
45%	71%	-81,711,292	-78,704,553	-77,713,693	-74,827,145	-84,344,853	-80,297,445
50%	71%	-88,705,530	-85,369,142	-84,268,187	-80,839,689	-91,636,142	-87,165,689
100%	71%	-158,874,035	-152,015,039	-149,813,129	-142,954,133	-164,540,039	-158,468,133
10%	75%	-32,848,785	-32,258,280	-31,912,699	-31,322,195	-33,337,357	-32,401,271
15%	75%	-39,843,023	-39,093,743	-38,466,894	-37,266,651	-40,638,831	-39,211,738
20%	75%	-46,837,261	-44,750,575	-44,048,110	-43,847,735	-47,944,026	-46,041,235
25%	75%	-53,831,500	-52,507,409	-51,629,326	-50,128,920	-55,249,221	-52,807,733
30%	75%	-60,825,738	-59,264,241	-58,210,542	-56,410,055	-62,554,416	-59,700,230
35%	75%	-67,819,976	-66,021,074	-64,791,758	-62,691,191	-69,859,611	-66,520,728
40%	75%	-74,814,214	-72,777,906	-71,372,974	-69,872,326	-77,164,806	-73,350,225
45%	75%	-81,808,452	-79,534,738	-77,954,190	-75,253,460	-84,470,001	-80,188,723
50%	75%	-88,802,690	-86,291,571	-84,535,406	-81,534,595	-91,775,196	-87,018,220
10%	60%	-32,440,716	-31,495,908	-31,691,847	-30,747,041	-33,222,431	-32,475,563
15%	60%	-39,434,954	-37,831,483	-37,130,198	-36,689,809	-40,463,624	-39,321,949
20%	60%	-46,429,192	-44,200,896	-44,599,183	-42,678,663	-47,710,416	-46,188,184
25%	60%	-53,423,430	-50,570,308	-51,088,167	-48,667,518	-54,957,209	-53,054,418
30%	60%	-60,417,668	-56,939,721	-57,577,151	-54,656,372	-62,204,001	-59,920,652
35%	60%	-67,411,906	-63,309,134	-64,006,136	-60,645,227	-69,450,794	-66,786,887
40%	60%	-74,406,144	-69,678,546	-70,475,120	-66,634,081	-76,697,586	-73,653,121
45%	60%	-81,400,382	-76,047,959	-77,964,104	-72,622,936	-83,944,379	-80,519,386
50%	60%	-88,394,620	-82,417,372	-83,413,088	-78,611,790	-91,191,171	-87,385,500

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## Appendix 5 - PRS appraisal results

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE**

**LB Southwark HPVS Update**  
**PRS - 35% AH DMR (high)**

**Summary Appraisal for Merged Phases 1 2**

Currency in £

**REVENUE**

<b>Sales Valuation</b>	<b>Units</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Unit Price</b>	<b>Gross Sales</b>
PRS	49	2,897.44	12,562.81	742,857	36,399,993
Aff Resi - Social Rent	1	534.91	1,735.00	928,069	928,069
Aff Resi - London Living Rent	1	802.37	2,998.00	2,405,505	2,405,505
Aff Resi - Affordable Rent (£65k)	1	89.15	4,379.00	390,388	390,388
Aff Resi - Affordable Rent (£75k)	1	66.86	5,125.00	342,658	342,658
Aff Resi - Affordable Rent (£85k)	<u>1</u>	<u>66.86</u>	5,870.00	392,468	<u>392,468</u>
<b>Totals</b>	<b>54</b>	<b>4,457.59</b>			<b>40,859,081</b>

**Rental Area Summary**

	<b>Units</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Initial MRV/Unit</b>	<b>Net Rent at Sale</b>	<b>Initial MRV</b>
Office	<u>1</u>	<u>500.00</u>	538.20	269,100	<u>269,100</u>	<u>269,100</u>
<b>Totals</b>	<b>1</b>	<b>500.00</b>			<b>269,100</b>	<b>269,100</b>

**Investment Valuation**

<b>Office</b>					
Market Rent	269,100	YP @	5.5000%	18.1818	
		PV 1yr 11mths @	5.5000%	0.9025	4,415,540
					<b>4,415,540</b>

**GROSS DEVELOPMENT VALUE**

				<b>45,274,620</b>
Purchaser's Costs		6.80%	(281,139)	(281,139)

**NET DEVELOPMENT VALUE****44,993,481****NET REALISATION****44,993,481****OUTLAY****ACQUISITION COSTS**

Residualised Price			14,826,447
Stamp Duty		5.00%	741,322

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE****LB Southwark HPVS Update  
PRS - 35% AH DMR (high)**

Agent Fee		1.00%	148,264	
Legal Fee		0.80%	118,612	
				15,834,645

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Rate m <sup>2</sup>	Cost	
Office	625.00 m <sup>2</sup>	2,746.00 pm <sup>2</sup>	1,716,250	
PRS	3,621.80 m <sup>2</sup>	2,342.00 pm <sup>2</sup>	8,482,256	
Aff Resi - Social Rent	668.64 m <sup>2</sup>	2,342.00 pm <sup>2</sup>	1,565,949	
Aff Resi - London Living Rent	1,002.96 m <sup>2</sup>	2,342.00 pm <sup>2</sup>	2,348,938	
Aff Resi - Affordable Rent (£65k)	111.44 m <sup>2</sup>	2,342.00 pm <sup>2</sup>	260,987	
Aff Resi - Affordable Rent (£75k)	83.58 m <sup>2</sup>	2,342.00 pm <sup>2</sup>	195,733	
Aff Resi - Affordable Rent (£85k)	83.58 m <sup>2</sup>	2,342.00 pm <sup>2</sup>	195,733	
<b>Totals</b>	<b>6,196.99 m<sup>2</sup></b>		<b>14,765,845</b>	<b>14,765,845</b>

Contingency		5.00%	719,644	
Demolition			279,480	
Borough CIL			1,575,483	
Mayoral CIL			217,308	
Statutory/LA	625.00 m <sup>2</sup>	30.00 pm <sup>2</sup>	18,750	
Mayoral CIL	625.00 m <sup>2</sup>	60.00 pm <sup>2</sup>	37,500	
				2,848,165

**PROFESSIONAL FEES**

Professional Fees		10.00%	1,511,252	1,511,252
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**MARKETING & LETTING**

Marketing		1.00%	44,155	44,155
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**DISPOSAL FEES**

Sales Agent Fee		1.50%	546,000	
Sales Agent Fee		2.00%	88,311	
Sales Legal Fee		0.25%	113,187	
				747,497

**Developer's Profit**

Profit on Private		15.00%	5,459,999	
Profit on Affordable		6.00%	200,014	
				5,660,013

**FINANCE**

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Total Finance Cost				2,867,662

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE****LB Southwark HPVS Update  
PRS - 35% AH DMR (high)****TOTAL COSTS****44,279,234****PROFIT****714,247****Performance Measures**

Profit on Cost%	1.61%
Profit on GDV%	1.58%
Profit on NDV%	1.59%
Development Yield% (on Rent)	0.61%
Equivalent Yield% (Nominal)	5.50%
Equivalent Yield% (True)	5.69%
IRR	8.73%
Rent Cover	2 yrs 8 mths
Profit Erosion (finance rate 7.000%)	0 yrs 3 mths

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE**

**LB Southwark HPVS Update  
PRS 35% AH DMR (Med)**

**Summary Appraisal for Merged Phases 1 2**

**Currency in £**

**REVENUE**

<b>Sales Valuation</b>	<b>Units</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Unit Price</b>	<b>Gross Sales</b>
PRS	49	2,897.44	9,538.07	564,000	27,636,000
Aff Resi - Social Rent	1	534.91	1,735.00	928,069	928,069
Aff Resi - London Living Rent	1	802.37	2,795.00	2,242,624	2,242,624
Aff Resi - Affordable Rent (£65k)	1	89.15	4,379.00	390,388	390,388
Aff Resi - Affordable Rent (£75k)	1	66.86	5,125.00	342,658	342,658
Aff Resi - Affordable Rent (£85k)	<u>1</u>	<u>66.86</u>	5,870.00	392,468	<u>392,468</u>
<b>Totals</b>	<b>54</b>	<b>4,457.59</b>			<b>31,932,207</b>

**Rental Area Summary**

	<b>Units</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Initial MRV/Unit</b>	<b>Net Rent at Sale</b>	<b>Initial MRV</b>
Office	<u>1</u>	<u>500.00</u>	376.74	188,370	<u>188,370</u>	<u>188,370</u>
<b>Totals</b>	<b>1</b>	<b>500.00</b>			<b>188,370</b>	<b>188,370</b>

**Investment Valuation**

<b>Office</b>					
Market Rent	188,370	YP @	6.0000%	16.6667	
		PV 2yrs 5mths @	6.0000%	0.8686	2,727,122
					<b>2,727,122</b>

**GROSS DEVELOPMENT VALUE**

				<b>34,659,329</b>
Purchaser's Costs	6.80%	(173,637)	(173,637)	

**NET DEVELOPMENT VALUE****34,485,692****NET REALISATION****34,485,692****OUTLAY****ACQUISITION COSTS**

Residualised Price		8,656,535
Stamp Duty	5.00%	432,827

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE****LB Southwark HPVS Update****PRS 35% AH DMR (Med)**

Agent Fee		1.00%	86,565	
Legal Fee		0.80%	69,252	
				9,245,179

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Rate m <sup>2</sup>	Cost	
Office	625.00 m <sup>2</sup>	2,231.00 pm <sup>2</sup>	1,394,375	
PRS	3,621.80 m <sup>2</sup>	2,342.00 pm <sup>2</sup>	8,482,256	
Aff Resi - Social Rent	668.64 m <sup>2</sup>	2,342.00 pm <sup>2</sup>	1,565,949	
Aff Resi - London Living Rent	1,002.96 m <sup>2</sup>	2,342.00 pm <sup>2</sup>	2,348,938	
Aff Resi - Affordable Rent (£65k)	111.44 m <sup>2</sup>	2,342.00 pm <sup>2</sup>	260,987	
Aff Resi - Affordable Rent (£75k)	83.58 m <sup>2</sup>	2,342.00 pm <sup>2</sup>	195,733	
Aff Resi - Affordable Rent (£85k)	83.58 m <sup>2</sup>	2,342.00 pm <sup>2</sup>	195,733	
<b>Totals</b>	<b>6,196.99 m<sup>2</sup></b>		<b>14,443,970</b>	<b>14,443,970</b>

Contingency		5.00%	703,550	
Demolition			279,480	
Borough CIL			789,552	
Mayoral CIL			217,308	
Statutory/LA	625.00 m <sup>2</sup>	30.00 pm <sup>2</sup>	18,750	
Mayoral	625.00 m <sup>2</sup>	60.00 pm <sup>2</sup>	37,500	
				2,046,140

**PROFESSIONAL FEES**

Professional Fees		10.00%	1,477,455	
				1,477,455

**MARKETING & LETTING**

Marketing		1.00%	27,271	
				27,271

**DISPOSAL FEES**

Sales Agent Fee		1.50%	414,540	
Sales Agent Fee		2.00%	54,542	
Sales Legal Fee		0.25%	86,648	
				555,731

**Developer's Profit**

Profit on Private		15.00%	4,145,400	
Profit on Affordable		6.00%	190,242	
				4,335,642

**FINANCE**

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Total Finance Cost				1,913,172

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE****LB Southwark HPVS Update  
PRS 35% AH DMR (Med)****TOTAL COSTS** **34,044,559****PROFIT** **441,133****Performance Measures**

Profit on Cost%	1.30%
Profit on GDV%	1.27%
Profit on NDV%	1.28%
Development Yield% (on Rent)	0.55%
Equivalent Yield% (Nominal)	6.00%
Equivalent Yield% (True)	6.23%
IRR	8.58%
Rent Cover	2 yrs 4 mths
Profit Erosion (finance rate 7.000%)	0 yrs 2 mths

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE**

**LB Southwark HPVS Update  
PRS 35% AH DMR (Low)**

**Summary Appraisal for Merged Phases 1 2**

**Currency in £**

**REVENUE****Sales Valuation**

	<b>Units</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Unit Price</b>	<b>Gross Sales</b>
PRS	49	2,897.44	8,465.40	500,571	24,527,979
Aff Resi - Social Rent	1	534.91	1,735.00	928,069	928,069
Aff Resi - London Living Rent	1	802.37	2,467.00	1,979,447	1,979,447
Aff Resi - Affordable Rent (£65k)	1	89.15	4,379.00	390,388	390,388
Aff Resi - Affordable Rent (£75k)	1	66.86	5,125.00	342,658	342,658
Aff Resi - Affordable Rent (£85k)	<u>1</u>	<u>66.86</u>	5,870.00	392,468	<u>392,468</u>
<b>Totals</b>	<b>54</b>	<b>4,457.59</b>			<b>28,561,008</b>

**Rental Area Summary**

	<b>Units</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Initial MRV/Unit</b>	<b>Net Rent at Sale</b>	<b>Initial MRV</b>
Office	<u>1</u>	<u>500.00</u>	269.00	134,500	<u>134,500</u>	<u>134,500</u>
<b>Totals</b>	<b>1</b>	<b>500.00</b>			<b>134,500</b>	<b>134,500</b>

**Investment Valuation****Office**

Market Rent	134,500	YP @	6.5000%	15.3846	
		PV 2yrs 5mths @	6.5000%	0.8588	1,777,109
					<b>1,777,109</b>

**GROSS DEVELOPMENT VALUE**

				<b>30,338,117</b>
Purchaser's Costs	6.80%	(113,149)		(113,149)

**NET DEVELOPMENT VALUE****30,224,968****NET REALISATION****30,224,968****OUTLAY****ACQUISITION COSTS**

Residualised Price		6,206,991
Stamp Duty	5.00%	328,854

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE****LB Southwark HPVS Update  
PRS 35% AH DMR (Low)**

Agent Fee		1.00%	65,771	
Legal Fee		0.80%	52,617	
				6,654,232
<b>CONSTRUCTION COSTS</b>				
<b>Construction</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Cost</b>	
Office	625.00 m <sup>2</sup>	2,231.00 pm <sup>2</sup>	1,394,375	
PRS	3,621.80 m <sup>2</sup>	2,342.00 pm <sup>2</sup>	8,482,256	
Aff Resi - Social Rent	668.64 m <sup>2</sup>	2,342.00 pm <sup>2</sup>	1,565,949	
Aff Resi - London Living Rent	1,002.96 m <sup>2</sup>	2,342.00 pm <sup>2</sup>	2,348,938	
Aff Resi - Affordable Rent (£65k)	111.44 m <sup>2</sup>	2,342.00 pm <sup>2</sup>	260,987	
Aff Resi - Affordable Rent (£75k)	83.58 m <sup>2</sup>	2,342.00 pm <sup>2</sup>	195,733	
Aff Resi - Affordable Rent (£85k)	83.58 m <sup>2</sup>	2,342.00 pm <sup>2</sup>	195,733	
<b>Totals</b>	<b>6,196.99 m<sup>2</sup></b>		<b>14,443,970</b>	<b>14,443,970</b>
Contingency		5.00%	703,550	
Demolition			279,480	
Borough CIL			195,577	
Mayoral CIL			217,308	
Statutory/LA	625.00 m <sup>2</sup>	30.00 pm <sup>2</sup>	18,750	
Mayoral	625.00 m <sup>2</sup>	60.00 pm <sup>2</sup>	37,500	
				1,452,165
<b>PROFESSIONAL FEES</b>				
Professional Fees		10.00%	1,477,455	
				1,477,455
<b>MARKETING &amp; LETTING</b>				
Marketing		1.00%	17,771	
				17,771
<b>DISPOSAL FEES</b>				
Sales Agent Fee		1.50%	367,920	
Sales Agent Fee		2.00%	35,542	
Sales Legal Fee		0.25%	75,845	
				479,307
<b>Developer's Profit</b>				
Profit on Private		15.00%	3,679,197	
Profit on Affordable		6.00%	174,451	
				3,853,648
<b>FINANCE</b>				
Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Total Finance Cost				1,541,044

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE****LB Southwark HPVS Update  
PRS 35% AH DMR (Low)****TOTAL COSTS** **29,919,591****PROFIT** **305,377****Performance Measures**

Profit on Cost%	1.02%
Profit on GDV%	1.01%
Profit on NDV%	1.01%
Development Yield% (on Rent)	0.45%
Equivalent Yield% (Nominal)	6.50%
Equivalent Yield% (True)	6.77%
IRR	8.36%
Rent Cover	2 yrs 3 mths
Profit Erosion (finance rate 7.000%)	0 yrs 2 mths

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE**

**LB Southwark HPVS PRS**  
**35% Traditional AH (high)**

**Summary Appraisal for Merged Phases 1 2**

**Currency in £**

**REVENUE**

<b>Sales Valuation</b>	<b>Units</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Unit Price</b>	<b>Gross Sales</b>
PRS	49	2,897.44	12,562.81	742,857	36,399,993
Aff Resi - Social Rent (LLR)	1	1,114.40	1,735.00	1,933,484	1,933,484
Aff Resi - Shared Ownership	<u>1</u>	<u>445.76</u>	3,286.00	1,464,767	<u>1,464,767</u>
<b>Totals</b>	<b>51</b>	<b>4,457.60</b>			<b>39,798,244</b>

**Rental Area Summary**

	<b>Units</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Initial MRV/Unit</b>	<b>Net Rent at Sale</b>	<b>Initial MRV</b>
Office	<u>1</u>	<u>500.00</u>	538.20	269,100	<u>269,100</u>	<u>269,100</u>
<b>Totals</b>	<b>1</b>	<b>500.00</b>			<b>269,100</b>	<b>269,100</b>

**Investment Valuation**

<b>Office</b>					
Market Rent	269,100	YP @	5.5000%	18.1818	
		PV 1yr 11mths @	5.5000%	0.9025	4,415,540
					<b>4,415,540</b>

**GROSS DEVELOPMENT VALUE****44,213,784**

Purchaser's Costs	6.80%	(281,139)	(281,139)
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**NET DEVELOPMENT VALUE****43,932,645****NET REALISATION****43,932,645****OUTLAY****ACQUISITION COSTS**

Residualised Price		13,253,777	
Stamp Duty	5.00%	662,689	
Agent Fee	1.00%	132,538	
Legal Fee	0.80%	106,030	
			14,155,034

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE****LB Southwark HPVS PRS  
35% Traditional AH (high)****CONSTRUCTION COSTS**

<b>Construction</b>	<b>Units</b>	<b>Unit Amount</b>	<b>Cost</b>
Aff Resi - Affordable Rent (£65k)	1 un	260,987	260,987
Aff Resi - Affordable Rent (£75k)	1 un	195,733	195,733
Aff Resi - Affordable Rent (£85k)	<u>1 un</u>	195,733	<u>195,733</u>
<b>Totals</b>			<b>652,452</b>

	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Cost</b>	
Office	625.00 m <sup>2</sup>	2,746.00 pm <sup>2</sup>	1,716,250	
PRS	3,621.80 m <sup>2</sup>	2,342.00 pm <sup>2</sup>	8,482,256	
Aff Resi - Social Rent (LLR)	1,393.00 m <sup>2</sup>	2,342.00 pm <sup>2</sup>	3,262,406	
Aff Resi - Shared Ownership	<u>557.20 m<sup>2</sup></u>	2,342.00 pm <sup>2</sup>	<u>1,304,962</u>	
<b>Totals</b>	<b>6,197.00 m<sup>2</sup></b>		<b>14,765,874</b>	<b>15,418,326</b>

Contingency		5.00%	752,268	
Demolition			279,480	
Borough CIL			1,575,483	
Mayoral CIL			217,308	
Statutory/LA	625.00 m <sup>2</sup>	30.00 pm <sup>2</sup>	18,750	
Mayoral CIL	625.00 m <sup>2</sup>	60.00 pm <sup>2</sup>	37,500	
				2,880,789

**PROFESSIONAL FEES**

Professional Fees		10.00%	1,579,762	1,579,762
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**MARKETING & LETTING**

Marketing		1.00%	44,155	44,155
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**DISPOSAL FEES**

Sales Agent Fee		1.50%	546,000	
Sales Agent Fee		2.00%	88,311	
Sales Legal Fee		0.25%	110,534	
				744,845

**Developer's Profit**

Profit on Private		15.00%	5,459,999	
Profit on Affordable		6.00%	203,895	
				5,663,894

**FINANCE**

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Total Finance Cost				2,731,593

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE****LB Southwark HPVS PRS  
35% Traditional AH (high)****TOTAL COSTS** 43,218,398**PROFIT** 714,247**Performance Measures**

Profit on Cost%	1.65%
Profit on GDV%	1.62%
Profit on NDV%	1.63%
Development Yield% (on Rent)	0.62%
Equivalent Yield% (Nominal)	5.50%
Equivalent Yield% (True)	5.69%
IRR	8.83%
Rent Cover	2 yrs 8 mths
Profit Erosion (finance rate 7.000%)	0 yrs 3 mths

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE****LB Southwark HPVS Update  
35% Traditional AH (Med)****Summary Appraisal for Phase 1 Residential Phase**

Currency in £

**REVENUE**

<b>Sales Valuation</b>	<b>Units</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Unit Price</b>	<b>Gross Sales</b>
PRS	49	2,897.44	9,538.07	564,000	27,636,000
Aff Resi - Social Rent (LAR)	1	1,114.40	1,735.00	1,933,484	1,933,484
Aff Resi - Shared Ownership	<u>1</u>	<u>445.76</u>	3,286.00	1,464,767	<u>1,464,767</u>
<b>Totals</b>	<b>51</b>	<b>4,457.60</b>			<b>31,034,251</b>

**NET REALISATION****31,034,251****OUTLAY****ACQUISITION COSTS**

Residualised Price				6,946,402	
Stamp Duty		5.00%		347,320	
Agent Fee		1.00%		69,464	
Legal Fee		0.80%		55,571	
					7,418,758

**CONSTRUCTION COSTS**

<b>Construction</b>	<b>Units</b>	<b>Unit Amount</b>	<b>Cost</b>		
Aff Resi - Affordable Rent (£65k)	1 un	260,987	260,987		
Aff Resi - Affordable Rent (£75k)	1 un	195,733	195,733		
Aff Resi - Affordable Rent (£85k)	<u>1 un</u>	<u>195,733</u>	<u>195,733</u>		
<b>Totals</b>			<b>652,452</b>		
		<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Cost</b>	
PRS	3,621.80 m <sup>2</sup>	2,342.00 pm <sup>2</sup>	8,482,256		
Aff Resi - Social Rent (LAR)	1,393.00 m <sup>2</sup>	2,342.00 pm <sup>2</sup>	3,262,406		
Aff Resi - Shared Ownership	<u>557.20 m<sup>2</sup></u>	2,342.00 pm <sup>2</sup>	<u>1,304,962</u>		
<b>Totals</b>	<b>5,572.00 m<sup>2</sup></b>		<b>13,049,624</b>	<b>13,702,076</b>	
Contingency		5.00%	666,455		
Demolition			279,480		
Borough CIL			789,552		
Mayoral CIL			217,308		
					1,952,795

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE****LB Southwark HPVS Update  
35% Traditional AH (Med)****PROFESSIONAL FEES**

Professional Fees	10.00%	1,399,556	1,399,556
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**DISPOSAL FEES**

Sales Agent Fee	1.50%	414,540	
Sales Legal Fee	0.25%	77,586	
			492,126

**Developer's Profit**

Profit on Private	15.00%	4,145,400	
Profit on Affordable	6.00%	203,895	
			4,349,295

**FINANCE**

Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Land		1,052,051	
Construction		667,595	
Total Finance Cost			1,719,646

**TOTAL COSTS****31,034,251****PROFIT****0****Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%
IRR	7.07%
Profit Erosion (finance rate 7.000%)	N/A

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE**

**LB Southwark HPVS Update  
PRS 35% Traditional AH (Low)**

**Summary Appraisal for Phase 1 Residential Phase**

Currency in £

**REVENUE**

<b>Sales Valuation</b>	<b>Units</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Unit Price</b>	<b>Gross Sales</b>
PRS	49	2,897.44	8,465.40	500,571	24,527,979
Aff Resi - Social Rent	1	1,114.40	1,735.00	1,933,484	1,933,484
Aff Resi - Shared Ownership	<u>1</u>	<u>445.76</u>	2,467.00	1,099,690	<u>1,099,690</u>
<b>Totals</b>	<b>51</b>	<b>4,457.60</b>			<b>27,561,153</b>

**NET REALISATION****27,561,153****OUTLAY****ACQUISITION COSTS**

Residualised Price			5,054,410	
Stamp Duty		5.00%	252,720	
Agent Fee		1.00%	50,544	
Legal Fee		0.80%	40,435	
				5,398,109

**CONSTRUCTION COSTS**

<b>Construction</b>	<b>Units</b>	<b>Unit Amount</b>	<b>Cost</b>
Aff Resi - Affordable Rent (£65k)	1 un	260,987	260,987
Aff Resi - Affordable Rent (£75k)	1 un	195,733	195,733
Aff Resi - Affordable Rent (£85k)	<u>1 un</u>	<u>195,733</u>	<u>195,733</u>
<b>Totals</b>			<b>652,452</b>

	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Cost</b>
PRS	3,621.80 m <sup>2</sup>	2,342.00 pm <sup>2</sup>	8,482,256
Aff Resi - Social Rent	1,393.00 m <sup>2</sup>	2,342.00 pm <sup>2</sup>	3,262,406
Aff Resi - Shared Ownership	<u>557.20 m<sup>2</sup></u>	2,342.00 pm <sup>2</sup>	<u>1,304,962</u>
<b>Totals</b>	<b>5,572.00 m<sup>2</sup></b>		<b>13,049,624</b>

**13,702,076**

Contingency		5.00%	666,455	
Demolition			279,480	
Borough CIL			195,577	
Mayoral CIL			217,308	
				1,358,820

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE****LB Southwark HPVS Update  
PRS 35% Traditional AH (Low)****PROFESSIONAL FEES**

Professional Fees	10.00%	1,399,556	1,399,556
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**DISPOSAL FEES**

Sales Agent Fee	1.50%	367,920	
Sales Legal Fee	0.25%	68,903	
			436,823

**Developer's Profit**

Profit on Private	15.00%	3,679,197	
Profit on Affordable	6.00%	181,990	
			3,861,187

**FINANCE**

Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Land		764,909	
Construction		639,672	
Total Finance Cost			1,404,582

**TOTAL COSTS****27,561,153****PROFIT****0****Performance Measures**

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%
IRR	7.06%
Profit Erosion (finance rate 7.000%)	N/A

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## Appendix 6 - Student accommodation appraisal summary

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE**

Scenario 1 Direct Let Lower 35% AH 40 wk  
Site 54 SE1 0

**Summary Appraisal for Merged Phases 1 2**

Currency in £

**REVENUE**

<b>Sales Valuation</b>	<b>Units</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Unit Price</b>	<b>Gross Sales</b>
Social Rented Floorspace	1	4,056.00	1,735.00	7,037,160	7,037,160
Shared Ownership Floorspace	<u>1</u>	<u>1,738.00</u>	3,286.00	5,711,068	<u>5,711,068</u>
<b>Totals</b>	<b>2</b>	<b>5,794.00</b>			<b>12,748,228</b>

**Rental Area Summary**

	<b>Units</b>	<b>Initial MRV/Unit</b>	<b>Net Rent at Sale</b>	<b>Initial MRV</b>
St Acc - Singles	307	9,353	2,871,218	2,871,218
Student Acc - Studios	131	11,702	1,532,897	1,532,897
<b>Totals</b>	<b>438</b>		<b>4,404,115</b>	<b>4,404,115</b>

**Investment Valuation**

<b>St Acc - Singles</b>					
Current Rent	2,871,218	YP @	4.5000%	22.2222	63,804,844
<b>Student Acc - Studios</b>					
Current Rent	1,532,897	YP @	4.5000%	22.2222	34,064,378
					<b>97,869,222</b>

**GROSS DEVELOPMENT VALUE**

				<b>110,617,450</b>
Purchaser's Costs		6.80%	(6,231,374)	(6,231,374)

**NET DEVELOPMENT VALUE****104,386,077****NET REALISATION****104,386,077**

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE**

Scenario 1 Direct Let Lower 35% AH 40 wk

Site 54 SE1 0

**OUTLAY****ACQUISITION COSTS**

Residualised Price			860,529	
Stamp Duty		5.00%	762,755	
Agent Fee		1.00%	152,551	
Legal Fee		0.80%	122,041	
				1,897,875

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Rate m <sup>2</sup>	Cost	
Construction costs	14,349.40 m <sup>2</sup>	2,875.00 pm <sup>2</sup>	41,254,525	
Construction costs	<u>7,726.60 m<sup>2</sup></u>	2,914.00 pm <sup>2</sup>	<u>22,515,312</u>	
<b>Totals</b>	<b>22,076.00 m<sup>2</sup></b>		<b>63,769,837</b>	<b>63,769,837</b>

Contingency		5.00%	3,202,346	
Demolition			277,080	
Residual S106	14,349.40 m <sup>2</sup>	30.00 pm <sup>2</sup>	430,482	
Mayoral CIL	14,349.40 m <sup>2</sup>	60.00 pm <sup>2</sup>	860,964	
Borough CIL	14,349.40 m <sup>2</sup>	109.00 pm <sup>2</sup>	1,564,085	
				6,334,956

**PROFESSIONAL FEES**

Architect		10.00%	6,724,926	
				6,724,926

**MARKETING & LETTING**

Marketing		1.00%	978,692	
				978,692

**DISPOSAL FEES**

Sales Agent Fee		1.50%	1,468,038	
Sales Legal Fee		0.25%	276,544	
				1,744,582

**FINANCE**

Debit Rate 7.000% Credit Rate 0.000% (Nominal)

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE****Scenario 1 Direct Let Lower 35% AH 40 wk****Site 54 SE1 0**

Total Finance Cost 5,635,496

**TOTAL COSTS 87,086,366****PROFIT 17,299,711****Performance Measures**

Profit on Cost% 19.86%

Profit on GDV% 15.64%

Profit on NDV% 16.57%

Development Yield% (on Rent) 5.06%

Equivalent Yield% (Nominal) 4.50%

Equivalent Yield% (True) 4.63%

IRR 26.06%

Rent Cover 3 yrs 11 mths

Profit Erosion (finance rate 7.000%) 2 yrs 7 mths

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE**

Scenario 1 Direct Let Lower 32% AH 40 wk  
Site 54 SE1 0

Summary Appraisal for Merged Phases 1 2

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Rate m <sup>2</sup>	Unit Price	Gross Sales
Social Rented Floorspace	1	3,709.00	1,735.00	6,435,115	6,435,115
Shared Ownership Floorspace	<u>1</u>	<u>1,589.00</u>	3,286.00	5,221,454	<u>5,221,454</u>
<b>Totals</b>	<b>2</b>	<b>5,298.00</b>			<b>11,656,569</b>

**Rental Area Summary**

	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
St Acc - Singles	321	9,353	3,002,153	3,002,153
Student Acc - Studios	137	11,702	1,603,106	1,603,106
<b>Totals</b>	<b>458</b>		<b>4,605,259</b>	<b>4,605,259</b>

**Investment Valuation**

<b>St Acc - Singles</b>					
Current Rent	3,002,153	YP @	4.5000%	22.2222	66,714,512
<b>Student Acc - Studios</b>					
Current Rent	1,603,106	YP @	4.5000%	22.2222	35,624,578
					<b>102,339,090</b>

**GROSS DEVELOPMENT VALUE**

				<b>113,995,659</b>
Purchaser's Costs		6.80%	(6,515,972)	(6,515,972)

**NET DEVELOPMENT VALUE**

**107,479,687**

**NET REALISATION**

**107,479,687**

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE**

Scenario 1 Direct Let Lower 32% AH 40 wk

Site 54 SE1 0

**OUTLAY****ACQUISITION COSTS**

Residualised Price			2,784,713	
Stamp Duty		5.00%	797,173	
Agent Fee		1.00%	159,435	
Legal Fee		0.80%	127,548	
				3,868,869

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Rate m <sup>2</sup>	Cost	
Construction costs	15,012.00 m <sup>2</sup>	2,875.00 pm <sup>2</sup>	43,159,500	
Construction costs	<u>7,064.00 m<sup>2</sup></u>	2,914.00 pm <sup>2</sup>	<u>20,584,496</u>	
<b>Totals</b>	<b>22,076.00 m<sup>2</sup></b>		<b>63,743,996</b>	<b>63,743,996</b>

Contingency		5.00%	3,201,054	
Demolition			277,080	
Residual S106	15,012.00 m <sup>2</sup>	30.00 pm <sup>2</sup>	450,360	
Mayoral CIL	15,012.00 m <sup>2</sup>	60.00 pm <sup>2</sup>	900,720	
Borough CIL	15,012.00 m <sup>2</sup>	109.00 pm <sup>2</sup>	1,636,308	
				6,465,522

**PROFESSIONAL FEES**

Architect		10.00%	6,722,213	
				6,722,213

**MARKETING & LETTING**

Marketing		1.00%	1,023,391	
				1,023,391

**DISPOSAL FEES**

Sales Agent Fee		1.50%	1,535,086	
Sales Legal Fee		0.25%	284,989	
				1,820,075

**FINANCE**

Debit Rate 7.000% Credit Rate 0.000% (Nominal)

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE****Scenario 1 Direct Let Lower 32% AH 40 wk****Site 54 SE1 0**

Total Finance Cost 6,012,252

**TOTAL COSTS 89,656,318****PROFIT 17,823,369****Performance Measures**

Profit on Cost% 19.88%

Profit on GDV% 15.64%

Profit on NDV% 16.58%

Development Yield% (on Rent) 5.14%

Equivalent Yield% (Nominal) 4.50%

Equivalent Yield% (True) 4.63%

IRR 25.33%

Rent Cover 3 yrs 10 mths

Profit Erosion (finance rate 7.000%) 2 yrs 7 mths

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE**

Scenario 1 Direct Let Lower 28% AH 40 wk  
Site 54 SE1 0

Summary Appraisal for Merged Phases 1 2

Currency in £

**REVENUE**

<b>Sales Valuation</b>	<b>Units</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Unit Price</b>	<b>Gross Sales</b>
Social Rented Floorspace	1	3,245.00	1,735.00	5,630,075	5,630,075
Shared Ownership Floorspace	<u>1</u>	<u>1,391.00</u>	3,286.00	4,570,826	<u>4,570,826</u>
<b>Totals</b>	<b>2</b>	<b>4,636.00</b>			<b>10,200,901</b>

**Rental Area Summary**

	<b>Units</b>	<b>Initial MRV/Unit</b>	<b>Net Rent at Sale</b>	<b>Initial MRV</b>
St Acc - Singles	340	9,353	3,179,851	3,179,851
Student Acc - Studios	146	11,702	1,708,420	1,708,420
<b>Totals</b>	<b>486</b>		<b>4,888,270</b>	<b>4,888,270</b>

**Investment Valuation**

<b>St Acc - Singles</b>					
Current Rent	3,179,851	YP @	4.5000%	22.2222	70,663,346
<b>Student Acc - Studios</b>					
Current Rent	1,708,420	YP @	4.5000%	22.2222	37,964,879
					<b>108,628,225</b>

**GROSS DEVELOPMENT VALUE**

				<b>118,829,126</b>
Purchaser's Costs		6.80%	(6,916,404)	(6,916,404)

**NET DEVELOPMENT VALUE**

**111,912,722**

**NET REALISATION**

**111,912,722**

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE**

Scenario 1 Direct Let Lower 28% AH 40 wk

Site 54 SE1 0

**OUTLAY****ACQUISITION COSTS**

Residualised Price			5,546,291	
Stamp Duty		5.00%	852,948	
Agent Fee		1.00%	170,590	
Legal Fee		0.80%	136,472	
				6,706,299

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Rate m <sup>2</sup>	Cost	
Construction costs	15,895.00 m <sup>2</sup>	2,875.00 pm <sup>2</sup>	45,698,125	
Construction costs	<u>6,181.00 m<sup>2</sup></u>	2,914.00 pm <sup>2</sup>	<u>18,011,434</u>	
<b>Totals</b>	<b>22,076.00 m<sup>2</sup></b>		<b>63,709,559</b>	<b>63,709,559</b>

Contingency		5.00%	3,199,332	
Demolition			277,080	
Residual S106	15,895.00 m <sup>2</sup>	30.00 pm <sup>2</sup>	476,850	
Mayoral CIL	15,895.00 m <sup>2</sup>	60.00 pm <sup>2</sup>	953,700	
Borough CIL	15,895.00 m <sup>2</sup>	109.00 pm <sup>2</sup>	1,732,555	
				6,639,517

**PROFESSIONAL FEES**

Architect		10.00%	6,718,597	
				6,718,597

**MARKETING & LETTING**

Marketing		1.00%	1,086,282	
				1,086,282

**DISPOSAL FEES**

Sales Agent Fee		1.50%	1,629,423	
Sales Legal Fee		0.25%	297,073	
				1,926,496

**FINANCE**

Debit Rate 7.000% Credit Rate 0.000% (Nominal)

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE****Scenario 1 Direct Let Lower 28% AH 40 wk****Site 54 SE1 0**

Total Finance Cost 6,552,830

**TOTAL COSTS 93,339,581****PROFIT 18,573,141****Performance Measures**

Profit on Cost% 19.90%

Profit on GDV% 15.63%

Profit on NDV% 16.60%

Development Yield% (on Rent) 5.24%

Equivalent Yield% (Nominal) 4.50%

Equivalent Yield% (True) 4.63%

IRR 24.46%

Rent Cover 3 yrs 10 mths

Profit Erosion (finance rate 7.000%) 2 yrs 7 mths

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE**

Scenario 1 Direct Let Lower 22% AH 40 wk  
Site 54 SE1 0

**Summary Appraisal for Merged Phases 1 2**

Currency in £

**REVENUE**

<b>Sales Valuation</b>	<b>Units</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Unit Price</b>	<b>Gross Sales</b>
Social Rented Floorspace	1	2,550.00	1,735.00	4,424,250	4,424,250
Shared Ownership Floorspace	<u>1</u>	<u>1,093.00</u>	3,286.00	3,591,598	<u>3,591,598</u>
<b>Totals</b>	<b>2</b>	<b>3,643.00</b>			<b>8,015,848</b>

**Rental Area Summary**

	<b>Units</b>	<b>Initial MRV/Unit</b>	<b>Net Rent at Sale</b>	<b>Initial MRV</b>
St Acc - Singles	368	9,353	3,441,721	3,441,721
Student Acc - Studios	158	11,702	1,848,838	1,848,838
<b>Totals</b>	<b>526</b>		<b>5,290,558</b>	<b>5,290,558</b>

**Investment Valuation**

<b>St Acc - Singles</b>					
Current Rent	3,441,721	YP @	4.5000%	22.2222	76,482,680
<b>Student Acc - Studios</b>					
Current Rent	1,848,838	YP @	4.5000%	22.2222	41,085,280
					<b>117,567,960</b>

**GROSS DEVELOPMENT VALUE**

				<b>125,583,808</b>
Purchaser's Costs	6.80%	(7,485,600)		(7,485,600)

**NET DEVELOPMENT VALUE****118,098,208****NET REALISATION****118,098,208**

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE**

Scenario 1 Direct Let Lower 22% AH 40 wk

Site 54 SE1 0

**OUTLAY****ACQUISITION COSTS**

Residualised Price			9,392,703	
Stamp Duty		5.00%	921,964	
Agent Fee		1.00%	184,393	
Legal Fee		0.80%	147,514	

10,646,573

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Rate m <sup>2</sup>	Cost	
Construction costs	17,219.00 m <sup>2</sup>	2,875.00 pm <sup>2</sup>	49,504,625	
Construction costs	<u>4,857.00 m<sup>2</sup></u>	<u>2,914.00 pm<sup>2</sup></u>	<u>14,153,298</u>	
<b>Totals</b>	<b>22,076.00 m<sup>2</sup></b>		<b>63,657,923</b>	<b>63,657,923</b>

Contingency		5.00%	3,196,750	
Demolition			277,080	
Residual S106	17,219.00 m <sup>2</sup>	30.00 pm <sup>2</sup>	516,570	
Mayoral CIL	17,219.00 m <sup>2</sup>	60.00 pm <sup>2</sup>	1,033,140	
Borough CIL	17,219.00 m <sup>2</sup>	109.00 pm <sup>2</sup>	1,876,871	

6,900,411

**PROFESSIONAL FEES**

Architect		10.00%	6,713,175	
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6,713,175

**MARKETING & LETTING**

Marketing		1.00%	1,175,680	
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1,175,680

**DISPOSAL FEES**

Sales Agent Fee		1.50%	1,763,519	
Sales Legal Fee		0.25%	313,960	

2,077,479

**FINANCE**

Debit Rate 7.000% Credit Rate 0.000% (Nominal)

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE****Scenario 1 Direct Let Lower 22% AH 40 wk****Site 54 SE1 0**

Total Finance Cost 7,305,999

**TOTAL COSTS 98,477,240****PROFIT 19,620,968****Performance Measures**

Profit on Cost% 19.92%

Profit on GDV% 15.62%

Profit on NDV% 16.61%

Development Yield% (on Rent) 5.37%

Equivalent Yield% (Nominal) 4.50%

Equivalent Yield% (True) 4.63%

IRR 23.49%

Rent Cover 3 yrs 9 mths

Profit Erosion (finance rate 7.000%) 2 yrs 7 mths

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE**

Scenario 2 Direct Let Lower 35% AH 51 wk  
Site 54 SE1 0

**Summary Appraisal for Merged Phases 1 2**

Currency in £

**REVENUE**

<b>Sales Valuation</b>	<b>Units</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Unit Price</b>	<b>Gross Sales</b>
Social Rented Floorspace	1	4,056.00	1,735.00	7,037,160	7,037,160
Shared Ownership Floorspace	<u>1</u>	<u>1,738.00</u>	3,286.00	5,711,068	<u>5,711,068</u>
<b>Totals</b>	<b>2</b>	<b>5,794.00</b>			<b>12,748,228</b>

**Rental Area Summary**

	<b>Units</b>	<b>Initial MRV/Unit</b>	<b>Net Rent at Sale</b>	<b>Initial MRV</b>
St Acc - Singles	307	10,417	3,197,942	3,197,942
Student Acc - Studios	131	13,033	1,707,330	1,707,330
<b>Totals</b>	<b>438</b>		<b>4,905,272</b>	<b>4,905,272</b>

**Investment Valuation**

<b>St Acc - Singles</b>					
Current Rent	3,197,942	YP @	4.5000%	22.2222	71,065,378
<b>Student Acc - Studios</b>					
Current Rent	1,707,330	YP @	4.5000%	22.2222	37,940,667
					<b>109,006,044</b>

**GROSS DEVELOPMENT VALUE**

				<b>121,754,272</b>
Purchaser's Costs		6.80%	(6,940,460)	(6,940,460)

**NET DEVELOPMENT VALUE****114,813,813****NET REALISATION****114,813,813**

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE**

Scenario 2 Direct Let Lower 35% AH 51 wk

Site 54 SE1 0

**OUTLAY****ACQUISITION COSTS**

Residualised Price			7,498,057	
Stamp Duty		5.00%	1,094,631	
Agent Fee		1.00%	218,926	
Legal Fee		0.80%	175,141	
				8,986,755

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Rate m <sup>2</sup>	Cost	
Construction costs	14,349.40 m <sup>2</sup>	2,875.00 pm <sup>2</sup>	41,254,525	
Construction costs	<u>7,726.60 m<sup>2</sup></u>	2,914.00 pm <sup>2</sup>	<u>22,515,312</u>	
<b>Totals</b>	<b>22,076.00 m<sup>2</sup></b>		<b>63,769,837</b>	<b>63,769,837</b>

Contingency		5.00%	3,202,346	
Demolition			277,080	
Residual S106	14,349.40 m <sup>2</sup>	30.00 pm <sup>2</sup>	430,482	
Mayoral CIL	14,349.40 m <sup>2</sup>	60.00 pm <sup>2</sup>	860,964	
Borough CIL	14,349.40 m <sup>2</sup>	109.00 pm <sup>2</sup>	1,564,085	
				6,334,956

**PROFESSIONAL FEES**

Architect		10.00%	6,724,926	
				6,724,926

**MARKETING & LETTING**

Marketing		1.00%	1,090,060	
				1,090,060

**DISPOSAL FEES**

Sales Agent Fee		1.50%	1,635,091	
Sales Legal Fee		0.25%	304,386	
				1,939,476

**FINANCE**

Debit Rate 7.000% Credit Rate 0.000% (Nominal)

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE****Scenario 2 Direct Let Lower 35% AH 51 wk****Site 54 SE1 0**

Total Finance Cost 6,930,105

**TOTAL COSTS 95,776,117****PROFIT 19,037,695****Performance Measures**

Profit on Cost% 19.88%

Profit on GDV% 15.64%

Profit on NDV% 16.58%

Development Yield% (on Rent) 5.12%

Equivalent Yield% (Nominal) 4.50%

Equivalent Yield% (True) 4.63%

IRR 23.89%

Rent Cover 3 yrs 11 mths

Profit Erosion (finance rate 7.000%) 2 yrs 7 mths

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE**

Scenario 2 Direct Let Lower 34% AH 51 wk  
Site 54 SE1 0

**Summary Appraisal for Merged Phases 1 2**

Currency in £

**REVENUE**

<b>Sales Valuation</b>	<b>Units</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Unit Price</b>	<b>Gross Sales</b>
Social Rented Floorspace	1	3,941.00	1,735.00	6,837,635	6,837,635
Shared Ownership Floorspace	<u>1</u>	<u>1,689.00</u>	3,286.00	5,550,054	<u>5,550,054</u>
<b>Totals</b>	<b>2</b>	<b>5,630.00</b>			<b>12,387,689</b>

**Rental Area Summary**

	<b>Units</b>	<b>Initial MRV/Unit</b>	<b>Net Rent at Sale</b>	<b>Initial MRV</b>
St Acc - Singles	311	10,417	3,239,609	3,239,609
Student Acc - Studios	133	13,033	1,733,396	1,733,396
<b>Totals</b>	<b>444</b>		<b>4,973,005</b>	<b>4,973,005</b>

**Investment Valuation**

<b>St Acc - Singles</b>					
Current Rent	3,239,609	YP @	4.5000%	22.2222	71,991,311
<b>Student Acc - Studios</b>					
Current Rent	1,733,396	YP @	4.5000%	22.2222	38,519,913
					<b>110,511,225</b>

**GROSS DEVELOPMENT VALUE**

				<b>122,898,914</b>
Purchaser's Costs		6.80%	(7,036,295)	(7,036,295)

**NET DEVELOPMENT VALUE****115,862,618****NET REALISATION****115,862,618**

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE**

Scenario 2 Direct Let Lower 34% AH 51 wk

Site 54 SE1 0

**OUTLAY****ACQUISITION COSTS**

Residualised Price			8,151,405	
Stamp Duty		5.00%	1,106,597	
Agent Fee		1.00%	221,319	
Legal Fee		0.80%	177,056	
				9,656,378

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Rate m <sup>2</sup>	Cost	
Construction costs	14,570.00 m <sup>2</sup>	2,875.00 pm <sup>2</sup>	41,888,750	
Construction costs	<u>7,506.00 m<sup>2</sup></u>	2,914.00 pm <sup>2</sup>	<u>21,872,484</u>	
<b>Totals</b>	<b>22,076.00 m<sup>2</sup></b>		<b>63,761,234</b>	<b>63,761,234</b>

Contingency		5.00%	3,201,916	
Demolition			277,080	
Residual S106	14,570.00 m <sup>2</sup>	30.00 pm <sup>2</sup>	437,100	
Mayoral CIL	14,570.00 m <sup>2</sup>	60.00 pm <sup>2</sup>	874,200	
Borough CIL	14,570.00 m <sup>2</sup>	109.00 pm <sup>2</sup>	1,588,130	
				6,378,426

**PROFESSIONAL FEES**

Architect		10.00%	6,724,023	
				6,724,023

**MARKETING & LETTING**

Marketing		1.00%	1,105,112	
				1,105,112

**DISPOSAL FEES**

Sales Agent Fee		1.50%	1,657,668	
Sales Legal Fee		0.25%	307,247	
				1,964,916

**FINANCE**

Debit Rate 7.000% Credit Rate 0.000% (Nominal)

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE****Scenario 2 Direct Let Lower 34% AH 51 wk****Site 54 SE1 0**

Total Finance Cost 7,057,990

**TOTAL COSTS 96,648,078****PROFIT 19,214,540****Performance Measures**

Profit on Cost% 19.88%

Profit on GDV% 15.63%

Profit on NDV% 16.58%

Development Yield% (on Rent) 5.15%

Equivalent Yield% (Nominal) 4.50%

Equivalent Yield% (True) 4.63%

IRR 23.72%

Rent Cover 3 yrs 10 mths

Profit Erosion (finance rate 7.000%) 2 yrs 7 mths

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE**

Scenario 2 Direct Let Lower 35% AH & 27% GLA AS 51 wk  
Site 54 SE1 0

**Summary Appraisal for Merged Phases 1 2**

Currency in £

**REVENUE**

<b>Sales Valuation</b>	<b>Units</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Unit Price</b>	<b>Gross Sales</b>
Social Rented Floorspace	1	4,056.00	1,735.00	7,037,160	7,037,160
Shared Ownership Floorspace	<u>1</u>	<u>1,738.00</u>	3,286.00	5,711,068	<u>5,711,068</u>
<b>Totals</b>	<b>2</b>	<b>5,794.00</b>			<b>12,748,228</b>

**Rental Area Summary**

	<b>Units</b>	<b>Initial MRV/Unit</b>	<b>Net Rent at Sale</b>	<b>Initial MRV</b>
St Acc - Singles	224	10,417	2,333,352	2,333,352
Student Acc - Studios	96	13,033	1,251,173	1,251,173
GLA Affordable Student	118	7,268	857,668	857,668
<b>Totals</b>	<b>438</b>		<b>4,442,193</b>	<b>4,442,193</b>

**Investment Valuation**

<b>St Acc - Singles</b>					
Current Rent	2,333,352	YP @	4.5000%	22.2222	51,852,263
<b>Student Acc - Studios</b>					
Current Rent	1,251,173	YP @	4.5000%	22.2222	27,803,847
<b>GLA Affordable Student</b>					
Current Rent	857,668	YP @	4.5000%	22.2222	19,059,294
					<b>98,715,404</b>

**GROSS DEVELOPMENT VALUE**

				<b>111,463,632</b>
Purchaser's Costs	6.80%	(6,285,250)		(6,285,250)

**NET DEVELOPMENT VALUE****105,178,382**

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE**

Scenario 2 Direct Let Lower 35% AH & 27% GLA AS 51 wk  
Site 54 SE1 0

**NET REALISATION** **105,178,382**

**OUTLAY****ACQUISITION COSTS**

Residualised Price			2,161,756	
Stamp Duty		5.00%	827,816	
Agent Fee		1.00%	165,563	
Legal Fee		0.80%	132,451	
				3,287,585

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Rate m <sup>2</sup>	Cost	
Construction costs	14,349.40 m <sup>2</sup>	2,875.00 pm <sup>2</sup>	41,254,525	
Construction costs	<u>7,726.60 m<sup>2</sup></u>	<u>2,914.00 pm<sup>2</sup></u>	<u>22,515,312</u>	
<b>Totals</b>	<b>22,076.00 m<sup>2</sup></b>		<b>63,769,837</b>	<b>63,769,837</b>

Contingency		5.00%	3,202,346	
Demolition			277,080	
Residual S106	14,349.40 m <sup>2</sup>	30.00 pm <sup>2</sup>	430,482	
Mayoral CIL			860,964	
Borough CIL			1,141,782	
				5,912,654

**PROFESSIONAL FEES**

Architect		10.00%	6,724,926	6,724,926
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**MARKETING & LETTING**

Marketing		1.00%	796,561	796,561
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**DISPOSAL FEES**

Sales Agent Fee		1.50%	1,194,842	
Sales Legal Fee		0.25%	231,011	

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE****Scenario 2 Direct Let Lower 35% AH & 27% GLA AS 51 wk  
Site 54 SE1 0**

	1,425,852
<b>FINANCE</b>	
Debit Rate 7.000% Credit Rate 0.000% (Nominal)	
Total Finance Cost	5,829,201
<b>TOTAL COSTS</b>	<b>87,746,617</b>
<b>PROFIT</b>	<b>17,431,765</b>

**Performance Measures**

Profit on Cost%	19.87%
Profit on GDV%	15.64%
Profit on NDV%	16.57%
Development Yield% (on Rent)	5.06%
Equivalent Yield% (Nominal)	4.50%
Equivalent Yield% (True)	4.63%

IRR 25.52%

Rent Cover 3 yrs 11 mths

Profit Erosion (finance rate 7.000%) 2 yrs 7 mths

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE**

Scenario 2 Direct Let Lower 35% AH & 10% GLA AS 51 wk  
Site 54 SE1 0

**Summary Appraisal for Merged Phases 1 2**

Currency in £

**REVENUE**

<b>Sales Valuation</b>	<b>Units</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Unit Price</b>	<b>Gross Sales</b>
Social Rented Floorspace	1	4,056.00	1,735.00	7,037,160	7,037,160
Shared Ownership Floorspace	<u>1</u>	<u>1,738.00</u>	3,286.00	5,711,068	<u>5,711,068</u>
<b>Totals</b>	<b>2</b>	<b>5,794.00</b>			<b>12,748,228</b>

**Rental Area Summary**

	<b>Units</b>	<b>Initial MRV/Unit</b>	<b>Net Rent at Sale</b>	<b>Initial MRV</b>
St Acc - Singles	276	10,417	2,875,023	2,875,023
Student Acc - Studios	118	13,033	1,537,900	1,537,900
GLA Affordable Student	44	7,268	319,809	319,809
<b>Totals</b>	<b>438</b>		<b>4,732,732</b>	<b>4,732,732</b>

**Investment Valuation**

<b>St Acc - Singles</b>					
Current Rent	2,875,023	YP @	4.5000%	22.2222	63,889,395
<b>Student Acc - Studios</b>					
Current Rent	1,537,900	YP @	4.5000%	22.2222	34,175,562
<b>GLA Affordable Student</b>					
Current Rent	319,809	YP @	4.5000%	22.2222	7,106,856
					<b>105,171,813</b>

**GROSS DEVELOPMENT VALUE**

				<b>117,920,041</b>
Purchaser's Costs	6.80%	(6,696,333)		(6,696,333)

**NET DEVELOPMENT VALUE****111,223,708**

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE**

Scenario 2 Direct Let Lower 35% AH & 10% GLA AS 51 wk  
Site 54 SE1 0

**NET REALISATION** **111,223,708**

**OUTLAY****ACQUISITION COSTS**

Residualised Price			5,509,055	
Stamp Duty		5.00%	995,181	
Agent Fee		1.00%	199,036	
Legal Fee		0.80%	159,229	
				6,862,502

**CONSTRUCTION COSTS**

<b>Construction</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Cost</b>	
Construction costs	14,349.40 m <sup>2</sup>	2,875.00 pm <sup>2</sup>	41,254,525	
Construction costs	<u>7,726.60 m<sup>2</sup></u>	<u>2,914.00 pm<sup>2</sup></u>	<u>22,515,312</u>	
<b>Totals</b>	<b>22,076.00 m<sup>2</sup></b>		<b>63,769,837</b>	<b>63,769,837</b>

Contingency		5.00%	3,202,346	
Demolition			277,080	
Residual S106	14,349.40 m <sup>2</sup>	30.00 pm <sup>2</sup>	430,482	
Mayoral CIL			860,964	
Borough CIL			1,407,676	
				6,178,548

**PROFESSIONAL FEES**

Architect		10.00%	6,724,926	
				6,724,926

**MARKETING & LETTING**

Marketing		1.00%	980,650	
				980,650

**DISPOSAL FEES**

Sales Agent Fee		1.50%	1,470,974	
Sales Legal Fee		0.25%	277,033	

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE****Scenario 2 Direct Let Lower 35% AH & 10% GLA AS 51 wk  
Site 54 SE1 0**

	1,748,007
<b>FINANCE</b>	
Debit Rate 7.000% Credit Rate 0.000% (Nominal)	
Total Finance Cost	6,519,907
<b>TOTAL COSTS</b>	<b>92,784,377</b>
<b>PROFIT</b>	<b>18,439,332</b>

**Performance Measures**

Profit on Cost%	19.87%
Profit on GDV%	15.64%
Profit on NDV%	16.58%
Development Yield% (on Rent)	5.10%
Equivalent Yield% (Nominal)	4.50%
Equivalent Yield% (True)	4.63%

IRR 24.42%

Rent Cover 3 yrs 11 mths

Profit Erosion (finance rate 7.000%) 2 yrs 7 mths

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE**

**Scenario 3 Direct Let Higher Rent 35% AH 40wk  
Site 54 SE1 0**

**Summary Appraisal for Merged Phases 1 2**

**Currency in £**

**REVENUE**

<b>Sales Valuation</b>	<b>Units</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Unit Price</b>	<b>Gross Sales</b>
Social Rented Floorspace	1	4,056.00	1,735.00	7,037,160	7,037,160
Shared Ownership Floorspace	<u>1</u>	<u>1,738.00</u>	3,286.00	5,711,068	<u>5,711,068</u>
<b>Totals</b>	<b>2</b>	<b>5,794.00</b>			<b>12,748,228</b>

**Rental Area Summary**

	<b>Units</b>	<b>Initial MRV/Unit</b>	<b>Net Rent at Sale</b>	<b>Initial MRV</b>
St Acc - Singles	307	11,528	3,538,943	3,538,943
Student Acc - Studios	131	14,573	1,908,998	1,908,998
<b>Totals</b>	<b>438</b>		<b>5,447,941</b>	<b>5,447,941</b>

**Investment Valuation**

<b>St Acc - Singles</b>					
Current Rent	3,538,943	YP @	4.5000%	22.2222	78,643,178
<b>Student Acc - Studios</b>					
Current Rent	1,908,998	YP @	4.5000%	22.2222	42,422,178
					<b>121,065,356</b>

**GROSS DEVELOPMENT VALUE**

				<b>133,813,584</b>
Purchaser's Costs		6.80%	(7,708,281)	(7,708,281)

**NET DEVELOPMENT VALUE**

**126,105,302**

**NET REALISATION**

**126,105,302**

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE**

Scenario 3 Direct Let Higher Rent 35% AH 40wk

Site 54 SE1 0

**OUTLAY****ACQUISITION COSTS**

Residualised Price			14,685,431	
Stamp Duty		5.00%	1,454,000	
Agent Fee		1.00%	290,800	
Legal Fee		0.80%	232,640	

16,662,871

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Rate m <sup>2</sup>	Cost	
Construction costs	14,349.40 m <sup>2</sup>	2,875.00 pm <sup>2</sup>	41,254,525	
Construction costs	<u>7,726.60 m<sup>2</sup></u>	2,914.00 pm <sup>2</sup>	<u>22,515,312</u>	
<b>Totals</b>	<b>22,076.00 m<sup>2</sup></b>		<b>63,769,837</b>	<b>63,769,837</b>

Contingency		5.00%	3,202,346	
Demolition			277,080	
Residual S106	14,349.40 m <sup>2</sup>	30.00 pm <sup>2</sup>	430,482	
Mayoral CIL	14,349.40 m <sup>2</sup>	60.00 pm <sup>2</sup>	860,964	
Borough CIL	14,349.40 m <sup>2</sup>	109.00 pm <sup>2</sup>	1,564,085	

6,334,956

**PROFESSIONAL FEES**

Architect		10.00%	6,724,926	
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6,724,926

**MARKETING & LETTING**

Marketing		1.00%	1,210,654	
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1,210,654

**DISPOSAL FEES**

Sales Agent Fee		1.50%	1,815,980	
Sales Legal Fee		0.25%	334,534	

2,150,514

**FINANCE**

Debit Rate 7.000% Credit Rate 0.000% (Nominal)

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE****Scenario 3 Direct Let Higher Rent 35% AH 40wk****Site 54 SE1 0**

Total Finance Cost 8,331,959

**TOTAL COSTS 105,185,718****PROFIT 20,919,584****Performance Measures**

Profit on Cost% 19.89%

Profit on GDV% 15.63%

Profit on NDV% 16.59%

Development Yield% (on Rent) 5.18%

Equivalent Yield% (Nominal) 4.50%

Equivalent Yield% (True) 4.63%

IRR 22.36%

Rent Cover 3 yrs 10 mths

Profit Erosion (finance rate 7.000%) 2 yrs 7 mths

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE**

Scenario 4 Nomination 35% AH 40wk  
Site 54 SE1 0

Summary Appraisal for Merged Phases 1 2

Currency in £

**REVENUE**

<b>Sales Valuation</b>	<b>Units</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Unit Price</b>	<b>Gross Sales</b>
Social Rented Floorspace	1	4,056.00	1,735.00	7,037,160	7,037,160
Shared Ownership Floorspace	<u>1</u>	<u>1,738.00</u>	3,286.00	5,711,068	<u>5,711,068</u>
<b>Totals</b>	<b>2</b>	<b>5,794.00</b>			<b>12,748,228</b>

**Rental Area Summary**

	<b>Units</b>	<b>Initial MRV/Unit</b>	<b>Net Rent at Sale</b>	<b>Initial MRV</b>
St Acc - Singles	307	7,704	2,365,128	2,365,128
Student Acc - Studios	131	7,704	1,009,224	1,009,224
<b>Totals</b>	<b>438</b>		<b>3,374,352</b>	<b>3,374,352</b>

**Investment Valuation**

<b>St Acc - Singles</b>					
Current Rent	2,365,128	YP @	4.5000%	22.2222	52,558,400
<b>Student Acc - Studios</b>					
Current Rent	1,009,224	YP @	4.5000%	22.2222	22,427,200
					<b>74,985,600</b>

**GROSS DEVELOPMENT VALUE**

				<b>87,733,828</b>
Purchaser's Costs		6.80%	(4,774,364)	(4,774,364)

**NET DEVELOPMENT VALUE**

**82,959,464**

**NET REALISATION**

**82,959,464**

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE**

Scenario 4 Nomination 35% AH 40wk

Site 54 SE1 0

**OUTLAY****ACQUISITION COSTS**

Residualised Price			(11,363,556)	
Stamp Duty		5.00%	151,550	
Agent Fee		1.00%	30,310	
Legal Fee		0.80%	24,248	
				(11,157,448)

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Rate m <sup>2</sup>	Cost	
Construction costs	14,349.40 m <sup>2</sup>	2,875.00 pm <sup>2</sup>	41,254,525	
Construction costs	<u>7,726.60 m<sup>2</sup></u>	2,914.00 pm <sup>2</sup>	<u>22,515,312</u>	
<b>Totals</b>	<b>22,076.00 m<sup>2</sup></b>		<b>63,769,837</b>	<b>63,769,837</b>

Contingency		5.00%	3,202,346	
Demolition			277,080	
Residual S106	14,349.40 m <sup>2</sup>	30.00 pm <sup>2</sup>	430,482	
Mayoral CIL	14,349.40 m <sup>2</sup>	60.00 pm <sup>2</sup>	860,964	
				4,770,872

**PROFESSIONAL FEES**

Architect		10.00%	6,724,926	
				6,724,926

**MARKETING & LETTING**

Marketing		1.00%	749,856	
				749,856

**DISPOSAL FEES**

Sales Agent Fee		1.50%	1,124,784	
Sales Legal Fee		0.25%	219,335	
				1,344,119

**FINANCE**

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Total Finance Cost				3,669,139

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE****Scenario 4 Nomination 35% AH 40wk  
Site 54 SE1 0****TOTAL COSTS** 69,871,301**PROFIT** 13,088,163**Performance Measures**

Profit on Cost%	18.73%
Profit on GDV%	14.92%
Profit on NDV%	15.78%
Development Yield% (on Rent)	4.83%
Equivalent Yield% (Nominal)	4.50%
Equivalent Yield% (True)	4.63%
IRR	38.49%
Rent Cover	3 yrs 11 mths
Profit Erosion (finance rate 7.000%)	2 yrs 6 mths

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE**

Scenario 4 Nomination 5% AH 40wk  
Site 54 SE1 0

Summary Appraisal for Merged Phases 1 2

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Rate m <sup>2</sup>	Unit Price	Gross Sales
Social Rented Floorspace	1	579.00	1,735.00	1,004,565	1,004,565
Shared Ownership Floorspace	<u>1</u>	<u>248.00</u>	3,286.00	814,928	<u>814,928</u>
<b>Totals</b>	<b>2</b>	<b>827.00</b>			<b>1,819,493</b>

**Rental Area Summary**

	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
St Acc - Singles	448	7,704	3,451,392	3,451,392
Student Acc - Studios	192	7,704	1,479,168	1,479,168
<b>Totals</b>	<b>640</b>		<b>4,930,560</b>	<b>4,930,560</b>

**Investment Valuation**

<b>St Acc - Singles</b>					
Current Rent	3,451,392	YP @	4.5000%	22.2222	76,697,600
<b>Student Acc - Studios</b>					
Current Rent	1,479,168	YP @	4.5000%	22.2222	32,870,400
					<b>109,568,000</b>

**GROSS DEVELOPMENT VALUE**

				<b>111,387,493</b>
Purchaser's Costs		6.80%	(6,976,240)	(6,976,240)

**NET DEVELOPMENT VALUE****104,411,253****NET REALISATION****104,411,253**

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE**

Scenario 4 Nomination 5% AH 40wk

Site 54 SE1 0

**OUTLAY****ACQUISITION COSTS**

Residualised Price			2,489,872	
Stamp Duty		5.00%	227,420	
Agent Fee		1.00%	45,484	
Legal Fee		0.80%	36,387	
				2,799,163

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Rate m <sup>2</sup>	Cost	
Construction costs	20,972.00 m <sup>2</sup>	2,875.00 pm <sup>2</sup>	60,294,500	
Construction costs	<u>1,104.00 m<sup>2</sup></u>	2,914.00 pm <sup>2</sup>	<u>3,217,056</u>	
<b>Totals</b>	<b>22,076.00 m<sup>2</sup></b>		<b>63,511,556</b>	<b>63,511,556</b>

Contingency		5.00%	3,189,432	
Demolition			277,080	
Residual S106	20,972.00 m <sup>2</sup>	30.00 pm <sup>2</sup>	629,160	
Mayoral CIL	20,972.00 m <sup>2</sup>	60.00 pm <sup>2</sup>	1,258,320	
				5,353,992

**PROFESSIONAL FEES**

Architect		10.00%	6,697,807	
				6,697,807

**MARKETING & LETTING**

Marketing		1.00%	1,095,680	
				1,095,680

**DISPOSAL FEES**

Sales Agent Fee		1.50%	1,643,520	
Sales Legal Fee		0.25%	278,469	
				1,921,989

**FINANCE**

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Total Finance Cost				5,642,754

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE****Scenario 4 Nomination 5% AH 40wk  
Site 54 SE1 0****TOTAL COSTS** 87,022,941**PROFIT** 17,388,313**Performance Measures**

Profit on Cost%	19.98%
Profit on GDV%	15.61%
Profit on NDV%	16.65%
Development Yield% (on Rent)	5.67%
Equivalent Yield% (Nominal)	4.50%
Equivalent Yield% (True)	4.63%
IRR	26.10%
Rent Cover	3 yrs 6 mths
Profit Erosion (finance rate 7.000%)	2 yrs 8 mths

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE**

Scenario 4 Nomination 0% AH 40wk  
Site 54 SE1 0

Summary Appraisal for Merged Phases 1 2

Currency in £

**REVENUE****Rental Area Summary**

	<b>Units</b>	<b>Initial MRV/Unit</b>	<b>Net Rent at Sale</b>	<b>Initial MRV</b>
St Acc - Singles	472	7,704	3,636,288	3,636,288
Student Acc - Studios	202	7,704	1,556,208	1,556,208
<b>Totals</b>	<b>674</b>		<b>5,192,496</b>	<b>5,192,496</b>

**Investment Valuation****St Acc - Singles**

Current Rent	3,636,288	YP @	4.5000%	22.2222	80,806,400
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**Student Acc - Studios**

Current Rent	1,556,208	YP @	4.5000%	22.2222	34,582,400
					<b>115,388,800</b>

**GROSS DEVELOPMENT VALUE****115,388,800**

Purchaser's Costs

6.80% (7,346,852)

(7,346,852)

**NET DEVELOPMENT VALUE****108,041,948****NET REALISATION****108,041,948****OUTLAY****ACQUISITION COSTS**

Residualised Price

4,834,636

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE****Scenario 4 Nomination 0% AH 40wk****Site 54 SE1 0**

Stamp Duty	5.00%	241,732	
Agent Fee	1.00%	48,346	
Legal Fee	0.80%	38,677	
			5,163,391

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Rate m <sup>2</sup>	Cost	
Construction costs	22,076.00 m <sup>2</sup>	2,875.00 pm <sup>2</sup>	63,468,500	<b>63,468,500</b>
Contingency		5.00%	3,187,279	
Demolition			277,080	
Residual S106	22,076.00 m <sup>2</sup>	30.00 pm <sup>2</sup>	662,280	
Mayoral CIL	22,076.00 m <sup>2</sup>	60.00 pm <sup>2</sup>	1,324,560	
				5,451,199

**PROFESSIONAL FEES**

Architect	10.00%	6,693,286	
			6,693,286

**MARKETING & LETTING**

Marketing	1.00%	1,153,888	
			1,153,888

**DISPOSAL FEES**

Sales Agent Fee	1.50%	1,730,832	
Sales Legal Fee	0.25%	288,472	
			2,019,304

**FINANCE**

Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Land		942,966	
Construction		5,142,428	
Total Finance Cost			6,085,395

**TOTAL COSTS****90,034,963****PROFIT**

**Scenario 4 Nomination 0% AH 40wk**  
**Site 54 SE1 0**

**18,006,985**

**Performance Measures**

Profit on Cost%	20.00%
Profit on GDV%	15.61%
Profit on NDV%	16.67%
Development Yield% (on Rent)	5.77%
Equivalent Yield% (Nominal)	4.50%
Equivalent Yield% (True)	4.63%
IRR	25.26%
Rent Cover	3 yrs 6 mths
Profit Erosion (finance rate 7.000%)	2 yrs 8 mths

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE**

Scenario 5 GLA Affordable Student Rents 35% AH 38wk  
 Site 54 SE1 0

Summary Appraisal for Merged Phases 1 2

Currency in £

**REVENUE**

<b>Sales Valuation</b>	<b>Units</b>	<b>m<sup>2</sup></b>	<b>Rate m<sup>2</sup></b>	<b>Unit Price</b>	<b>Gross Sales</b>
Social Rented Floorspace	1	4,056.00	1,735.00	7,037,160	7,037,160
Shared Ownership Floorspace	<u>1</u>	<u>1,738.00</u>	3,286.00	5,711,068	<u>5,711,068</u>
<b>Totals</b>	<b>2</b>	<b>5,794.00</b>			<b>12,748,228</b>

**Rental Area Summary**

	<b>Units</b>	<b>Initial MRV/Unit</b>	<b>Net Rent at Sale</b>	<b>Initial MRV</b>
St Acc - Singles	307	7,300	2,241,069	2,241,069
Student Acc - Studios	131	7,300	956,287	956,287
<b>Totals</b>	<b>438</b>		<b>3,197,356</b>	<b>3,197,356</b>

**Investment Valuation**

<b>St Acc - Singles</b>					
Current Rent	2,241,069	YP @	4.5000%	22.2222	49,801,533
<b>Student Acc - Studios</b>					
Current Rent	956,287	YP @	4.5000%	22.2222	21,250,822
					<b>71,052,356</b>

**GROSS DEVELOPMENT VALUE**

				<b>83,800,584</b>
Purchaser's Costs		6.80%	(4,523,933)	(4,523,933)

**NET DEVELOPMENT VALUE**

**79,276,651**

**NET REALISATION**

**79,276,651**

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE**

Scenario 5 GLA Affordable Student Rents 35% AH 38wk

Site 54 SE1 0

**OUTLAY****ACQUISITION COSTS**

Residualised Price			(13,707,774)	
Stamp Duty		5.00%	34,340	
Agent Fee		1.00%	6,868	
Legal Fee		0.80%	5,494	
				(13,661,073)

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Rate m <sup>2</sup>	Cost	
Construction costs	14,349.40 m <sup>2</sup>	2,875.00 pm <sup>2</sup>	41,254,525	
Construction costs	<u>7,726.60 m<sup>2</sup></u>	2,914.00 pm <sup>2</sup>	<u>22,515,312</u>	
<b>Totals</b>	<b>22,076.00 m<sup>2</sup></b>		<b>63,769,837</b>	<b>63,769,837</b>

Contingency		5.00%	3,202,346	
Demolition			277,080	
Residual S106	14,349.40 m <sup>2</sup>	30.00 pm <sup>2</sup>	430,482	
Mayoral CIL	14,349.40 m <sup>2</sup>	60.00 pm <sup>2</sup>	860,964	
				4,770,872

**PROFESSIONAL FEES**

Architect		10.00%	6,724,926	
				6,724,926

**MARKETING & LETTING**

Marketing		1.00%	710,524	
				710,524

**DISPOSAL FEES**

Sales Agent Fee		1.50%	1,065,785	
Sales Legal Fee		0.25%	209,501	
				1,275,287

**FINANCE**

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Total Finance Cost				3,401,858

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE****Scenario 5 GLA Affordable Student Rents 35% AH 38wk  
Site 54 SE1 0****TOTAL COSTS** 66,992,232**PROFIT** 12,284,419**Performance Measures**

Profit on Cost%	18.34%
Profit on GDV%	14.66%
Profit on NDV%	15.50%
Development Yield% (on Rent)	4.77%
Equivalent Yield% (Nominal)	4.50%
Equivalent Yield% (True)	4.63%
IRR	46.38%
Rent Cover	3 yrs 10 mths
Profit Erosion (finance rate 7.000%)	2 yrs 5 mths

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE**

Scenario 5 GLA Affordable Rent 0% AH 38wk  
Site 54 SE1 0

Summary Appraisal for Merged Phases 1 2

Currency in £

**REVENUE****Rental Area Summary**

	<b>Units</b>	<b>Initial MRV/Unit</b>	<b>Net Rent at Sale</b>	<b>Initial MRV</b>
St Acc - Singles	472	7,300	3,445,553	3,445,553
Student Acc - Studios	202	7,300	1,474,580	1,474,580
<b>Totals</b>	<b>674</b>		<b>4,920,133</b>	<b>4,920,133</b>

**Investment Valuation****St Acc - Singles**

Current Rent	3,445,553	YP @	4.5000%	22.2222	76,567,838
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**Student Acc - Studios**

Current Rent	1,474,580	YP @	4.5000%	22.2222	32,768,443
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**109,336,281**

**GROSS DEVELOPMENT VALUE**

**109,336,281**

Purchaser's Costs

6.80% (6,961,486)

(6,961,486)

**NET DEVELOPMENT VALUE**

**102,374,795**

**NET REALISATION**

**102,374,795**

**OUTLAY****ACQUISITION COSTS**

Residualised Price

1,227,327

**APPRAISAL SUMMARY****BNP PARIBAS REAL ESTATE****Scenario 5 GLA Affordable Rent 0% AH 38wk****Site 54 SE1 0**

Stamp Duty		5.00%	61,366	
Agent Fee		1.00%	12,273	
Legal Fee		0.80%	9,819	
				1,310,786

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Rate m <sup>2</sup>	Cost	
Construction costs	22,076.00 m <sup>2</sup>	2,875.00 pm <sup>2</sup>	63,468,500	<b>63,468,500</b>
Contingency		5.00%	3,187,279	
Demolition			277,080	
Residual S106	22,076.00 m <sup>2</sup>	30.00 pm <sup>2</sup>	662,280	
Mayoral CIL	22,076.00 m <sup>2</sup>	60.00 pm <sup>2</sup>	1,324,560	
				5,451,199

**PROFESSIONAL FEES**

Architect		10.00%	6,693,286	
				6,693,286

**MARKETING & LETTING**

Marketing		1.00%	1,093,363	
				1,093,363

**DISPOSAL FEES**

Sales Agent Fee		1.50%	1,640,044	
Sales Legal Fee		0.25%	273,341	
				1,913,385

**FINANCE**

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Land			239,383	
Construction			5,142,428	
Total Finance Cost				5,381,811

**TOTAL COSTS****85,312,329****PROFIT**

**Scenario 5 GLA Affordable Rent 0% AH 38wk  
Site 54 SE1 0**

**17,062,466**

**Performance Measures**

Profit on Cost%	20.00%
Profit on GDV%	15.61%
Profit on NDV%	16.67%
Development Yield% (on Rent)	5.77%
Equivalent Yield% (Nominal)	4.50%
Equivalent Yield% (True)	4.63%
IRR	26.71%
Rent Cover	3 yrs 6 mths
Profit Erosion (finance rate 7.000%)	2 yrs 8 mths

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## Appendix 7 – Appraisal results of mixed use schemes

LB SOUTHWARK HOUSING POLICY UPDATE VIABILITY STUDY

Mixed use		CL Zone	1
		Value Area	High
Site Area MU 1-4	0.154 Ha	Sales value inflation	0%
Site Area MU 5-6	0.74 Ha	Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£59,429,657	£62,748,353	£66,549,330	£70,428,712	£79,291,720	£88,686,129	£158,126,740	£169,192,477
10%	71%	£52,073,337	£54,964,278	£58,269,598	£61,646,650	£72,168,053	£83,345,551	£138,565,732	£148,410,238
15%	71%	£46,390,686	£51,064,586	£54,121,233	£57,245,219	£67,806,219	£79,715,262	£128,765,727	£138,019,116
20%	71%	£40,707,195	£47,164,834	£50,972,870	£54,932,790	£65,444,385	£78,004,673	£119,005,724	£127,627,995
25%	71%	£35,023,704	£43,265,112	£46,824,505	£50,442,359	£59,482,562	£72,834,684	£109,225,719	£117,236,875
30%	71%	£29,341,053	£39,365,390	£41,676,141	£44,040,928	£53,920,718	£68,664,395	£99,445,715	£106,845,754
35%	71%	£23,658,962	£35,465,668	£37,527,329	£39,839,490	£48,404,064	£64,404,064	£89,665,710	£96,454,833
40%	71%	£17,976,911	£31,565,946	£33,379,413	£35,238,068	£47,797,500	£63,323,817	£79,880,542	£86,063,513
45%	71%	£12,294,860	£27,666,224	£29,231,049	£30,836,638	£46,228,343	£62,152,860	£78,008,102	£83,647,449
50%	71%	£6,612,809	£23,766,502	£25,082,685	£26,435,207	£44,658,073	£60,932,834	£76,235,661	£81,230,835
10%	75%	£16,058,624	£17,158,187	£18,437,755	£19,725,171	£26,109,622	£33,144,624	£41,986,017	£43,244,686
10%	75%	£52,065,130	£54,955,589	£58,260,355	£61,636,843	£72,148,952	£83,325,093	£138,544,014	£148,387,949
15%	75%	£46,379,956	£51,051,522	£54,107,370	£57,230,509	£67,807,588	£80,144,575	£128,753,149	£137,985,684
20%	75%	£40,697,465	£47,147,455	£50,952,385	£54,932,176	£65,444,385	£79,004,673	£119,005,724	£127,627,995
25%	75%	£35,014,974	£43,243,388	£46,817,398	£50,442,843	£59,482,562	£72,834,684	£109,225,719	£117,236,875
30%	75%	£29,332,483	£39,332,321	£41,648,413	£44,041,509	£53,863,416	£68,634,021	£99,380,550	£106,778,891
35%	75%	£23,650,259	£35,435,254	£37,495,427	£39,805,175	£48,292,031	£64,422,503	£89,589,696	£96,376,626
40%	75%	£17,968,108	£31,535,198	£33,342,442	£35,219,841	£47,720,647	£63,341,965	£79,920,549	£86,073,362
45%	75%	£12,286,057	£27,635,141	£29,189,456	£30,792,508	£46,141,153	£62,059,473	£78,959,110	£85,545,864
50%	75%	£6,604,006	£23,735,054	£25,036,471	£26,396,174	£44,552,195	£60,829,072	£76,125,671	£81,007,962
10%	80%	£52,059,586	£54,992,628	£58,299,175	£61,633,031	£72,223,175	£83,411,016	£138,535,232	£148,481,558
15%	80%	£46,379,959	£51,062,266	£54,165,599	£57,292,292	£67,807,592	£80,144,575	£128,753,149	£137,985,684
20%	80%	£40,697,471	£47,220,447	£50,032,024	£52,906,551	£62,166,628	£75,132,904	£119,144,724	£127,770,638
25%	80%	£35,014,984	£43,334,628	£46,898,448	£50,520,812	£59,635,356	£73,008,348	£109,399,470	£117,415,177
30%	80%	£29,332,497	£39,448,810	£41,764,373	£44,135,073	£53,105,083	£65,864,715	£99,654,217	£107,355,719
35%	80%	£23,650,310	£35,562,991	£37,831,297	£39,749,332	£48,572,810	£64,723,235	£89,908,963	£96,740,258
40%	80%	£17,968,122	£31,677,172	£33,497,720	£35,363,593	£44,041,537	£57,555,679	£78,162,118	£85,345,798
45%	80%	£12,286,079	£27,791,354	£29,384,145	£30,877,853	£39,577,351	£50,488,123	£70,374,875	£76,875,521
50%	80%	£6,604,039	£23,905,534	£25,230,569	£26,582,114	£35,930,082	£47,284,874	£60,587,631	£66,527,027

Residual Land values compared to benchmark land values

										£90,000,000
Benchmark Z1 - High										
% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office	
0%	71%	£45,569,657	£48,888,353	£52,689,330	£56,588,712	£67,691,720	£82,086,129	£150,625,740	£162,592,477	
10%	71%	£38,213,337	£41,104,278	£44,409,598	£47,786,650	£55,568,583	£65,745,551	£111,965,732	£121,810,238	
15%	71%	£32,530,286	£37,204,586	£40,261,233	£43,705,219	£49,005,219	£58,185,219	£98,185,219	£107,419,116	
20%	71%	£26,847,195	£33,304,834	£36,363,790	£39,893,790	£45,404,385	£54,584,385	£89,584,385	£98,768,995	
25%	71%	£21,164,125	£29,405,112	£31,964,505	£34,582,359	£39,892,562	£48,034,684	£74,625,719	£83,810,238	
30%	71%	£15,481,053	£25,505,390	£27,816,141	£29,727,749	£34,104,064	£42,244,064	£64,404,064	£73,645,715	
35%	71%	£9,797,962	£21,605,668	£23,087,777	£24,758,884	£28,779,490	£36,934,385	£54,584,385	£63,887,949	
40%	71%	£4,114,911	£17,705,946	£19,119,413	£20,378,068	£24,197,550	£32,723,817	£49,880,542	£59,130,835	
45%	71%	£1,431,861	£13,806,224	£15,371,048	£16,876,638	£20,471,657	£28,444,624	£42,986,017	£52,144,686	
50%	71%	£3,749,719	£10,905,502	£12,422,085	£13,907,166	£16,900,622	£22,937,166	£36,384,335	£45,189,165	
100%	71%	£29,818,634	£31,018,187	£32,297,775	£33,585,171	£40,270,622	£48,104,624	£70,588,017	£83,484,686	
10%	75%	£39,205,130	£41,095,589	£44,400,355	£47,776,843	£55,548,952	£65,725,920	£111,944,014	£121,787,949	
15%	75%	£33,522,079	£37,191,522	£40,437,370	£43,977,508	£49,544,551	£59,721,520	£99,721,520	£109,908,477	
20%	75%	£27,839,028	£33,287,455	£36,094,385	£39,904,174	£45,340,184	£55,518,184	£85,962,286	£96,140,238	
25%	75%	£22,156,008	£29,385,388	£31,941,398	£34,557,843	£39,834,800	£48,014,530	£72,421,422	£83,611,155	
30%	75%	£16,473,433	£25,479,321	£27,788,413	£30,151,509	£34,263,416	£42,433,416	£64,404,064	£75,594,064	
35%	75%	£10,790,362	£21,579,254	£23,652,427	£25,893,427	£29,692,031	£37,864,385	£56,034,385	£67,225,719	
40%	75%	£5,107,291	£17,678,188	£19,482,442	£21,338,841	£24,120,647	£32,944,385	£49,880,542	£60,073,362	
45%	75%	£1,424,241	£13,777,121	£15,329,456	£16,932,508	£20,484,622	£28,527,622	£43,389,110	£54,584,385	
50%	75%	£3,749,736	£10,876,404	£12,417,171	£13,912,171	£17,423,171	£23,444,624	£36,384,335	£45,189,165	
10%	80%	£38,239,508	£41,132,085	£44,436,175	£47,818,013	£55,628,175	£65,811,016	£112,052,232	£121,887,558	
15%	80%	£32,556,457	£37,246,586	£40,305,599	£43,842,592	£49,007,592	£58,185,592	£98,185,592	£107,419,116	
20%	80%	£26,873,366	£33,350,447	£36,372,024	£39,912,024	£45,423,628	£54,604,628	£89,604,628	£98,793,638	
25%	80%	£21,190,275	£29,449,628	£32,474,628	£35,509,628	£40,036,628	£49,218,628	£74,725,628	£83,910,638	
30%	80%	£15,507,184	£25,558,810	£27,904,873	£30,307,873	£34,263,416	£42,433,416	£64,404,064	£75,594,064	
35%	80%	£9,824,113	£21,662,991	£23,771,297	£25,889,332	£30,197,810	£38,367,810	£56,433,416	£67,624,638	
40%	80%	£4,141,062	£17,771,172	£19,637,120	£21,503,120	£25,414,622	£33,584,624	£50,654,064	£61,845,064	
45%	80%	£1,459,011	£13,881,354	£15,504,145	£17,117,853	£20,692,649	£28,864,622	£43,774,875	£54,965,875	
50%	80%	£3,769,079	£10,985,534	£12,570,569	£14,132,114	£17,693,918	£23,866,126	£36,037,362	£45,232,973	

Residual Land values compared to benchmark land values

										£72,325,000
Benchmark Z1 - Medium										
% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office	
0%	71%	£18,251,537	£21,310,393	£24,111,259	£26,290,052	£35,711,230	£43,935,825	£79,005,240	£115,871,917	
10%	71%	£14,936,287	£18,826,228	£21,131,548	£22,508,600	£28,647,583	£35,825,051	£65,045,232	£94,880,736	
15%	71%	£11,252,216	£15,926,936	£18,483,183	£19,707,169	£25,085,719	£31,854,762	£55,285,227	£84,498,616	
20%	71%	£8,568,145	£13,027,646	£15,293,924	£16,324,233	£21,105,745	£27,584,723	£48,485,224	£74,107,466	
25%	71%	£5,884,074	£10,128,356	£12,486,455	£13,309,309	£17,262,052	£24,314,184	£42,705,219	£65,716,375	
30%	71%	£3,200,003	£7,229,066	£9,538,091	£10,300,878	£13,400,218	£18,143,985	£32,925,219	£55,325,244	
35%	71%	£1,516,932	£5,327,618	£7,289,727	£8,501,449	£11,238,384	£15,073,606	£28,145,212	£42,834,133	
40%	71%	£18,839,866	£20,427,896	£22,411,363	£24,100,015	£31,270,833	£38,313,917	£64,404,064	£83,484,686	
45%	71%	£15,153,791	£16,528,174	£18,092,999	£19,698,588	£25,707,843	£32,632,360	£56,537,602	£72,660,335	
50%	71%	£11,470,720	£12,828,452	£13,944,635	£15,297,157	£19,593,573	£25,412,334	£41,715,611	£55,199,335	
100%	71%	£29,818,634	£31,018,187	£32,297,775	£33,585,171	£40,270,622	£48,104,624	£70,588,017	£83,484,686	
10%	75%	£40,927,080	£43,817,539	£47,122,305	£50,498,773	£68,628,452	£86,804,593	£165,023,514	£194,867,449	
15%	75%	£37,246,586	£39,913,472	£42,969,320	£46,092,459	£60,057,088	£74,624,015	£121,887,558	£148,481,558	
20%	75%	£33,565,535	£36,009,405	£39,216,335	£41,686,126	£51,485,684	£63,444,558	£101,441,786	£127,062,920	
25%	75%	£29,884,484	£32,105,338	£34,663,348	£37,278,793	£45,218,793	£55,963,638	£89,604,628	£115,871,917	
30%	75%	£26,199,433	£28,201,271	£30,510,363	£32,873,459	£40,082,521	£49,218,628	£74,725,628	£98,793,638	

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£55,175,561	£58,494,257	£62,295,234	£66,174,616	£118,849,960	£128,244,369	£137,683,980	£148,750,717
10%	71%	£47,816,241	£50,710,162	£54,016,502	£57,322,558	£101,726,293	£109,890,791	£116,123,972	£127,069,476
15%	71%	£44,136,170	£46,810,490	£49,967,131	£53,291,123	£95,184,459	£100,733,626	£106,343,967	£117,577,366
20%	71%	£40,453,099	£42,910,738	£45,718,774	£48,589,694	£84,602,625	£91,563,213	£96,683,964	£107,186,235
25%	71%	£36,770,029	£39,011,016	£41,570,409	£44,188,263	£76,040,792	£82,329,924	£86,783,959	£96,795,115
30%	71%	£33,086,957	£35,111,294	£37,422,045	£39,786,832	£67,476,958	£73,222,635	£76,033,955	£86,403,399
35%	71%	£29,403,886	£31,211,572	£33,273,681	£35,385,403	£58,911,124	£64,052,346	£66,223,952	£76,012,873
40%	71%	£25,720,815	£27,311,850	£29,125,317	£30,983,972	£50,355,290	£54,882,057	£56,438,782	£65,621,753
45%	71%	£22,037,745	£23,412,128	£24,976,953	£26,582,542	£41,786,383	£45,711,100	£46,816,242	£55,205,689
50%	71%	£18,354,674	£19,512,402	£20,925,386	£22,181,111	£33,175,315	£36,481,974	£37,793,901	£44,769,075
100%	71%	£20,312,730	£21,412,283	£22,691,871	£23,979,267	£36,551,392	£39,683,384	£42,427,777	£46,686,448
10%	75%	£47,811,034	£50,701,493	£54,006,259	£57,322,747	£101,707,192	£109,883,333	£116,102,254	£127,046,189
15%	75%	£44,129,860	£46,787,426	£49,853,274	£52,976,413	£95,135,895	£100,702,915	£106,211,389	£117,543,994
20%	75%	£40,436,685	£42,893,359	£45,700,289	£48,570,080	£84,564,424	£91,522,298	£96,620,526	£107,141,690
25%	75%	£36,749,512	£38,989,692	£41,547,303	£44,163,747	£76,993,040	£82,341,779	£86,729,655	£96,739,395
30%	75%	£33,062,337	£35,085,225	£37,394,317	£39,757,413	£67,421,656	£73,161,261	£76,038,799	£86,337,131
35%	75%	£29,375,163	£31,181,198	£33,241,331	£35,351,079	£58,850,271	£63,880,743	£66,147,936	£76,394,866
40%	75%	£25,687,988	£27,277,082	£29,088,346	£30,944,745	£50,276,887	£54,800,225	£56,350,789	£65,532,602
45%	75%	£22,000,815	£23,373,025	£24,935,360	£26,538,412	£41,699,393	£45,617,713	£46,917,350	£55,104,104
50%	75%	£18,313,640	£19,468,859	£20,732,375	£22,122,076	£33,081,435	£36,387,312	£37,683,911	£44,665,203
10%	80%	£47,845,502	£50,737,989	£54,045,079	£57,423,935	£101,787,415	£109,969,256	£116,193,472	£127,039,798
15%	80%	£44,175,563	£46,822,170	£49,911,503	£53,038,196	£93,256,142	£100,831,701	£106,448,218	£117,684,337
20%	80%	£40,505,622	£42,966,251	£45,777,928	£48,652,455	£84,724,868	£91,694,144	£96,702,964	£107,328,878
25%	80%	£36,830,692	£39,080,532	£41,644,324	£44,244,716	£76,193,986	£82,565,588	£86,957,417	£97,265,417
30%	80%	£33,156,742	£35,194,714	£37,510,777	£39,880,977	£67,662,323	£73,419,032	£76,212,457	£86,617,958
35%	80%	£29,480,803	£31,308,895	£33,377,201	£35,495,236	£59,131,050	£64,281,475	£66,467,203	£76,269,498
40%	80%	£25,805,863	£27,423,076	£29,243,624	£31,109,497	£50,589,777	£55,143,939	£56,720,588	£66,370,038
45%	80%	£22,125,923	£23,537,258	£25,110,049	£26,723,757	£42,065,591	£46,008,363	£46,933,115	£55,530,761
50%	80%	£18,445,983	£19,851,438	£20,976,473	£22,335,018	£33,488,322	£36,823,114	£37,145,811	£45,130,267

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£36,770,029	£39,011,016	£41,570,409	£44,188,263	£76,040,792	£82,329,924	£86,783,959	£96,795,115
10%	71%	£49,406,291	£52,390,232	£55,605,552	£58,982,604	£106,386,778	£117,544,291	£125,764,472	£135,608,976
15%	71%	£45,720,220	£48,400,510	£51,457,187	£54,581,173	£100,804,959	£108,374,002	£115,984,467	£125,217,856
20%	71%	£42,043,149	£44,590,789	£47,398,224	£50,179,744	£92,243,125	£99,203,713	£106,204,464	£114,925,735
25%	71%	£38,360,079	£40,601,066	£43,180,459	£45,775,313	£83,681,292	£90,033,424	£96,424,459	£104,435,615
30%	71%	£34,677,007	£36,701,344	£39,012,095	£41,376,882	£75,119,458	£80,863,135	£86,644,455	£94,044,944
35%	71%	£30,993,936	£32,891,622	£34,963,731	£36,975,453	£66,557,624	£71,692,846	£76,964,452	£83,653,373
40%	71%	£27,310,865	£29,001,900	£30,715,367	£32,574,022	£58,000,777	£62,522,657	£67,079,263	£73,265,253
45%	71%	£23,627,794	£25,002,178	£26,587,003	£28,172,592	£49,427,083	£53,351,600	£57,296,842	£62,846,189
50%	71%	£19,944,724	£21,102,458	£22,418,639	£23,771,161	£40,818,813	£44,131,574	£47,434,401	£52,409,575
100%	71%	£18,972,864	£19,822,253	£20,701,921	£22,069,217	£34,910,956	£37,842,984	£40,781,271	£46,049,949
10%	75%	£46,713,910	£49,387,476	£51,443,324	£54,566,463	£100,776,308	£108,343,315	£115,951,889	£125,184,424
15%	75%	£43,026,735	£45,483,409	£47,290,339	£50,180,130	£92,204,924	£99,162,798	£106,161,026	£114,782,160
20%	75%	£39,343,664	£41,593,292	£43,517,750	£45,747,940	£83,681,292	£90,033,424	£96,424,459	£104,435,615
25%	75%	£35,658,593	£37,675,275	£39,984,307	£42,347,463	£75,062,156	£80,801,761	£86,579,290	£93,977,831
30%	75%	£31,973,522	£33,771,208	£35,831,381	£37,841,129	£66,490,771	£71,621,843	£76,788,436	£83,575,366
35%	75%	£28,288,451	£29,867,142	£31,678,396	£33,534,795	£57,919,387	£62,440,725	£66,981,288	£73,173,102
40%	75%	£24,603,380	£26,003,675	£27,925,410	£29,129,462	£49,336,893	£53,258,213	£57,167,866	£62,744,034
45%	75%	£20,918,309	£22,109,008	£23,372,425	£24,722,128	£40,721,935	£44,027,812	£47,324,411	£52,296,702
50%	75%	£17,233,238	£18,142,220	£19,035,129	£20,010,985	£32,098,642	£34,827,915	£37,533,972	£41,680,298
10%	80%	£46,713,910	£49,387,476	£51,443,324	£54,566,463	£100,776,308	£108,343,315	£115,951,889	£125,184,424
15%	80%	£43,026,735	£45,483,409	£47,290,339	£50,180,130	£92,204,924	£99,162,798	£106,161,026	£114,782,160
20%	80%	£39,343,664	£41,593,292	£43,517,750	£45,747,940	£83,681,292	£90,033,424	£96,424,459	£104,435,615
25%	80%	£35,658,593	£37,675,275	£39,984,307	£42,347,463	£75,062,156	£80,801,761	£86,579,290	£93,977,831
30%	80%	£31,973,522	£33,771,208	£35,831,381	£37,841,129	£66,490,771	£71,621,843	£76,788,436	£83,575,366
35%	80%	£28,288,451	£29,867,142	£31,678,396	£33,534,795	£57,919,387	£62,440,725	£66,981,288	£73,173,102
40%	80%	£24,603,380	£26,003,675	£27,925,410	£29,129,462	£49,336,893	£53,258,213	£57,167,866	£62,744,034
45%	80%	£20,918,309	£22,109,008	£23,372,425	£24,722,128	£40,721,935	£44,027,812	£47,324,411	£52,296,702
50%	80%	£17,233,238	£18,142,220	£19,035,129	£20,010,985	£32,098,642	£34,827,915	£37,533,972	£41,680,298
10%	85%	£47,845,502	£50,737,989	£54,045,079	£57,423,935	£101,787,415	£109,969,256	£116,193,472	£127,039,798
15%	85%	£44,175,563	£46,822,170	£49,911,503	£53,038,196	£93,256,142	£100,831,701	£106,448,218	£117,684,337
20%	85%	£40,505,622	£42,966,251	£45,777,928	£48,652,455	£84,724,868	£91,694,144	£96,702,964	£107,328,878
25%	85%	£36,830,692	£39,080,532	£41,644,324	£44,244,716	£76,193,986	£82,565,588	£86,957,417	£97,265,417
30%	85%	£33,156,742	£35,194,714	£37,510,777	£39,880,977	£67,662,323	£73,419,032	£76,212,457	£86,617,958
35%	85%	£29,480,803	£31,308,895	£33,377,201	£35,495,236	£59,131,050	£64,281,475	£66,467,203	£76,269,498
40%	85%	£25,805,863	£27,423,076	£29,243,624	£31,109,497	£50,589,777	£55,143,939	£56,720,588	£66,370,038
45%	85%	£22,125,923	£23,537,258	£25,110,049	£26,723,757	£42,065,591	£46,008,363	£46,933,115	£55,530,761
50%	85%	£18,445,983	£19,851,438	£20,976,473	£22,335,018	£33,488,322	£36,823,114	£37,145,811	£45,130,267

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£58,384,921	£61,703,617	£65,904,594	£69,383,976	£134,271,580	£143,685,969	£153,105,580	£164,172,317
10%	71%	£51,028,601	£53,919,542	£57,224,862	£60,601,914	£117,147,893	£125,325,991	£133,545,572	£143,390,076
15%	71%	£47,345,530	£50,019,820	£53,076,497	£56,200,480	£108,586,959	£116,185,102	£123,769,567	£132,999,956
20%	71%	£43,662,459	£46,120,098	£48,928,134	£51,799,054	£100,024,225	£106,984,813	£113,985,564	£122,807,835
25%	71%	£39,979,389	£42,220,376	£44,779,769	£47,397,623	£91,462,392	£97,814,524	£104,205,559	£112,216,715
30%	71%	£36,296,317	£38,320,654	£40,631,405	£42,996,192	£82,900,558	£88,644,235	£94,425,555	£101,825,594
35%	71%	£32,613,246	£34,403,932	£36,483,941	£38,594,763	£74,335,794	£79,473,846	£84,645,555	£91,434,473
40%	71%	£28,930,175	£30,521,210	£32,334,677	£34,193,332	£65,776,890	£70,303,657	£74,860,382	£81,043,353
45%	71%	£25,247,105	£26,621,488	£28,186,313	£29,791,902	£57,208,193	£61,132,700	£65,037,842	£70,627,289
50%	71%	£21,564,034	£22						

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

E27,943,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	E55,126,435	E58,445,131	E62,246,108	E66,125,490	E118,813,900	E128,008,309	E137,447,920	E148,514,687
10%	71%	E47,770,115	E50,661,056	E53,366,376	E57,243,428	E101,490,233	E109,667,731	E117,887,912	E127,732,416
15%	71%	E44,087,044	E46,761,534	E49,815,011	E53,941,997	E95,926,369	E103,497,421	E110,107,307	E117,341,296
20%	71%	E40,403,973	E42,861,812	E45,669,648	E48,540,568	E84,366,565	E91,327,153	E98,327,904	E106,950,175
25%	71%	E36,720,903	E38,961,890	E41,521,283	E44,139,137	E75,804,732	E82,156,864	E88,547,899	E96,559,055
30%	71%	E33,037,831	E35,062,188	E37,372,918	E39,727,706	E67,242,886	E72,986,576	E78,767,925	E86,167,937
35%	71%	E29,354,760	E31,162,446	E33,224,555	E35,326,277	E58,681,084	E63,818,286	E68,987,802	E75,776,813
40%	71%	E25,671,689	E27,262,724	E29,076,191	E30,834,846	E50,119,230	E54,645,997	E59,202,722	E65,385,693
45%	71%	E21,988,619	E23,353,002	E24,927,827	E26,533,416	E41,550,523	E45,475,040	E49,280,292	E54,969,629
50%	71%	E18,305,548	E19,463,990	E20,776,463	E22,332,985	E33,040,263	E36,255,914	E39,657,941	E44,533,015
100%	71%	E20,361,856	E21,461,409	E22,740,997	E24,228,303	E36,787,442	E39,819,444	E42,663,437	E46,922,506
10%	75%	E47,761,908	E50,652,367	E53,357,133	E57,233,621	E101,471,132	E109,647,273	E117,866,194	E127,710,129
15%	75%	E44,074,734	E46,748,300	E49,804,148	E53,927,287	E95,898,748	E103,469,758	E110,079,323	E117,307,864
20%	75%	E40,387,559	E42,844,233	E45,651,163	E48,520,954	E84,328,364	E91,286,236	E98,244,466	E106,905,600
25%	75%	E36,700,386	E38,940,166	E41,498,176	E44,114,621	E75,756,980	E82,105,719	E88,493,602	E96,503,335
30%	75%	E33,013,211	E35,036,099	E37,245,191	E39,700,287	E67,185,596	E72,925,201	E78,702,739	E86,102,071
35%	75%	E29,326,037	E31,132,032	E33,102,205	E35,301,953	E58,614,211	E63,744,693	E68,911,876	E75,898,906
40%	75%	E25,638,862	E27,227,866	E29,030,220	E30,895,619	E50,042,827	E54,584,165	E59,114,729	E65,296,542
45%	75%	E21,951,689	E23,323,899	E24,886,234	E26,489,286	E41,463,333	E45,381,653	E49,281,290	E54,868,044
50%	75%	E18,268,514	E19,419,632	E20,733,249	E22,322,852	E32,845,375	E36,151,252	E39,447,851	E44,092,142
10%	80%	E47,759,756	E50,658,993	E53,359,931	E57,234,800	E101,551,355	E109,733,196	E117,957,412	E127,803,738
15%	80%	E44,126,437	E46,803,044	E49,862,377	E52,989,070	E93,020,082	E100,595,641	E108,212,158	E117,448,277
20%	80%	E40,456,406	E42,917,225	E45,728,802	E48,603,329	E84,488,808	E91,458,084	E98,466,904	E107,092,818
25%	80%	E36,780,356	E38,951,408	E41,505,226	E44,121,590	E75,352,320	E81,721,655	E88,121,655	E96,341,757
30%	80%	E33,116,316	E35,145,589	E37,461,651	E39,831,851	E67,426,263	E73,192,972	E78,976,397	E86,881,998
35%	80%	E29,446,677	E31,299,769	E33,328,075	E35,446,110	E58,894,990	E64,045,415	E69,231,143	E76,026,438
40%	80%	E25,776,737	E27,373,950	E29,194,498	E31,060,371	E50,383,717	E54,907,859	E59,484,298	E65,670,978
45%	80%	E22,106,787	E23,488,132	E25,004,633	E26,674,631	E41,829,635	E45,770,363	E49,697,056	E55,296,701
50%	80%	E18,436,857	E19,602,312	E20,927,347	E22,388,892	E33,252,262	E36,587,054	E39,909,611	E44,884,207

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

E13,474,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	E49,998,341	E52,899,282	E56,194,802	E59,571,854	E112,197,293	E120,374,791	E128,594,972	E138,439,476
10%	71%	E46,315,270	E48,989,560	E52,046,237	E55,170,223	E103,635,459	E111,204,502	E118,814,967	E128,048,366
15%	71%	E42,632,199	E45,089,838	E47,897,874	E50,769,794	E95,073,625	E102,034,213	E109,034,964	E117,657,235
20%	71%	E38,949,119	E41,190,116	E43,749,506	E46,367,362	E86,511,792	E92,863,604	E99,254,896	E107,266,115
25%	71%	E35,266,057	E37,290,384	E39,601,145	E41,965,932	E77,949,988	E83,693,635	E89,474,955	E96,874,994
30%	71%	E31,582,996	E33,390,672	E35,452,781	E37,564,503	E69,388,124	E74,523,246	E79,094,952	E86,483,973
35%	71%	E27,900,915	E29,490,950	E31,304,417	E33,187,072	E60,825,290	E65,353,957	E69,909,785	E76,092,753
40%	71%	E24,218,844	E25,591,228	E27,196,053	E28,761,842	E52,257,583	E56,182,100	E60,087,342	E65,676,899
45%	71%	E20,536,773	E21,691,506	E23,007,689	E24,360,211	E43,649,313	E46,962,074	E50,264,901	E55,240,075
100%	71%	E20,536,773	E21,691,506	E23,007,689	E24,360,211	E43,649,313	E46,962,074	E50,264,901	E55,240,075
10%	75%	E46,302,960	E48,076,526	E50,532,374	E53,155,513	E103,608,808	E111,173,815	E118,782,389	E128,014,924
15%	75%	E42,618,785	E45,072,450	E47,879,389	E50,749,180	E95,035,424	E101,993,298	E108,991,526	E117,612,660
20%	75%	E38,935,610	E41,168,802	E43,728,417	E46,346,273	E86,464,812	E92,816,719	E99,207,962	E107,219,396
25%	75%	E35,251,437	E37,254,352	E39,573,417	E41,936,513	E77,892,656	E83,636,304	E89,407,616	E96,807,655
30%	75%	E31,567,376	E33,360,258	E35,420,431	E37,530,179	E69,321,271	E74,451,743	E79,018,936	E86,405,866
35%	75%	E27,883,295	E29,456,192	E31,267,446	E33,123,845	E60,749,887	E65,271,225	E69,821,789	E76,003,602
40%	75%	E24,199,215	E25,592,125	E27,114,460	E28,717,512	E52,170,993	E56,088,713	E59,989,350	E65,276,104
45%	75%	E20,515,144	E21,648,058	E22,961,475	E24,311,178	E43,552,435	E46,858,312	E50,154,911	E55,127,202
50%	75%	E16,831,073	E17,711,089	E18,824,179	E19,969,035	E34,928,415	E37,244,472	E39,549,798	E42,855,798
10%	80%	E46,304,963	E48,031,270	E50,520,603	E53,127,296	E103,727,142	E111,302,701	E118,918,218	E128,153,337
15%	80%	E42,621,892	E45,145,621	E47,957,626	E50,839,156	E95,073,625	E102,034,213	E109,034,964	E117,657,235
20%	80%	E38,938,811	E41,259,632	E43,823,452	E46,445,816	E86,644,596	E93,027,588	E99,428,710	E107,444,417
25%	80%	E35,254,842	E37,373,814	E39,689,677	E42,000,077	E78,133,323	E83,890,032	E89,683,457	E97,088,958
30%	80%	E31,570,771	E33,487,905	E35,556,301	E37,674,336	E69,602,050	E74,762,475	E79,938,203	E86,733,496
35%	80%	E27,886,690	E29,602,176	E31,422,724	E33,288,597	E61,070,777	E65,614,919	E70,191,358	E76,378,038
40%	80%	E24,201,619	E25,716,358	E27,389,149	E29,082,957	E52,536,591	E56,477,363	E60,404,116	E66,001,761
45%	80%	E20,511,548	E21,830,638	E23,156,573	E24,517,118	E43,959,922	E47,294,114	E50,616,871	E56,801,267

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

E6,784,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	E58,384,921	E61,703,617	E65,904,594	E69,383,976	E134,271,580	E143,665,969	E153,105,580	E164,172,317
10%	71%	E51,028,601	E53,919,542	E57,224,862	E60,601,914	E117,147,893	E125,325,991	E133,545,572	E143,390,076
15%	71%	E47,345,530	E50,019,820	E53,076,497	E56,200,480	E108,586,959	E116,185,102	E123,765,567	E132,990,956
20%	71%	E43,662,459	E46,120,098	E48,928,134	E51,799,054	E100,024,225	E108,984,813	E113,985,564	E122,807,835
25%	71%	E39,979,389	E42,220,376	E44,779,769	E47,397,623	E91,462,392	E97,814,524	E104,205,559	E112,216,715
30%	71%	E36,296,317	E38,320,654	E40,631,405	E42,996,192	E82,900,558	E88,644,235	E94,425,555	E101,825,594
35%	71%	E32,613,246	E34,403,932	E36,493,041	E38,594,763	E74,335,294	E79,473,846	E84,645,552	E91,434,473
40%	71%	E28,930,175	E30,521,210	E32,334,677	E34,393,332	E65,776,890	E70,303,657	E74,860,382	E81,043,353
45%	71%	E25,247,105	E26,621,488	E28,186,313	E29,791,902	E57,208,193	E61,132,700	E65,037,942	E70,627,289
50%	71%	E21,564,034	E22,717,789	E24,037,949	E25,399,471	E48,593,913	E51,912,674	E55,216,501	E60,199,675
100%	71%	E21,564,034	E22,717,789	E24,037,949	E25,399,471	E48,593,913	E51,912,674	E55,216,501	E60,199,675
10%	75%	E51,020,304	E53,910,653	E57,215,619	E60,592,107	E117,128,792	E125,304,933	E133,523,854	E143,367,789
15%	75%	E47,337,229	E50,009,786	E53,062,634	E56,185,773	E108,587,408	E116,124,415	E123,732,869	E132,965,524
20%	75%	E43,654,045	E46,102,710	E48,909,849	E51,779,440	E99,986,024	E108,943,999	E113,942,126	E122,563,200
25%	75%	E39,958,872	E42,198,652	E44,756,662	E47,373,107	E91,414,640	E97,763,379	E104,151,262	E112,160,995
30%	75%	E36,271,802	E38,294,585	E40,603,677	E42,966,773	E82,843,256	E88,582,861	E94,360,399	E101,758,731
35%	75%	E32,588,731	E34,300,518	E36,450,501	E38,560,439	E74,271,871	E79,402,343	E84,569,536	E91,356,485
40%	75%	E28,907,660	E30,486,452	E32,307,706	E34,154,105	E65,700,467	E70,221,825	E74,772,389	E80,800,202
45%	75%	E25,224,590	E26,582,385	E28,144,720	E29,747,772	E57,120,993	E61,039,313	E64,938,950	E70,625,704
50%	75%	E21,541,520	E22,678,318	E23,991,735	E25,341,438	E48,503,035	E51,808,912	E55,105,511	E60,077,802
10%	80%	E51,054,862	E53,947,369	E57,254,436	E60,633,295	E117,230,015	E125,390,856	E133,615,072	E143,461,368
15%	80%	E47,371,787	E50,044,042	E53,097,288	E56,181,816	E108,468,468	E116,115,744	E123,750,478	E132,985,478
20%	80%	E43,688,716	E46,136,361	E48,943,399	E51,798,076	E99,815,196	E108,778,188	E114,774,310	E122,385,017
25%	80%	E39,999,645	E42,240,632	E44,799,023	E47,416,877	E89,685,623	E96,037,379	E102,428,406	E110,439,558
30%	80%	E36,316,574	E38,340,911	E40,651,662	E42,977				

LB SOUTHWARK  
HOUSING POLICY UPDATE VIABILITY STUDY

Mixed use		CL Zone	1
		Value Area	Med
Site Area MU 1-4	0.154 Ha	Sales value inflation	0%
Site Area MU 5-6	0.74 Ha	Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£30,100,756	£31,699,192	£33,523,970	£35,391,489	£71,206,695	£75,576,475	£80,129,268	£86,694,883
10%	71%	£26,660,655	£26,997,910	£26,522,659	£30,085,074	£60,659,276	£64,472,285	£68,296,477	£74,088,326
15%	71%	£23,440,605	£24,641,369	£26,022,003	£27,431,866	£55,475,966	£58,920,190	£62,360,083	£67,785,047
20%	71%	£21,240,556	£22,296,628	£23,521,347	£24,778,659	£50,251,857	£53,388,958	£56,463,687	£61,481,768
25%	71%	£18,993,177	£19,942,244	£21,018,477	£22,125,451	£45,108,148	£47,816,000	£50,545,854	£55,178,489
30%	71%	£16,758,276	£17,575,879	£18,501,094	£19,454,959	£39,924,438	£42,263,905	£44,589,944	£48,862,832
35%	71%	£14,523,377	£15,209,913	£15,983,710	£16,784,003	£34,708,415	£36,684,838	£38,534,035	£42,517,092
40%	71%	£12,288,476	£12,843,148	£13,466,325	£14,113,047	£29,481,202	£31,086,150	£32,878,125	£36,171,352
45%	71%	£10,053,575	£10,476,783	£10,948,941	£11,442,090	£24,253,992	£25,487,463	£26,690,679	£29,824,477
50%	71%	£7,818,431	£8,104,737	£8,428,406	£8,770,655	£19,026,763	£19,888,777	£20,676,690	£23,416,534
100%	71%	£16,148,186	£17,490,888	£18,538,378	£19,829,790	£38,913,391	£39,359,974	£42,216,973	£43,481,694
10%	75%	£26,652,058	£26,988,806	£26,512,975	£30,074,799	£60,638,976	£64,502,542	£68,273,430	£74,064,675
15%	75%	£23,427,708	£24,633,613	£26,007,478	£27,416,455	£55,445,119	£58,887,576	£62,345,511	£67,749,569
20%	75%	£21,237,359	£22,278,420	£23,547,032	£24,758,109	£50,251,120	£53,382,410	£56,417,592	£61,434,465
25%	75%	£18,971,372	£19,919,156	£21,099,920	£22,099,765	£45,057,397	£47,761,644	£50,487,393	£55,119,361
30%	75%	£16,732,110	£17,548,173	£18,471,624	£19,423,693	£39,863,538	£42,198,678	£44,519,790	£48,790,839
35%	75%	£14,482,849	£15,177,190	£15,949,628	£16,747,525	£34,636,250	£36,607,492	£38,552,188	£42,433,101
40%	75%	£12,257,867	£12,860,208	£13,467,036	£14,071,357	£29,389,675	£31,007,756	£32,584,986	£36,075,361
45%	75%	£10,014,326	£10,435,225	£10,904,737	£11,395,190	£24,161,149	£25,388,021	£26,583,277	£29,714,722
50%	75%	£7,766,107	£8,057,805	£8,378,487	£8,717,690	£18,923,623	£19,778,286	£20,557,824	£23,294,585
10%	80%	£23,688,170	£27,027,043	£28,553,847	£30,112,952	£60,724,235	£64,813,860	£68,700,230	£74,164,010
15%	80%	£23,481,878	£24,690,969	£26,068,485	£27,481,184	£55,573,006	£59,024,553	£62,490,711	£67,898,574
20%	80%	£21,275,585	£22,354,894	£23,583,323	£24,844,415	£50,421,776	£53,507,247	£56,611,192	£61,633,137
25%	80%	£19,062,954	£20,016,125	£21,097,062	£22,207,647	£45,270,547	£47,989,940	£50,731,672	£55,367,701
30%	80%	£17,842,014	£17,644,536	£18,566,395	£19,555,014	£40,119,317	£42,472,533	£44,814,438	£49,093,207
35%	80%	£14,621,064	£15,312,947	£16,000,734	£16,900,734	£34,939,490	£36,932,335	£38,895,944	£42,785,863
40%	80%	£12,400,118	£12,961,958	£13,592,062	£14,246,453	£29,745,291	£31,369,005	£32,977,450	£36,478,518
45%	80%	£10,179,174	£10,899,910	£11,690,395	£12,592,173	£24,551,093	£25,805,976	£27,032,927	£30,171,174
50%	80%	£7,952,268	£8,254,916	£8,588,147	£8,937,893	£19,356,893	£20,242,347	£21,056,944	£23,806,773

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£16,240,756	£17,839,192	£19,693,970	£21,531,489	£4,426,895	£8,976,475	£13,529,268	£20,094,883
10%	71%	£1,800,655	£1,137,910	£1,466,859	£1,825,074	£5,940,724	£2,127,715	£1,699,477	£7,486,245
15%	71%	£3,580,605	£3,192,160	£3,192,003	£3,192,868	£7,579,810	£4,219,917	£4,219,917	£7,731,961
20%	71%	£7,360,556	£8,436,628	£9,661,347	£10,818,659	£10,308,143	£13,231,905	£15,118,232	£19,232,508
25%	71%	£5,135,177	£6,082,244	£7,158,477	£8,265,451	£21,491,852	£18,794,000	£16,954,148	£11,421,511
30%	71%	£2,896,276	£3,715,879	£4,641,094	£5,549,959	£24,635,994	£23,388,056	£24,388,056	£24,731,961
35%	71%	£683,377	£1,349,513	£2,123,710	£2,924,003	£31,891,587	£29,915,164	£27,965,965	£24,082,008
40%	71%	£-1,571,524	£-1,016,852	£-303,675	£23,047	£37,118,798	£35,513,850	£33,821,875	£30,428,648
45%	71%	£-3,806,425	£-3,385,217	£-2,911,659	£-2,417,910	£-42,348,008	£-41,112,531	£-38,899,321	£-36,775,523
50%	71%	£-6,046,903	£-5,265,033	£-4,069,244	£-3,089,244	£-47,524,417	£-46,112,623	£-43,623,623	£-40,185,466
100%	71%	£-3,006,185	£-3,110,888	£-3,396,378	£-3,689,790	£-10,912,931	£-10,599,874	£-10,188,913	£-11,018,694
10%	75%	£11,792,058	£13,128,906	£14,652,975	£16,274,799	£5,961,024	£12,149,458	£17,813,430	£27,464,675
15%	75%	£3,987,193	£2,713,613	£3,147,478	£3,556,458	£17,112,244	£4,254,495	£4,254,495	£7,486,245
20%	75%	£7,343,359	£8,418,420	£9,641,979	£10,898,109	£16,348,743	£13,275,960	£10,162,408	£5,165,535
25%	75%	£5,111,372	£6,089,156	£7,133,920	£8,239,765	£21,542,603	£18,838,336	£16,112,607	£11,480,639
30%	75%	£2,872,110	£3,688,173	£4,611,624	£5,563,693	£24,346,462	£23,222,210	£21,899,161	£17,899,161
35%	75%	£632,949	£1,317,190	£2,089,326	£2,911,357	£31,983,962	£29,962,248	£27,965,965	£24,082,008
40%	75%	£-1,606,413	£-1,053,792	£-432,968	£-311,357	£37,201,325	£35,802,243	£34,015,414	£30,524,639
45%	75%	£-3,845,674	£-3,424,775	£-2,955,263	£-2,464,810	£-42,438,851	£-41,211,979	£-38,616,273	£-36,895,278
50%	75%	£-6,086,690	£-5,205,805	£-4,069,244	£-3,089,244	£-47,524,417	£-46,112,623	£-43,623,623	£-40,185,466
10%	80%	£11,828,170	£13,167,043	£14,693,647	£16,257,952	£5,876,765	£12,058,140	£17,770,230	£27,564,010
15%	80%	£9,621,878	£10,830,969	£12,328,485	£13,821,184	£11,026,994	£17,575,447	£24,109,289	£37,298,574
20%	80%	£7,415,585	£8,494,894	£9,723,523	£10,984,415	£16,178,228	£13,062,753	£9,988,808	£4,966,863
25%	80%	£5,201,614	£6,164,925	£7,397,962	£8,679,845	£21,329,645	£18,610,991	£15,492,408	£11,231,961
30%	80%	£2,982,009	£3,804,536	£4,735,395	£5,695,014	£26,480,683	£24,127,367	£21,785,562	£17,506,793
35%	80%	£761,064	£1,452,947	£2,233,728	£3,040,734	£31,680,510	£29,867,665	£27,704,056	£23,814,137
40%	80%	£-1,450,882	£-909,842	£-407,038	£-306,453	£36,854,700	£35,000,956	£32,822,550	£28,132,862
45%	80%	£-3,680,826	£-3,260,230	£-2,769,605	£-2,267,827	£-42,048,907	£-40,794,325	£-38,567,073	£-36,428,826
50%	80%	£-5,907,732	£-5,025,084	£-3,711,853	£-2,722,107	£-47,243,107	£-45,937,853	£-43,543,066	£-40,793,227

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£18,952,705	£20,811,152	£22,885,120	£24,923,349	£17,505,105	£32,055,975	£35,008,759	£38,174,383
10%	71%	£14,522,605	£15,869,860	£17,384,606	£18,947,024	£7,138,776	£14,061,758	£14,775,877	£20,567,826
15%	71%	£12,302,555	£13,599,219	£14,883,953	£16,203,816	£1,955,095	£5,399,690	£5,899,889	£14,264,547
20%	71%	£10,088,578	£11,169,579	£12,348,297	£13,440,603	£-2,232,643	£-1,522,405	£-1,522,405	£7,361,617
25%	71%	£7,852,127	£8,804,194	£9,880,427	£10,987,401	£-8,412,352	£-5,704,500	£-2,974,646	£-1,957,989
30%	71%	£5,620,226	£6,437,829	£7,363,944	£8,316,900	£-13,098,062	£-11,256,595	£-8,300,556	£-4,657,668
35%	71%	£3,385,327	£4,071,463	£4,845,960	£5,645,953	£-18,812,087	£-16,855,984	£-14,896,485	£-11,003,408
40%	71%	£1,150,428	£1,703,098	£2,258,775	£2,814,901	£-24,039,298	£-22,434,399	£-20,424,375	£-17,348,165
45%	71%	£-1,088,475	£-661,267	£-189,109	£304,040	£-29,286,584	£-28,033,037	£-26,829,821	£-23,696,023
50%	71%	£-3,327,619	£-2,033,313	£-92,709,644	£-2,367,395	£-34,493,717	£-33,831,723	£-32,843,840	£-30,103,968
100%	71%	£-28,588,058	£-28,588,058	£-28,588,058	£-28,588,058	£-28,588,058	£-28,588,058	£-28,588,058	£-28,588,058
10%	75%	£14,514,008	£15,850,756	£17,374,925	£18,936,749	£7,118,476	£14,030,942	£14,752,930	£20,544,175
15%	75%	£12,288,658	£13,495,563	£14,869,428	£16,278,406	£1,924,616	£5,387,075	£5,825,011	£14,229,069
20%	75%	£10,065,309	£11,140,210	£12,363,929	£13,620,959	£-3,269,243	£-1,958,890	£-1,958,890	£7,813,965
25%	75%	£7,833,127	£8,711,106	£9,859,715	£10,985,715	£-8,463,103	£-5,704,500	£-3,033,627	£-1,986,961
30%	75%	£5,594,060	£6,410,123	£7,333,574	£8,285,643	£-13,636,962	£-11,821,822	£-9,000,710	£-4,729,661
35%	75%	£3,354,799	£4,039,140	£4,811,278	£5,609,475	£-18,894,300	£-16,913,939	£-14,969,312	£-11,097,399
40%	75%	£1,118,159	£1,688,289	£2,258,775	£2,814,901	£-24,039,298			

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£25,846,660	£27,445,096	£26,269,874	£31,137,393	£50,584,935	£55,134,715	£59,887,508	£66,253,123
10%	71%	£21,466,560	£22,747,814	£24,268,265	£28,308,339	£40,217,616	£44,004,616	£47,854,717	£53,646,586
15%	71%	£19,185,509	£20,333,373	£21,767,907	£25,777,710	£35,035,536	£38,478,430	£41,938,523	£47,343,287
20%	71%	£16,966,460	£18,042,532	£19,267,251	£23,524,563	£29,890,997	£32,926,335	£36,021,927	£41,040,008
25%	71%	£14,739,081	£15,688,148	£16,764,381	£17,871,355	£24,666,388	£27,374,240	£30,104,094	£34,736,729
30%	71%	£12,504,160	£13,323,783	£14,266,958	£15,200,863	£19,449,678	£21,622,145	£24,168,184	£28,421,072
35%	71%	£10,269,281	£10,955,417	£11,729,614	£12,529,907	£14,266,388	£16,243,076	£18,192,275	£22,075,328
40%	71%	£8,034,380	£8,589,052	£9,212,229	£9,858,951	£9,039,442	£10,644,390	£12,236,368	£15,729,592
45%	71%	£5,799,479	£6,222,687	£6,694,845	£7,187,994	£6,812,292	£8,005,303	£9,248,919	£9,282,717
50%	71%	£3,564,581	£3,850,841	£4,174,310	£4,516,350	£4,144,977	£4,922,369	£5,740,690	£6,374,774
100%	71%	£20,400,281	£21,504,984	£22,790,474	£24,093,886	£26,785,151	£29,801,634	£32,658,733	£36,923,454
10%	75%	£21,397,962	£22,734,710	£24,258,879	£29,820,703	£40,197,216	£44,008,782	£47,831,670	£53,622,915
15%	75%	£19,147,812	£20,370,817	£21,753,368	£26,169,359	£35,003,566	£38,445,816	£41,903,751	£47,307,899
20%	75%	£16,949,263	£18,024,324	£19,247,883	£23,504,013	£29,809,497	£32,982,850	£35,975,832	£40,992,705
25%	75%	£14,717,276	£15,665,060	£16,739,824	£17,845,669	£24,615,837	£27,319,884	£30,045,633	£34,671,601
30%	75%	£12,478,014	£13,294,077	£14,211,528	£15,169,597	£19,421,778	£21,756,918	£24,078,030	£28,349,079
35%	75%	£10,238,753	£10,923,094	£11,806,232	£12,693,429	£14,194,440	£16,165,732	£18,110,428	£21,891,341
40%	75%	£7,998,491	£8,552,112	£9,172,936	£9,817,261	£8,956,915	£10,555,997	£12,142,826	£15,633,601
45%	75%	£5,760,230	£6,181,129	£6,650,641	£7,141,094	£6,719,389	£8,046,261	£9,241,967	£9,272,962
50%	75%	£3,512,011	£3,853,789	£4,174,301	£4,483,594	£4,151,837	£4,923,474	£5,740,690	£6,374,774
60%	75%	£21,434,074	£22,772,947	£24,299,551	£29,863,566	£40,282,475	£44,100,100	£47,928,470	£53,722,915
15%	80%	£19,227,782	£20,436,873	£21,814,389	£23,227,088	£36,131,246	£39,582,793	£42,048,951	£47,456,814
20%	80%	£17,021,489	£18,100,798	£19,329,227	£20,590,319	£29,980,016	£33,065,487	£36,169,432	£41,191,377
25%	80%	£14,808,868	£15,762,109	£16,942,966	£18,242,557	£24,949,189	£27,548,180	£30,289,112	£34,925,941
30%	80%	£12,587,913	£13,410,440	£14,341,299	£15,300,918	£19,877,557	£22,030,873	£24,372,678	£28,651,447
35%	80%	£10,368,968	£11,058,851	£11,839,632	£12,646,638	£14,497,730	£16,490,675	£18,454,184	£22,341,103
40%	80%	£8,148,022	£8,702,892	£9,307,869	£9,992,367	£9,303,331	£10,927,249	£12,536,899	£15,108,588
45%	80%	£5,925,078	£6,355,674	£6,826,299	£7,338,077	£4,108,333	£5,363,915	£6,591,167	£7,729,414
50%	80%	£3,698,172	£4,000,820	£4,334,051	£4,683,797	£1,084,867	£1,999,413	£2,814,051	£3,365,013

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£27,436,710	£28,835,116	£29,858,258	£35,727,443	£58,225,435	£62,776,215	£67,008,109	£73,863,623
10%	71%	£22,996,609	£24,333,964	£25,858,613	£27,421,028	£47,858,016	£51,671,025	£55,495,217	£61,287,266
15%	71%	£20,776,559	£21,983,223	£23,367,957	£24,767,820	£42,674,306	£46,118,930	£49,578,623	£54,983,787
20%	71%	£18,556,509	£19,832,882	£20,957,301	£22,116,813	£37,490,987	£40,589,835	£43,582,427	£48,689,598
25%	71%	£16,329,131	£17,278,196	£18,354,431	£19,441,405	£32,306,888	£35,014,740	£37,744,594	£42,377,229
30%	71%	£14,094,230	£14,911,833	£15,837,048	£16,790,913	£27,123,178	£29,462,645	£31,788,684	£36,061,572
35%	71%	£11,859,331	£12,545,467	£13,319,668	£14,119,957	£21,907,153	£23,883,576	£25,832,775	£29,715,832
40%	71%	£9,624,430	£10,179,102	£10,802,275	£11,440,001	£16,679,942	£18,284,860	£19,876,865	£23,370,082
45%	71%	£7,389,529	£7,812,737	£8,284,895	£8,778,044	£11,452,732	£12,686,303	£13,899,217	£16,023,217
50%	71%	£5,148,395	£5,440,691	£5,764,360	£6,106,600	£6,225,523	£7,087,517	£7,875,400	£10,615,274
100%	71%	£27,436,710	£28,835,116	£29,858,258	£35,727,443	£58,225,435	£62,776,215	£67,008,109	£73,863,623
10%	75%	£22,991,052	£24,324,780	£25,848,426	£27,410,435	£47,831,636	£51,644,645	£55,468,837	£61,261,892
15%	75%	£20,763,662	£21,969,567	£23,343,432	£24,752,409	£42,643,856	£46,086,316	£49,544,251	£54,948,309
20%	75%	£18,538,313	£19,614,374	£20,837,933	£22,094,063	£37,449,997	£40,523,590	£43,616,332	£48,633,205
25%	75%	£16,309,110	£17,255,176	£18,329,874	£19,436,717	£32,256,137	£34,960,384	£37,689,416	£42,351,911
30%	75%	£14,084,064	£14,924,127	£15,807,578	£16,759,647	£27,062,278	£29,397,418	£31,718,530	£36,036,207
35%	75%	£11,828,803	£12,513,144	£13,285,252	£14,083,479	£21,834,940	£23,805,232	£25,750,628	£29,631,841
40%	75%	£9,589,541	£10,142,162	£10,762,985	£11,407,311	£16,597,415	£18,196,497	£19,783,226	£23,274,101
45%	75%	£7,350,290	£7,771,179	£8,240,991	£8,731,144	£11,350,889	£12,586,701	£13,819,467	£16,015,462
50%	75%	£5,102,061	£5,393,759	£5,714,441	£6,053,644	£6,122,962	£6,977,026	£7,756,664	£10,493,325
60%	75%	£23,024,124	£24,362,097	£25,899,601	£27,452,906	£47,922,975	£51,740,600	£55,568,970	£61,367,750
15%	80%	£20,817,832	£22,026,923	£23,404,435	£24,811,139	£42,717,146	£46,223,293	£49,899,451	£55,091,251
20%	80%	£18,611,539	£19,690,848	£20,910,277	£22,180,369	£37,620,516	£40,705,987	£43,809,932	£48,831,877
25%	80%	£16,398,908	£17,352,079	£18,433,016	£19,543,601	£32,469,287	£35,188,680	£37,930,412	£42,566,814
30%	80%	£14,177,963	£15,000,490	£15,931,249	£16,899,968	£27,318,057	£29,671,373	£32,013,178	£36,291,947
35%	80%	£11,951,018	£12,648,901	£13,429,892	£14,236,688	£22,139,200	£24,131,075	£26,094,684	£29,984,603
40%	80%	£9,736,072	£10,297,312	£10,928,016	£11,582,407	£16,944,031	£18,567,745	£20,176,190	£23,677,258
45%	80%	£7,515,128	£7,945,724	£8,426,349	£8,928,127	£11,749,833	£13,004,415	£14,231,667	£17,369,914
50%	80%	£5,298,222	£5,590,870	£5,924,101	£6,273,947	£6,565,633	£7,441,087	£8,255,874	£11,005,513

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£28,056,020	£30,654,456	£32,479,234	£34,346,753	£66,006,535	£70,566,315	£75,109,106	£81,674,723
10%	71%	£24,616,919	£26,953,174	£27,477,823	£29,040,338	£56,639,116	£59,452,125	£63,276,317	£69,068,166
15%	71%	£22,389,869	£23,802,533	£24,077,267	£26,367,130	£50,455,406	£53,000,030	£55,764,923	£61,764,987
20%	71%	£20,176,820	£21,251,892	£22,476,611	£23,733,923	£45,271,697	£48,347,935	£51,443,527	£56,461,608
25%	71%	£17,948,441	£18,897,508	£19,973,741	£21,080,716	£40,087,988	£42,795,840	£45,525,694	£50,158,329
30%	71%	£15,713,540	£16,531,143	£17,486,558	£18,410,223	£34,904,278	£37,243,745	£39,589,784	£43,842,672
35%	71%	£13,479,641	£14,164,777	£14,938,974	£15,739,267	£29,688,253	£31,684,076	£33,913,875	£37,496,932
40%	71%	£11,243,740	£11,798,412	£12,421,589	£13,068,311	£24,461,042	£26,065,990	£27,657,965	£31,151,192
45%	71%	£9,008,839	£9,432,047	£9,904,205	£10,397,354	£19,233,832	£20,467,303	£21,670,519	£24,804,317
50%	71%	£6,769,895	£7,060,001	£7,393,970	£7,725,910	£14,009,623	£14,889,817	£15,769,595	£18,396,374
10%	75%	£22,407,322	£23,944,070	£24,468,230	£26,030,063	£55,618,816	£59,430,382	£63,253,270	£69,044,515
15%	75%	£20,182,972	£21,588,877	£22,962,742	£24,371,718	£50,424,958	£53,867,416	£57,325,351	£62,729,409
20%	75%	£17,959,823	£19,233,694	£20,457,243	£21,713,573	£45,213,097	£48,304,450	£51,397,432	£56,414,395
25%	75%	£15,726,326	£16,874,420	£17,940,184	£18,955,029	£40,037,237	£42,741,484	£45,467,233	£50,099,201
30%	75%	£13,493,374	£14,503,437	£15,426,888	£16,378,957	£34,843,378	£37,178,518	£39,499,630	£43,770,679
35%	75%	£11,248,113	£11,922,454	£12,604,592	£13,290,789	£29,618,040	£31,587,332	£33,532,028	£37,412,941
40%	75%	£9,008,851	£9,417,472	£9,862,296	£10,326,621	£24,378,515	£25,977,597	£27,584,426	£31,055,201
45%	75%	£6,769,529	£6,990,489	£7,333,751	£7,672,954	£19,140,989	£20,367,861	£21,563,567	£24,694,562
50%	75%	£4,521,371	£4,703,069	£4,933,751	£5,172,954	£13,903,463	£14,758,126	£15,537,664	£18,274,425
10%	80%	£22,443,424	£23,646,233	£24,925,749	£26,436,448	£50,5			

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

E27,943,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	E26,797,534	E27,395,970	E29,220,748	E31,088,267	E50,348,875	E54,888,655	E59,451,448	E66,017,063
10%	71%	E21,357,433	E22,694,688	E24,219,437	E26,781,852	E39,981,456	E43,794,465	E47,618,657	E53,410,506
15%	71%	E18,157,363	E20,344,047	E21,718,781	E24,125,844	E34,757,446	E38,421,253	E41,102,263	E47,101,227
20%	71%	E16,917,334	E17,993,406	E19,218,125	E20,475,437	E29,614,037	E32,660,275	E35,785,867	E40,803,948
25%	71%	E14,689,955	E15,639,022	E16,715,255	E17,822,229	E24,430,328	E27,138,180	E29,868,034	E34,500,669
30%	71%	E12,453,654	E13,272,657	E14,107,872	E15,151,737	E19,248,618	E21,588,985	E23,912,124	E28,185,012
35%	71%	E10,220,185	E10,906,291	E11,680,485	E12,480,781	E16,030,593	E18,007,016	E19,958,215	E23,839,212
40%	71%	E7,985,254	E8,539,926	E9,163,103	E9,809,826	E12,803,382	E14,408,330	E16,000,305	E19,493,532
45%	71%	E5,750,353	E6,173,261	E6,645,719	E7,138,868	E9,276,172	E10,494,643	E11,748,653	E14,466,557
50%	71%	E3,502,095	E3,841,510	E4,125,184	E4,467,430	E5,651,037	E6,394,043	E7,180,260	E8,839,532
100%	71%	E20,449,407	E21,354,110	E22,830,600	E24,133,012	E36,991,211	E40,037,694	E42,894,793	E49,150,514
10%	75%	E21,346,836	E22,685,584	E24,209,753	E26,771,577	E39,961,156	E43,772,722	E47,595,610	E53,386,855
15%	75%	E18,124,886	E20,330,391	E21,704,296	E24,115,233	E34,767,296	E38,209,756	E41,867,891	E47,071,749
20%	75%	E16,900,137	E17,975,196	E19,198,757	E20,454,887	E29,573,437	E32,646,790	E35,739,772	E40,756,645
25%	75%	E14,668,150	E15,615,934	E16,690,698	E17,796,543	E24,379,577	E27,083,824	E29,809,573	E34,441,541
30%	75%	E12,428,888	E13,244,351	E14,168,402	E15,120,471	E19,185,718	E21,520,858	E23,841,970	E28,113,019
35%	75%	E10,189,627	E10,873,989	E11,646,105	E12,444,303	E16,059,380	E18,029,072	E19,974,385	E23,755,281
40%	75%	E7,950,365	E8,502,986	E9,123,810	E9,768,135	E12,702,855	E14,319,937	E15,906,764	E19,387,541
45%	75%	E5,711,104	E6,132,003	E6,601,515	E7,091,968	E9,483,329	E10,710,201	E12,005,907	E15,036,902
50%	75%	E3,462,868	E3,754,583	E4,075,269	E4,414,466	E5,474,197	E6,299,534	E7,189,996	E8,796,765
10%	60%	E21,358,948	E22,223,921	E24,220,425	E26,814,730	E40,046,415	E43,884,040	E47,735,100	E53,468,100
15%	60%	E18,178,656	E20,387,747	E21,765,263	E24,377,962	E34,895,188	E38,346,733	E41,812,891	E47,220,754
20%	60%	E16,972,363	E18,051,672	E19,280,101	E20,541,193	E29,743,956	E32,629,427	E35,533,372	E40,955,317
25%	60%	E14,750,192	E15,712,903	E16,937,845	E18,207,425	E24,568,216	E27,132,120	E29,833,855	E34,895,881
30%	60%	E12,536,787	E13,361,314	E14,292,173	E15,251,792	E19,441,497	E21,784,813	E24,136,618	E28,415,387
35%	60%	E10,317,842	E11,009,725	E11,930,506	E12,997,512	E14,281,670	E16,254,515	E18,218,124	E22,108,043
40%	60%	E8,096,896	E8,658,136	E9,280,840	E9,967,411	E12,681,155	E14,299,630	E16,000,698	E19,800,989
45%	60%	E5,875,952	E6,306,443	E6,897,173	E7,585,951	E9,874,273	E11,277,865	E12,805,354	E16,493,354
50%	60%	E3,649,046	E3,951,694	E4,284,925	E4,634,671	E5,820,927	E6,735,473	E7,791,114	E9,588,953

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

E13,474,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	E23,558,659	E24,922,914	E26,447,663	E28,910,078	E50,688,518	E54,501,525	E58,325,717	E64,117,566
10%	71%	E21,365,009	E22,572,273	E23,947,007	E26,356,870	E45,504,806	E48,949,430	E52,409,323	E57,814,287
15%	71%	E18,145,580	E20,221,632	E21,446,251	E23,703,663	E40,321,097	E43,397,335	E46,492,927	E51,511,008
20%	71%	E16,918,167	E17,867,248	E18,943,481	E20,056,456	E35,157,368	E37,845,940	E40,520,729	E45,207,729
25%	71%	E14,683,280	E15,500,883	E16,426,098	E17,379,963	E28,953,678	E32,283,145	E34,619,184	E38,892,072
30%	71%	E12,446,381	E13,134,517	E13,908,714	E14,709,007	E24,737,653	E26,714,076	E28,663,275	E32,556,332
35%	71%	E10,212,152	E10,888,152	E11,591,325	E12,328,051	E16,115,842	E17,115,360	E18,107,365	E21,203,582
40%	71%	E7,978,579	E8,401,787	E8,873,945	E9,367,094	E14,283,232	E15,516,793	E16,719,919	E19,853,717
45%	71%	E5,735,435	E6,029,741	E6,353,410	E6,695,650	E9,056,023	E9,918,017	E10,705,900	E13,445,774
100%	71%	E19,221,191	E19,528,694	E20,911,474	E21,904,768	E34,284,191	E36,920,634	E39,587,723	E45,452,454
10%	75%	E21,352,712	E22,558,617	E23,932,482	E26,341,459	E45,474,356	E48,916,816	E52,374,754	E57,778,800
15%	75%	E18,126,363	E20,203,424	E21,426,953	E23,683,113	E40,280,497	E43,353,850	E46,448,832	E51,463,705
20%	75%	E16,911,860	E17,844,860	E18,943,527	E20,026,780	E34,986,697	E37,790,884	E40,616,633	E45,448,601
25%	75%	E14,657,114	E15,473,177	E16,306,625	E17,169,697	E28,927,778	E32,227,918	E34,549,030	E38,820,079
30%	75%	E12,417,853	E13,102,184	E13,874,332	E14,672,529	E24,665,440	E26,636,732	E28,581,428	E32,462,341
35%	75%	E10,178,591	E10,731,212	E11,352,398	E12,066,351	E14,027,915	E15,026,997	E16,012,826	E18,104,601
40%	75%	E7,939,330	E8,360,229	E8,829,741	E9,320,194	E14,150,389	E15,417,261	E16,673,967	E19,743,982
45%	75%	E5,691,111	E6,062,809	E6,303,491	E6,642,604	E9,952,863	E10,807,526	E11,657,064	E14,323,825
10%	60%	E23,613,174	E24,952,047	E26,478,651	E28,042,956	E50,753,475	E54,571,100	E58,399,470	E64,193,250
15%	60%	E21,406,862	E22,615,973	E23,993,489	E26,408,188	E46,622,246	E49,053,793	E51,519,951	E57,927,814
20%	60%	E19,200,998	E20,279,898	E21,348,337	E23,409,557	E40,451,016	E43,336,487	E46,240,840	E51,840,840
25%	60%	E16,987,958	E17,941,120	E19,022,066	E20,132,651	E35,299,678	E38,019,180	E40,760,912	E45,366,914
30%	60%	E14,767,013	E15,589,540	E16,520,399	E17,480,018	E30,148,557	E32,501,873	E34,843,678	E39,122,447
35%	60%	E12,549,068	E13,237,951	E14,018,733	E14,825,738	E24,983,700	E26,981,575	E29,025,184	E33,814,103
40%	60%	E10,325,122	E10,886,362	E11,517,065	E12,171,457	E17,714,531	E19,388,245	E21,098,200	E26,507,758
45%	60%	E8,104,178	E8,534,774	E9,015,399	E9,517,177	E14,580,333	E16,834,915	E19,162,167	E23,200,414
50%	60%	E5,877,272	E6,178,929	E6,513,151	E6,862,897	E9,386,133	E10,271,587	E11,186,174	E13,836,913

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

E6,784,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	E30,654,020	E30,654,456	E32,479,234	E34,346,753	E66,006,535	E70,566,915	E75,109,106	E81,674,723
10%	71%	E24,616,919	E25,953,174	E27,477,923	E29,040,338	E56,639,116	E59,452,125	E63,276,317	E69,068,166
15%	71%	E22,389,869	E23,602,533	E24,977,267	E26,361,130	E50,455,466	E53,000,030	E55,764,923	E62,764,987
20%	71%	E20,175,820	E21,251,892	E22,476,611	E23,733,923	E45,271,697	E48,347,935	E51,443,527	E56,461,609
25%	71%	E17,948,441	E18,897,508	E19,973,741	E21,080,716	E40,087,988	E42,795,840	E45,525,694	E50,158,329
30%	71%	E15,719,540	E16,531,143	E17,486,558	E18,410,223	E34,904,278	E37,243,745	E39,589,784	E44,842,672
35%	71%	E13,474,641	E14,154,777	E14,938,974	E15,739,267	E29,688,253	E31,664,076	E33,613,975	E37,496,932
40%	71%	E11,243,740	E11,798,412	E12,421,589	E13,068,311	E24,461,042	E26,065,990	E27,667,965	E31,151,192
45%	71%	E9,008,839	E9,432,047	E9,904,205	E10,397,354	E19,233,832	E20,467,303	E21,670,519	E24,804,317
50%	71%	E6,769,895	E7,060,031	E7,393,970	E7,725,910	E14,006,623	E14,899,817	E15,795,595	E18,396,374
10%	75%	E24,607,322	E25,944,070	E27,468,230	E29,030,603	E56,618,816	E59,430,382	E63,253,270	E69,044,515
15%	75%	E22,382,072	E23,588,277	E24,962,742	E26,371,718	E50,424,556	E53,067,416	E55,732,351	E62,729,409
20%	75%	E20,159,623	E21,233,694	E22,457,243	E23,713,573	E45,251,097	E48,304,450	E51,387,452	E56,414,305
25%	75%	E17,926,636	E18,874,420	E19,940,184	E21,055,029	E40,037,237	E42,741,484	E45,467,233	E50,090,201
30%	75%	E15,697,374	E16,503,437	E17,426,888	E18,378,957	E34,843,378	E37,178,518	E39,499,630	E43,770,679
35%	75%	E13,448,113	E14,132,454	E14,904,592	E15,707,789	E29,610,440	E31,587,332	E33,532,028	E37,412,941
40%	75%	E11,208,851	E11,781,472	E12,362,296	E13,026,621	E24,378,515	E25,977,597	E27,584,426	E31,055,201
45%	75%	E9,069,590	E9,390,489	E9,860,001	E10,350,454	E19,140,989	E20,367,861	E21,563,567	E24,694,562
50%	75%	E6,721,371	E7,073,069	E7,333,751	E7,672,954	E13,903,483	E14,758,126	E15,537,664	E18,274,425
10%	60%	E24,643,434	E25,967,307	E27,508,911	E29,073,216	E56,707,075	E59,521,700	E63,359,070	E69,143,850
15%	60%	E22,437,142	E23,646,233	E25,023,749	E26,436,448	E50,552,846	E53,004,393	E55,470,551	E62,878,414
20%	60%	E20,230,949	E21,310,158	E22,538,587	E23,799,679	E45,401,616	E48,487,087	E51,591,032	E56,812,977
25%	60%	E18,019,218	E18,917,369	E20,052,326	E21,265,911	E40,250,927	E42,969,780	E45,711,512	E50,347,541
30%	60%	E15,797,273	E16,619,803	E17,550,866	E18,510,278	E35,099,157	E37,452,473	E39,784,276	E44,073,047
35%	60%	E13,576,328	E14,268,211	E15,048,992	E15,855,998	E29,919,330	E31,912,175	E33,875,784	E37,765,703
40%	60%	E11,355,382	E11,916,622	E12,547,326	E13,201,717	E24,725,131	E26,348,845	E27,967,290	E31,

LB SOUTHWARK  
HOUSING POLICY UPDATE VIABILITY STUDY

Mixed use		CIL Zone	1
		Value Area	Low
Site Area MU 1-4	0.154 Ha	Sales value inflation	0%
Site Area MU 5-6	0.74 Ha	Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£20,373,103	£21,403,342	£22,574,383	£23,776,765	£24,988,272	£26,219,981	£27,474,219	£28,750,482
10%	71%	£16,869,711	£17,693,868	£18,628,021	£19,589,653	£20,587,852	£21,622,532	£22,694,283	£23,803,298
15%	71%	£15,116,045	£15,839,131	£16,654,330	£17,496,097	£18,362,680	£19,252,480	£20,165,620	£21,101,630
20%	71%	£13,865,319	£13,934,333	£14,681,658	£15,402,940	£16,155,234	£16,937,125	£17,748,114	£18,588,981
25%	71%	£11,614,623	£12,129,657	£12,708,476	£13,308,984	£13,931,882	£14,577,161	£15,242,822	£15,928,822
30%	71%	£9,862,926	£10,274,920	£10,735,295	£11,215,429	£11,726,501	£12,268,397	£12,841,916	£13,446,464
35%	71%	£8,108,216	£8,411,570	£8,755,857	£9,118,098	£9,497,359	£9,888,104	£10,289,954	£10,703,417
40%	71%	£6,352,985	£6,536,146	£6,780,666	£7,001,191	£7,246,130	£7,501,223	£7,766,284	£8,041,917
45%	71%	£4,597,750	£4,660,721	£4,765,476	£4,884,283	£5,012,332	£5,149,714	£5,296,741	£5,452,914
50%	71%	£2,792,516	£2,785,297	£2,770,286	£2,747,375	£2,708,332	£2,654,313	£2,586,388	£2,504,654
100%	71%	£10,280,015	£11,403,178	£12,618,384	£13,928,384	£15,333,184	£16,833,684	£18,428,184	£20,113,184
10%	75%	£18,860,337	£17,683,942	£16,817,462	£16,178,450	£15,622,800	£15,148,101	£14,731,398	£14,364,506
15%	75%	£15,103,953	£15,824,242	£16,639,003	£17,479,294	£18,342,112	£19,226,864	£20,133,584	£21,062,264
20%	75%	£13,347,570	£13,954,542	£14,682,542	£15,430,136	£16,197,834	£17,086,134	£17,994,434	£18,922,734
25%	75%	£11,591,186	£12,104,842	£12,682,082	£13,280,979	£13,899,454	£14,538,154	£15,196,284	£15,873,334
30%	75%	£9,834,803	£10,245,141	£10,703,621	£11,181,823	£11,680,974	£12,199,454	£12,737,821	£13,295,281
35%	75%	£8,066,871	£8,376,261	£8,716,300	£9,078,250	£9,459,496	£9,852,905	£10,257,742	£10,674,268
40%	75%	£6,299,872	£6,493,792	£6,717,744	£6,965,650	£7,227,104	£7,492,464	£7,770,824	£8,061,684
45%	75%	£4,541,875	£4,615,324	£4,717,188	£4,833,050	£4,951,310	£5,080,384	£5,220,674	£5,371,614
50%	75%	£2,738,877	£2,734,855	£2,716,633	£2,710,450	£2,705,642	£2,702,475	£2,700,021	£2,698,338
10%	60%	£16,899,710	£17,725,831	£18,681,806	£19,668,500	£20,682,000	£21,722,250	£22,788,361	£23,880,331
15%	60%	£15,163,013	£15,886,776	£16,705,518	£17,549,867	£18,419,116	£19,313,264	£20,231,332	£21,174,404
20%	60%	£13,426,316	£14,047,920	£14,749,229	£15,474,234	£16,224,837	£17,006,205	£17,817,704	£18,659,553
25%	60%	£11,689,619	£12,209,065	£12,792,941	£13,398,001	£14,028,244	£14,682,470	£15,360,334	£16,062,164
30%	60%	£9,952,922	£10,370,209	£10,836,651	£11,322,369	£11,828,382	£12,354,408	£12,900,448	£13,467,714
35%	60%	£8,206,930	£8,524,559	£8,786,040	£9,245,613	£9,721,471	£10,214,047	£10,723,254	£11,248,614
40%	60%	£6,450,941	£6,665,276	£6,898,019	£7,146,922	£7,418,615	£7,704,685	£8,005,621	£8,320,416
45%	60%	£4,694,952	£4,805,983	£4,919,998	£5,048,211	£5,181,747	£5,320,908	£5,465,433	£5,615,816
50%	60%	£2,938,962	£2,946,711	£2,941,976	£2,949,540	£2,938,939	£2,929,407	£2,917,221	£2,902,844

Residual Land values compared to benchmark land values

Benchmark Z1 - High

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£6,513,103	£7,543,342	£8,714,383	£9,916,765	£11,131,728	£12,380,019	£13,652,781	£14,949,518
10%	71%	£3,008,711	£3,832,868	£4,768,021	£5,729,653	£6,727,852	£7,762,532	£8,834,283	£9,943,298
15%	71%	£1,258,015	£1,973,131	£2,784,658	£3,636,397	£4,505,234	£5,392,125	£6,296,114	£7,226,981
20%	71%	£-493,681	£124,363	£1,124,383	£1,942,540	£2,784,716	£3,652,816	£4,544,916	£5,462,016
25%	71%	£-2,245,377	£-1,730,343	£-1,151,524	£-551,016	£39,738,108	£-37,249,239	£-35,771,118	£-34,234,778
30%	71%	£-3,580,085	£-3,065,051	£-2,486,236	£-1,847,728	£-1,233,200	£-61,653,004	£-59,802,684	£-57,984,984
35%	71%	£-5,759,752	£-5,448,430	£-5,104,143	£-4,741,902	£-4,366,926	£-3,982,951	£-3,598,976	£-3,214,901
40%	71%	£-7,531,015	£-7,323,854	£-7,099,334	£-6,858,809	£-6,613,072	£-6,366,336	£-6,119,600	£-5,872,864
45%	71%	£-9,302,260	£-9,189,729	£-9,064,524	£-8,935,717	£-8,807,269	£-8,679,121	£-8,550,673	£-8,422,225
50%	71%	£-11,074,015	£-11,074,015	£-11,074,015	£-11,074,015	£-11,074,015	£-11,074,015	£-11,074,015	£-11,074,015
100%	71%	£30,150,015	£31,263,178	£32,558,364	£33,861,658	£35,164,952	£36,468,246	£37,771,540	£39,074,834
10%	75%	£3,000,337	£3,824,942	£4,757,462	£5,718,450	£6,727,108	£7,762,532	£8,834,283	£9,943,298
15%	75%	£1,243,216	£1,968,232	£2,779,259	£3,630,998	£4,500,835	£5,387,726	£6,291,715	£7,222,606
20%	75%	£-512,430	£104,542	£800,542	£1,520,138	£2,240,734	£2,961,330	£3,681,926	£4,402,522
25%	75%	£-2,268,814	£-1,755,158	£-1,177,918	£-579,021	£38,793,546	£-37,307,817	£-35,822,088	£-34,336,359
30%	75%	£-4,025,197	£-3,818,948	£-3,594,378	£-3,369,808	£-3,145,238	£-2,920,668	£-2,696,098	£-2,471,528
35%	75%	£-5,795,128	£-5,483,729	£-5,149,720	£-4,791,720	£-4,433,720	£-4,075,720	£-3,717,720	£-3,359,720
40%	75%	£-7,568,128	£-7,364,208	£-7,142,256	£-6,904,350	£-6,666,444	£-6,428,538	£-6,190,632	£-5,952,726
45%	75%	£-9,341,125	£-9,244,676	£-9,142,812	£-9,040,950	£-8,939,088	£-8,837,226	£-8,735,364	£-8,633,502
50%	75%	£-11,114,122	£-11,015,145	£-10,916,168	£-10,817,191	£-10,718,214	£-10,619,237	£-10,520,260	£-10,421,283
10%	60%	£3,039,710	£3,865,631	£4,801,806	£5,765,500	£6,729,200	£7,692,900	£8,656,600	£9,620,300
15%	60%	£1,303,013	£2,028,776	£2,845,518	£3,662,260	£4,479,002	£5,295,744	£6,112,486	£6,929,228
20%	60%	£-433,684	£181,971	£688,229	£1,314,234	£1,939,439	£2,564,644	£3,189,849	£3,815,054
25%	60%	£-2,170,361	£-1,650,535	£-1,067,059	£-481,233	£34,501,795	£-33,016,888	£-31,531,981	£-30,047,074
30%	60%	£-3,941,615	£-3,421,789	£-2,840,313	£-2,258,837	£-1,677,361	£-1,095,885	£-514,409	£-2,69,909
35%	60%	£-5,712,868	£-5,193,042	£-4,611,566	£-3,970,090	£-3,328,614	£-2,687,138	£-2,045,662	£-1,404,186
40%	60%	£-7,484,121	£-6,964,295	£-6,382,819	£-5,741,343	£-5,099,867	£-4,458,391	£-3,816,915	£-3,175,439
45%	60%	£-9,255,374	£-8,735,548	£-8,154,072	£-7,512,596	£-6,871,120	£-6,229,644	£-5,588,168	£-4,946,692
50%	60%	£-11,026,627	£-10,506,801	£-9,925,325	£-9,283,849	£-8,642,373	£-8,000,897	£-7,359,421	£-6,717,945

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£2,232,053	£1,232,232	£1,132,353	£1,232,716	£1,332,837	£1,432,958	£1,533,079	£1,633,199
10%	71%	£5,731,661	£6,556,818	£7,489,971	£8,451,603	£9,413,235	£10,374,867	£11,336,499	£12,298,131
15%	71%	£3,979,965	£4,701,081	£5,516,789	£6,388,947	£7,261,105	£8,133,263	£9,005,421	£9,877,579
20%	71%	£2,228,263	£3,843,639	£4,658,915	£5,474,191	£6,289,467	£7,104,743	£7,919,019	£8,734,295
25%	71%	£476,573	£901,807	£1,570,426	£2,170,934	£2,771,442	£3,371,950	£3,972,458	£4,572,966
30%	71%	£-1,275,124	£-863,130	£-402,755	£77,379	£292,729	£587,079	£881,429	£1,175,779
35%	71%	£-3,037,832	£-3,276,480	£-3,282,183	£-3,210,952	£-3,139,721	£-3,068,490	£-2,997,259	£-2,926,028
40%	71%	£-4,800,830	£-4,677,329	£-4,554,828	£-4,432,327	£-4,309,826	£-4,187,325	£-4,064,824	£-3,942,323
45%	71%	£-6,563,828	£-6,440,327	£-6,317,826	£-6,195,325	£-6,072,824	£-5,950,323	£-5,827,822	£-5,705,321
50%	71%	£-8,326,826	£-8,203,325	£-8,080,824	£-7,958,323	£-7,835,822	£-7,713,321	£-7,590,820	£-7,468,319
10%	75%	£5,722,287	£6,547,444	£7,479,412	£8,441,044	£9,402,676	£10,364,308	£11,325,940	£12,287,572
15%	75%	£3,965,903	£4,686,192	£5,500,953	£6,341,244	£7,181,535	£8,021,826	£8,862,117	£9,702,408
20%	75%	£2,209,520	£3,824,896	£4,639,657	£5,449,948	£6,259,639	£7,069,330	£7,879,021	£8,688,712
25%	75%	£463,139	£888,373	£1,557,992	£2,158,500	£2,759,008	£3,359,516	£3,959,024	£4,558,532
30%	75%	£-1,303,247	£-892,909	£-434,229	£44,773	£292,523	£584,973	£877,423	£1,169,873
35%	75%	£-3,071,179	£-3,271,789	£-3,219,750	£-3,139,521	£-3,059,292	£-2,979,063	£-2,898,834	£-2,818,605
40%	75%	£-4,844,177	£-4,644,787	£-4,552,748	£-4,452,519	£-4,352,290	£-4,252,061	£-4,151,832	£-4,051,603
45%	75%	£-6,617,175	£-6,417,785	£-6,225,746	£-6,025,517	£-5,825,288	£-5,625,059	£-5,424,830	£-5,224,601
50%	75%	£-8,390,173	£-8,190,783	£-7,990,344	£-7,790,115	£-7,589,886	£-7,389,657	£-7,189,428	£-6,989,199
10%	60%	£5,761,660	£6,587,981	£7,523,756	£8,487,450	£9,451,144	£10,414,838	£11,378,532	£12,342,2

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	-£68,657	£191,582	£2,132,623	£3,335,005	£27,844,512	£30,778,221	£33,732,459	£38,808,722
10%	71%	-£2,472,248	-£2,472,248	-£2,472,248	-£2,472,248	-£2,472,248	-£2,472,248	-£2,472,248	-£2,472,248
15%	71%	-£5,353,745	-£4,602,526	-£3,786,921	-£2,945,663	-£1,808,915	-£1,680,728	-£1,734,925	-£2,884,350
20%	71%	-£7,075,441	-£6,457,367	-£5,760,102	-£5,039,220	-£1,514,524	-£1,295,365	-£1,069,086	-£1,904,221
25%	71%	-£9,927,137	-£9,312,103	-£7,733,284	-£7,132,776	-£7,420,132	-£6,910,001	-£1,387,122	-£1,924,062
30%	71%	-£12,758,834	-£12,156,840	-£9,766,465	-£9,228,331	-£3,325,741	-£4,524,637	-£3,677,256	-£3,134,704
35%	71%	-£15,581,530	-£14,989,536	-£12,422,150	-£11,944,016	-£7,689,021	-£6,989,902	-£5,489,192	-£4,245,236
40%	71%	-£18,404,226	-£17,812,232	-£14,887,835	-£14,452,701	-£10,154,706	-£9,254,587	-£7,489,482	-£6,045,530
45%	71%	-£21,226,922	-£20,634,928	-£17,136,520	-£16,752,386	-£12,365,391	-£11,254,468	-£9,249,777	-£7,640,824
50%	71%	-£24,049,618	-£23,457,624	-£19,386,205	-£19,048,252	-£14,576,076	-£13,244,149	-£10,944,866	-£9,046,118
10%	75%	-£3,581,423	-£2,757,918	-£1,824,289	-£863,310	-£19,681,132	-£22,042,341	-£24,375,638	-£28,838,746
15%	75%	-£5,353,745	-£4,602,526	-£3,802,357	-£3,063,489	-£2,572,682	-£1,765,101	-£1,987,228	-£3,181,891
20%	75%	-£7,075,441	-£6,457,367	-£5,760,102	-£5,039,220	-£4,501,624	-£3,470,714	-£3,850,581	-£4,839,581
25%	75%	-£9,927,137	-£9,312,103	-£7,733,284	-£7,132,776	-£6,610,000	-£5,089,862	-£4,489,192	-£5,167,634
30%	75%	-£12,758,834	-£12,156,840	-£9,766,465	-£9,228,331	-£8,193,465	-£6,384,228	-£5,489,192	-£4,245,236
35%	75%	-£15,581,530	-£14,989,536	-£12,422,150	-£11,944,016	-£10,154,706	-£8,989,902	-£7,489,192	-£6,045,530
40%	75%	-£18,404,226	-£17,812,232	-£14,887,835	-£14,452,701	-£12,365,391	-£11,254,468	-£9,249,777	-£7,640,824
45%	75%	-£21,226,922	-£20,634,928	-£17,136,520	-£16,752,386	-£14,576,076	-£13,244,149	-£10,944,866	-£9,046,118
50%	75%	-£24,049,618	-£23,457,624	-£19,386,205	-£19,048,252	-£16,791,761	-£15,424,228	-£12,834,533	-£10,818,916

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£7,571,243	£6,662,182	£3,773,123	£10,076,526	£36,461,012	£36,419,121	£41,312,958	£46,119,252
10%	71%	£4,988,451	£4,892,608	£5,886,761	£6,788,983	£27,343,807	£28,706,592	£32,041,272	£36,505,038
15%	71%	£2,316,755	£3,037,871	£3,853,879	£4,694,831	£23,249,415	£25,312,228	£27,375,429	£31,244,880
20%	71%	£1,183,289	£1,183,289	£1,880,389	£2,801,289	£18,155,024	£20,385,885	£22,139,588	£26,244,721
25%	71%	-£1,188,637	-£971,803	-£92,784	-£507,724	£15,960,632	£16,550,501	£18,027,622	£21,564,562
30%	71%	-£2,908,334	-£2,526,340	-£2,065,865	-£1,588,831	£10,866,241	£12,165,137	£13,217,756	£16,555,204
35%	71%	-£4,701,042	-£4,389,990	-£3,045,403	-£2,583,152	£5,871,849	£7,778,774	£8,607,890	£11,527,757
40%	71%	-£6,547,275	-£6,265,114	-£4,604,094	-£3,989,524	£2,785,870	£3,388,764	£3,988,024	£5,000,372
45%	71%	-£8,343,510	-£8,140,538	-£6,036,784	-£5,791,917	-£1,378,529	-£1,049,162	-£1,282,862	-£1,742,866
50%	71%	-£10,014,744	-£10,015,963	-£10,030,974	-£10,033,885	-£5,522,928	-£5,488,087	-£5,599,444	-£3,904,708
100%	71%	-£29,091,275	-£29,094,688	-£29,099,628	-£29,099,628	-£49,446,928	-£49,446,928	-£49,446,928	-£49,446,928
10%	75%	£4,959,077	£4,852,582	£5,816,202	£6,777,190	£27,321,632	£28,682,241	£32,016,138	£36,475,240
15%	75%	£2,302,694	£3,022,982	£3,837,743	£4,678,034	£23,216,152	£25,285,601	£27,337,728	£31,486,191
20%	75%	£1,184,310	£1,163,252	£1,899,282	£2,778,876	£19,110,674	£20,898,263	£22,659,518	£26,493,136
25%	75%	£1,183,289	£1,183,289	£1,880,389	£2,801,289	£18,155,024	£20,385,885	£22,139,588	£26,244,721
30%	75%	-£1,188,637	-£971,803	-£92,784	-£507,724	£15,960,632	£16,550,501	£18,027,622	£21,564,562
35%	75%	-£2,908,334	-£2,526,340	-£2,065,865	-£1,588,831	£10,866,241	£12,165,137	£13,217,756	£16,555,204
40%	75%	-£4,701,042	-£4,389,990	-£3,045,403	-£2,583,152	£5,871,849	£7,778,774	£8,607,890	£11,527,757
45%	75%	-£6,547,275	-£6,265,114	-£4,604,094	-£3,989,524	£2,785,870	£3,388,764	£3,988,024	£5,000,372
50%	75%	-£8,343,510	-£8,140,538	-£6,036,784	-£5,791,917	-£1,378,529	-£1,049,162	-£1,282,862	-£1,742,866
10%	80%	£1,098,450	£4,924,371	£6,860,546	£6,824,240	£27,414,767	£29,782,595	£32,121,701	£36,587,574
15%	80%	£2,361,753	£3,082,528	£3,944,238	£4,748,607	£23,352,856	£25,435,234	£27,678,072	£31,646,954
20%	80%	£1,025,050	£1,246,650	£1,947,960	£2,672,974	£19,296,945	£21,087,872	£22,870,444	£26,709,793
25%	80%	-£1,111,641	-£502,195	-£8,310	-£597,341	£15,238,034	£16,740,510	£18,231,983	£21,770,904
30%	80%	-£2,848,338	-£2,431,051	-£1,969,930	-£1,478,252	£11,176,122	£12,393,148	£13,562,988	£16,806,862
35%	80%	-£4,598,330	-£4,176,701	-£3,805,232	-£3,354,617	£7,123,211	£8,045,787	£8,963,994	£11,321,258
40%	80%	-£6,350,319	-£6,135,984	-£5,903,241	-£5,654,335	£3,698,425	£3,698,425	£4,225,001	£5,835,856
45%	80%	-£8,106,308	-£7,995,267	-£7,881,262	-£7,753,020	-£1,053,983	-£7,017,552	-£4,544,827	-£3,150,533
50%	80%	-£9,862,298	-£9,884,546	-£9,859,284	-£9,851,726	-£6,162,921	-£6,161,855	-£6,184,659	-£4,178,416

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£16,352,943	£16,383,182	£17,554,223	£18,756,805	£43,266,112	£46,190,821	£49,154,059	£54,230,322
10%	71%	£11,849,551	£12,673,708	£13,607,861	£14,569,493	£36,124,907	£37,487,692	£39,622,372	£44,286,138
15%	71%	£10,097,855	£10,819,871	£11,634,979	£12,475,937	£31,030,515	£32,102,526	£34,156,529	£39,305,980
20%	71%	£8,346,159	£9,064,233	£9,881,498	£10,732,380	£26,936,124	£28,116,965	£30,490,886	£34,325,821
25%	71%	£6,594,463	£7,109,497	£7,888,316	£8,688,284	£22,841,732	£24,331,601	£26,808,722	£29,345,662
30%	71%	£4,842,766	£5,254,760	£5,715,135	£6,185,269	£18,747,341	£19,946,237	£21,088,856	£24,336,304
35%	71%	£3,090,056	£3,391,410	£3,735,697	£4,027,938	£14,652,949	£15,560,874	£16,398,960	£19,308,857
40%	71%	£1,308,825	£1,515,986	£1,740,506	£1,981,031	£10,546,970	£11,170,863	£11,679,124	£14,281,412
45%	71%	-£362,410	-£339,439	-£284,694	-£135,877	£6,402,571	£6,731,938	£6,952,408	£9,253,966
50%	71%	-£2,233,644	-£2,234,863	-£2,240,814	-£2,250,785	£2,258,172	£2,293,015	£2,181,656	£4,176,394
100%	71%	-£21,310,175	-£22,423,338	-£23,716,524	-£25,021,818	-£41,868,500	-£44,778,572	-£47,616,546	-£48,891,208
10%	75%	£11,840,177	£12,663,782	£13,597,302	£14,558,290	£36,102,732	£37,483,941	£39,797,238	£44,260,346
15%	75%	£10,083,793	£10,804,052	£11,618,843	£12,459,134	£30,997,252	£32,086,701	£34,158,838	£39,287,201
20%	75%	£8,327,410	£8,944,382	£9,640,592	£10,359,976	£26,891,774	£28,669,453	£30,440,418	£34,274,226
25%	75%	£6,571,026	£7,084,682	£7,681,922	£8,280,819	£22,786,294	£24,272,223	£25,744,850	£29,281,181
30%	75%	£4,814,643	£5,224,981	£5,683,461	£6,161,663	£18,680,814	£19,874,984	£21,022,221	£24,257,661
35%	75%	£3,066,711	£3,355,101	£3,688,140	£4,058,090	£14,573,336	£15,477,145	£16,289,582	£19,217,108
40%	75%	£1,270,712	£1,475,632	£1,697,284	£1,935,490	£10,456,817	£11,074,394	£11,576,944	£14,176,254
45%	75%	-£405,265	-£404,836	-£302,972	-£187,110	£6,301,159	£6,623,399	£6,835,575	£9,136,001
50%	75%	-£2,267,293	-£2,265,395	-£2,269,527	-£2,269,716	£2,145,482	£2,172,315	£2,051,841	£4,043,178
10%	80%	£11,870,585	£12,785,471	£13,681,645	£14,605,340	£35,190,867	£37,563,695	£39,902,801	£44,368,674
15%	80%	£9,406,156	£9,927,780	£10,454,074	£11,045,074	£27,078,045	£28,888,912	£30,651,544	£34,490,893
20%	80%	£6,889,459	£7,188,905	£7,772,781	£8,376,441	£22,018,134	£24,521,610	£26,013,083	£29,552,004
25%	80%	£4,372,762	£5,353,049	£5,816,491	£6,302,808	£16,960,225	£18,174,248	£19,144,988	£23,387,962
30%	80%	£2,866,770	£3,504,399	£3,865,880	£4,226,453	£14,901,311	£15,826,887	£16,675,904	£19,602,459
35%	80%	£1,430,781	£1,845,116	£1,877,859	£2,126,762	£10,835,455	£11,479,525	£12,006,101	£14,616,956
40%	80%	-£329,208	-£214,162	-£10,102	-£138,012	£8,127,117	£7,075,546	£7,326,713	£9,531,453
45%	80%	-£2,081,198	-£2,073,449	-£2,076,184	-£2,070,620	£2,618,779	£2,678,247	£2,597,061	£4,602,684

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	-£304,717	£725,522	£1,896,563	£3,098,945	£27,808,452	£30,542,161	£33,496,399	£38,572,862
10%	71%	-£3,808,109	-£2,983,562	-£2,089,789	-£1,088,167	-£1,467,247	-£21,300,032	-£24,184,712	-£28,628,478
15%	71%	-£4,559,626	-£4,633,689	-£4,522,981	-£3,181,123	-£1,747,625	-£17,444,668	-£19,498,869	-£22,545,323
20%	71%	-£7,311,501	-£6,693,427	-£5,996,162	-£5,275,280	-£1,278,464	-£13,059,305	-£14,833,026	-£16,668,161
25%	71%	-£9,093,197	-£8,548,163	-£7,669,344	-£7,368,836	-£7,184,072	-£8,673,941	-£10,151,062	-£13,688,002
30%	71%	-£10,814,894	-£10,400,903	-£9,942,925	-£9,462,981	-£6,361,651	-£4,288,677	-£5,441,196	-£8,788,944
35%	71%	-£12,577,602	-£12,266,250	-£11,521,963	-£11,559,722	-£1,004,711	-£96,730	-£731,330	-£3,851,197
40%	71%	-£14,348,835	-£14,141,674	-£13,917,154	-£13,676,629	-£5,110,690	-£4,486,797	-£3,978,536	-£1,376,248
45%	71%	-£16,120,070	-£16,017,099	-£15,912,344	-£15,793,537	-£9,293,088	-£8,825,722	-£8,705,352	-£8,403,694
50%	71%	-£17,891,304	-£17,892,503	-£17,907,534	-£17,910,446	-£19,386,666	-£13,904,647	-£13,676,269	-£11,481,266
100%	71%	-£38,967,835	-£38,080,968	-£38,376,184	-£40,679,478	-£57,325,960	-£80,396,232	-£83,274,206	-£84,548,868
10%	75%	-£3,817,483	-£2,993,878	-£2,060,359	-£1,099,370	-£1,945,072	-£21,896,281	-£24,139,578	-£28,602,686
15%	75%	-£5,573,687	-£4,653,376	-£4,088,917	-£3,198,528	-£18,339,592	-£11,469,041	-£19,681,168	-£23,328,631
20%	75%	-£7,350,250	-£6,713,276	-£6,017,278	-£5,297,684	-£11,234,114	-£13,011,803	-£14,782,759	-£16,616,576
25%	75%	-£9,088,634	-£8,572,978	-£7,995,738	-£7,396,841	-£7,128,634	-£8,614,563	-£10,087,199	-£13,623,521
30%	75%	-£10,843,017	-£10,432,679	-£9,974,189	-£9,495,997	-£1,023,154	-£4,217,324	-£5,364,261	-£8,600,001
35%	75%	-£12,610,940	-£12,301,589	-£11,959,520	-£11,999,570	-£1,083,234	-£1,019,015	-£441,922	-£3,859,448
40%	75%	-£14,386,948	-£14,182,028	-£13,960,076	-£13,722,170	-£5,200,843	-£4,583,356	-£4,080,716	-£1,481,106
45%	75%	-£16,182,945	-£16,082,496	-£15,960,632	-£15,844,770	-£9,358,510	-£9,034,351	-£8,822,085	-£9,521,659
50%	75%	-£17,998,943	-£17,942,965	-£17,961,167	-£17,967,370	-£15,512,766	-£12,665,345	-£12,605,819	-£12,605,819
10%	60%	-£3,778,110	-£2,952,189	-£2,016,014	-£1,052,920	-£1,938,207	-£21,598,036	-£24,245,141	-£28,711,014
15%	60%	-£5,514,807	-£4,791,044	-£3,972,302	-£3,127,953	-£1,879,296	-£1,588,674	-£1,979,612	-£2,772,124
20%	60%	-£7,251,504	-£6,629,900	-£5,928,591	-£5,203,586	-£1,420,385	-£1,211,312	-£1,493,884	-£1,833,233
25%	60%	-£9,089,571	-£8,468,165	-£7,665,279	-£7,067,890	-£931,654	-£783,953	-£1,048,938	-£1,355,344
30%	60%	-£10,724,898	-£10,307,611	-£9,841,160	-£9,354,652	-£3,302,562	-£4,516,588	-£5,686,426	-£8,930,302
35%	60%	-£12,470,890	-£12,153,261	-£11,801,780	-£11,432,207	-£7,556,349	-£1,699,227	-£1,017,434	-£3,944,799
40%	60%	-£14,228,879	-£14,012,644	-£13,779,801	-£13,533,898	-£8,822,208	-£4,178,135	-£3,681,569	-£1,040,741
45%	60%	-£16,082,868	-£15,867,107	-£15,627,626	-£15,429,586	-£8,936,544	-£6,516,227	-£6,331,387	-£6,101,207
50%	60%	-£17,938,858	-£17,731,129	-£17,735,644	-£17,735,644	-£13,038,881	-£12,978,413	-£12,060,590	-£11,054,976

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£5,888,951	£7,223,108	£8,657,261	£9,618,893	£30,174,307	£32,537,082	£34,871,772	£39,335,538
10%	71%	£5,147,256	£5,868,317	£6,684,079	£7,625,337	£26,079,915	£28,151,728	£30,205,929	£34,355,380
15%	71%	£3,395,559	£4,013,633	£4,710,898	£5,431,780	£21,985,524	£23,786,265	£25,540,986	£29,375,221
20%	71%	£1,843,863	£2,169,897	£2,517,716	£3,338,244	£17,891,001	£19,389,122	£20,898,122	£24,385,062
30%	71%	-£1,073,842	£304,160	£764,535	£1,244,669	£13,796,741	£14,985,637	£16,148,256	£19,385,704
35%	71%	-£1,870,542	-£1,559,190	-£1,214,903	-£852,062	£9,702,349	£10,610,274	£11,438,390	£14,358,257
40%	71%	-£3,641,715	-£3,434,814	-£3,310,934	-£3,969,959	£5,599,370	£5,229,283	£5,728,234	£9,329,872
45%	71%	-£5,413,010	-£5,103,039	-£5,205,284	-£5,086,477	£1,451,971	£1,781,338	£2,001,808	£4,393,366
50%	71%	-£7,184,244	-£7,185,463	-£7,200,474	-£7,203,385	-£2,692,428	-£2,687,587	-£2,768,944	-£774,206
100%	71%	-£26,359,978	-£27,379,958	-£29,589,124	-£29,972,419	-£46,619,990	-£49,659,172	-£52,267,146	-£53,947,808
10%	75%	£8,889,577	£7,718,182	£8,688,102	£9,607,622	£30,152,132	£32,151,041	£34,648,638	£39,316,749
15%	75%	£5,133,103	£5,853,482	£6,688,243	£7,598,534	£26,046,652	£28,116,101	£30,188,228	£34,316,691
20%	75%	£3,376,810	£3,993,782	£4,689,782	£5,409,376	£21,941,174	£23,718,863	£25,489,818	£29,323,636
25%	75%	£2,046,492	£2,134,082	£2,112,522	£2,969,929	£18,891,020	£19,810,259	£20,794,259	£24,385,062
30%	75%	-£1,355,957	£274,361	£732,861	£1,211,963	£13,750,214	£14,924,584	£16,071,621	£19,307,361
35%	75%	-£1,903,889	-£1,594,499	-£1,252,460	-£892,510	£9,624,736	£10,527,145	£11,348,982	£14,266,508
40%	75%	-£3,679,888	-£3,474,968	-£3,253,016	-£3,015,110	£5,506,217	£6,123,704	£6,626,344	£9,255,354
45%	75%	-£5,456,686	-£5,354,606	-£5,293,072	-£5,137,210	£1,359,550	£1,672,709	£1,984,975	£4,393,366
50%	75%	-£7,231,883	-£7,235,505	-£7,254,127	-£7,260,310	-£2,605,118	-£2,778,285	-£2,898,750	-£707,422
10%	60%	£6,928,950	£7,754,871	£8,691,046	£9,654,740	£30,245,267	£32,613,095	£34,952,201	£39,418,074
15%	60%	£5,192,253	£5,915,016	£6,744,780	£7,579,107	£26,186,358	£28,265,734	£30,326,574	£34,478,194
20%	60%	£3,455,556	£4,077,649	£4,892,419	£5,724,170	£22,167,446	£24,348,474	£26,501,944	£30,655,822
25%	60%	£2,118,595	£2,238,305	£2,822,181	£3,427,841	£18,068,534	£19,571,010	£21,062,483	£24,601,404
30%	60%	-£117,838	£199,449	£865,891	£1,302,205	£14,009,622	£15,223,648	£16,393,488	£19,637,362
35%	60%	-£1,703,830	-£1,448,261	-£1,064,920	-£765,147	£9,952,711	£10,676,267	£11,724,494	£14,615,856
40%	60%	-£3,519,619	-£3,305,484	-£3,072,741	-£2,823,938	£5,884,855	£6,528,025	£7,056,305	£9,696,355
45%	60%	-£5,275,808	-£5,164,787	-£5,050,762	-£4,922,529	£1,776,517	£2,128,948	£2,375,673	£4,680,853
50%	60%	-£7,041,298	-£7,024,049	-£7,028,784	-£7,021,229	-£2,931,824	-£2,271,369	-£2,389,589	-£347,916

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£16,362,943	£16,383,182	£17,554,223	£18,756,805	£43,266,112	£46,190,821	£49,154,059	£54,230,322
10%	71%	£11,849,551	£12,673,708	£13,607,861	£14,569,493	£35,124,907	£37,467,692	£39,822,372	£44,286,136
15%	71%	£10,097,855	£10,819,871	£11,634,979	£12,475,937	£31,030,515	£33,102,526	£35,196,529	£39,305,980
20%	71%	£8,346,159	£8,964,233	£9,661,498	£10,382,380	£26,936,124	£28,716,965	£30,490,686	£34,325,821
25%	71%	£6,594,463	£7,109,497	£7,688,316	£8,288,824	£22,841,732	£24,331,601	£25,808,722	£29,345,662
30%	71%	£4,842,766	£5,254,760	£5,715,135	£6,185,269	£18,747,341	£19,946,237	£21,088,656	£24,336,304
35%	71%	£3,090,056	£3,391,410	£3,735,697	£4,097,938	£14,652,949	£15,560,874	£16,398,960	£19,308,857
40%	71%	£1,308,825	£1,515,986	£1,740,506	£1,981,031	£10,546,970	£11,170,863	£11,679,124	£14,281,412
45%	71%	£-462,410	£-339,439	£254,694	£-135,877	£6,402,571	£6,731,938	£6,952,408	£9,253,966
50%	71%	-£2,233,644	-£2,234,863	-£2,240,814	-£2,255,785	£2,258,172	£2,293,013	£2,181,656	£4,176,394
100%	71%	-£21,310,175	-£22,423,338	-£23,716,524	-£25,021,818	-£41,868,500	-£44,788,572	-£47,616,546	-£48,891,208
10%	75%	£11,840,177	£12,663,782	£13,597,302	£14,558,290	£35,102,732	£37,463,941	£39,797,238	£44,260,346
15%	75%	£10,083,793	£10,804,082	£11,618,843	£12,459,134	£30,997,252	£33,086,701	£35,118,838	£39,267,201
20%	75%	£8,327,410	£8,944,392	£9,640,392	£10,359,976	£26,891,774	£28,669,463	£30,440,418	£34,274,256
25%	75%	£6,571,026	£7,084,682	£7,661,922	£8,260,810	£22,786,294	£24,272,223	£25,744,850	£29,281,181
30%	75%	£4,814,643	£5,224,981	£5,683,461	£6,161,663	£18,680,814	£19,874,984	£21,022,221	£24,257,661
35%	75%	£3,046,711	£3,355,101	£3,688,140	£4,058,090	£14,573,336	£15,477,445	£16,299,582	£19,217,108
40%	75%	£1,270,712	£1,475,632	£1,697,584	£1,935,490	£10,456,817	£11,074,394	£11,576,944	£14,176,254
45%	75%	£-495,265	£-404,836	£-302,972	£-187,110	£6,301,159	£6,623,399	£6,835,575	£9,136,001
50%	75%	-£2,287,263	£-2,285,395	£-2,293,527	-£2,299,710	£2,145,482	£2,172,315	£2,051,841	£4,043,178
10%	60%	£11,870,583	£12,705,411	£13,641,649	£14,609,349	£35,192,867	£37,563,695	£39,902,801	£44,368,674
15%	60%	£10,142,853	£10,866,616	£11,685,358	£12,529,707	£31,136,956	£33,216,334	£35,277,172	£39,429,784
20%	60%	£8,406,156	£9,027,780	£9,729,069	£10,				

LB SOUTHWARK  
HOUSING POLICY UPDATE VIABILITY STUDY

Mixed use		CIL Zone	2
		Value Area	High
Site Area MU 1-4	0.154 Ha	Sales value inflation	0%
Site Area MU 5-6	0.74 Ha	Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	E22,053,355	E23,298,724	E24,714,562	E26,163,212	E52,177,366	E55,711,359	E59,378,454	E64,774,147
10%	71%	E18,347,112	E19,378,433	E20,545,795	E21,742,943	E43,548,147	E46,468,896	E49,516,564	E54,276,179
15%	71%	E16,486,784	E17,408,641	E18,450,180	E19,519,485	E39,233,339	E41,847,666	E44,560,516	E48,810,230
20%	71%	E14,626,298	E15,438,798	E16,358,564	E17,298,026	E34,891,283	E37,204,461	E39,602,467	E43,750,938
25%	71%	E12,765,892	E13,468,956	E14,288,949	E15,072,667	E30,640,758	E32,544,762	E34,644,418	E38,445,847
30%	71%	E10,905,485	E11,499,114	E12,183,334	E12,849,108	E26,190,234	E27,885,064	E29,683,887	E33,161,655
35%	71%	E9,045,079	E9,529,272	E10,081,719	E10,625,650	E22,587,170	E23,293,365	E24,167,737	E27,656,559
40%	71%	E7,173,297	E7,550,433	E7,965,435	E8,397,980	E17,489,185	E18,565,666	E19,671,588	E22,520,849
45%	71%	E5,291,772	E5,558,231	E5,846,032	E6,149,281	E13,119,600	E13,893,316	E14,665,438	E17,185,140
50%	71%	E3,410,248	E3,566,028	E3,726,627	E3,900,583	E8,715,248	E9,175,963	E9,627,085	E11,846,607
100%	71%	E16,176,122	E17,785,694	E19,897,613	E21,988,298	E37,828,185	E40,653,284	E43,187,220	E48,356,936
75%	75%	E18,337,802	E19,368,626	E20,535,311	E21,731,819	E43,526,481	E46,445,691	E49,493,606	E54,250,936
15%	75%	E16,472,741	E17,393,855	E18,434,453	E19,502,798	E39,201,038	E41,812,856	E44,523,077	E48,975,811
20%	75%	E14,607,880	E15,408,094	E16,333,595	E17,273,777	E34,847,240	E37,204,461	E39,552,549	E43,678,813
25%	75%	E12,742,618	E13,444,314	E14,232,739	E15,044,757	E30,645,706	E32,485,799	E34,582,020	E38,981,814
30%	75%	E10,877,557	E11,469,543	E12,131,881	E12,815,732	E26,124,172	E27,814,307	E29,607,785	E33,084,816
35%	75%	E9,012,496	E9,494,772	E10,031,024	E10,586,716	E22,162,636	E23,142,814	E24,288,952	E27,785,447
40%	75%	E7,138,451	E7,502,361	E7,922,811	E8,392,455	E17,401,102	E18,471,323	E19,510,119	E22,416,721
45%	75%	E5,249,195	E5,513,149	E5,798,079	E6,086,404	E13,018,884	E13,785,443	E14,551,285	E17,067,996
50%	75%	E3,362,940	E3,515,937	E3,673,348	E3,844,054	E8,603,341	E9,056,105	E9,498,174	E11,714,319
60%	60%	E13,763,903	E14,913,025	E16,153,246	E17,478,540	E31,817,483	E34,583,156	E37,059,434	E42,356,960
15%	60%	E11,631,389	E12,455,954	E13,300,506	E14,167,280	E27,337,538	E28,951,056	E30,680,320	E34,937,172
20%	60%	E9,485,878	E10,011,882	E10,561,666	E11,137,220	E23,032,216	E24,355,411	E25,762,205	E29,883,962
25%	60%	E7,340,366	E7,547,811	E7,764,226	E7,991,560	E17,166,926	E18,334,090	E19,544,090	E22,650,751
30%	60%	E5,194,864	E5,193,741	E5,262,398	E5,335,900	E12,801,334	E13,111,488	E13,425,917	E15,470,540
35%	60%	E3,049,342	E3,039,669	E3,039,669	E3,039,669	E10,500,240	E10,500,240	E10,500,240	E12,481,851
40%	60%	E1,904,405	E1,904,405	E1,904,405	E1,904,405	E6,542,696	E6,542,696	E6,542,696	E7,844,058
45%	60%	E1,239,919	E1,239,919	E1,239,919	E1,239,919	E4,341,886	E4,341,886	E4,341,886	E5,159,999
50%	60%	E7,561,832	E7,561,832	E7,561,832	E7,561,832	E39,073,344	E39,073,344	E39,073,344	E45,265,940

Residual Land values compared to benchmark land values

Benchmark Z1 - High

E90,000,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	E8,193,355	E9,438,724	E10,854,562	E12,303,212	E14,422,634	E15,889,641	E17,221,546	E18,825,853
10%	71%	E4,487,112	E5,518,433	E6,685,795	E7,882,943	E12,961,653	E14,031,149	E15,084,486	E16,523,961
15%	71%	E4,626,704	E5,438,798	E6,358,564	E7,298,026	E12,756,334	E13,529,461	E14,298,467	E15,810,700
20%	71%	E2,766,298	E3,468,956	E4,288,949	E5,072,667	E10,591,283	E11,365,762	E12,134,418	E13,645,847
25%	71%	E1,905,485	E2,499,114	E3,183,334	E3,849,108	E8,190,234	E8,785,064	E9,379,887	E10,891,655
30%	71%	E1,045,079	E1,529,272	E2,081,719	E2,625,650	E6,587,170	E6,933,365	E7,277,737	E8,466,559
40%	71%	E717,297	E7,550,433	E7,965,435	E8,397,980	E17,489,185	E18,565,666	E19,671,588	E22,520,849
45%	71%	E5,291,772	E5,558,231	E5,846,032	E6,149,281	E13,119,600	E13,893,316	E14,665,438	E17,185,140
50%	71%	E3,410,248	E3,566,028	E3,726,627	E3,900,583	E8,715,248	E9,175,963	E9,627,085	E11,846,607
100%	71%	E16,176,122	E17,785,694	E19,897,613	E21,988,298	E37,828,185	E40,653,284	E43,187,220	E48,356,936
75%	75%	E18,337,802	E19,368,626	E20,535,311	E21,731,819	E43,526,481	E46,445,691	E49,493,606	E54,250,936
15%	75%	E16,472,741	E17,393,855	E18,434,453	E19,502,798	E39,201,038	E41,812,856	E44,523,077	E48,975,811
20%	75%	E14,607,880	E15,408,094	E16,333,595	E17,273,777	E34,847,240	E37,204,461	E39,552,549	E43,678,813
25%	75%	E12,742,618	E13,444,314	E14,232,739	E15,044,757	E30,645,706	E32,485,799	E34,582,020	E38,981,814
30%	75%	E10,877,557	E11,469,543	E12,131,881	E12,815,732	E26,124,172	E27,814,307	E29,607,785	E33,084,816
35%	75%	E9,012,496	E9,494,772	E10,031,024	E10,586,716	E22,162,636	E23,142,814	E24,288,952	E27,785,447
40%	75%	E7,138,451	E7,502,361	E7,922,811	E8,392,455	E17,401,102	E18,471,323	E19,510,119	E22,416,721
45%	75%	E5,249,195	E5,513,149	E5,798,079	E6,086,404	E13,018,884	E13,785,443	E14,551,285	E17,067,996
50%	75%	E3,362,940	E3,515,937	E3,673,348	E3,844,054	E8,603,341	E9,056,105	E9,498,174	E11,714,319
60%	60%	E13,763,903	E14,913,025	E16,153,246	E17,478,540	E31,817,483	E34,583,156	E37,059,434	E42,356,960
15%	60%	E11,631,389	E12,455,954	E13,300,506	E14,167,280	E27,337,538	E28,951,056	E30,680,320	E34,937,172
20%	60%	E9,485,878	E10,011,882	E10,561,666	E11,137,220	E23,032,216	E24,355,411	E25,762,205	E29,883,962
25%	60%	E7,340,366	E7,547,811	E7,764,226	E7,991,560	E17,166,926	E18,334,090	E19,544,090	E22,650,751
30%	60%	E5,194,864	E5,193,741	E5,262,398	E5,335,900	E12,801,334	E13,111,488	E13,425,917	E15,470,540
35%	60%	E3,049,342	E3,039,669	E3,039,669	E3,039,669	E10,500,240	E10,500,240	E10,500,240	E12,481,851
40%	60%	E1,904,405	E1,904,405	E1,904,405	E1,904,405	E6,542,696	E6,542,696	E6,542,696	E7,844,058
45%	60%	E1,239,919	E1,239,919	E1,239,919	E1,239,919	E4,341,886	E4,341,886	E4,341,886	E5,159,999
50%	60%	E7,561,832	E7,561,832	E7,561,832	E7,561,832	E39,073,344	E39,073,344	E39,073,344	E45,265,940

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

E72,325,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	E12,193,355	E13,160,874	E14,276,312	E15,432,182	E17,743,134	E19,199,359	E20,821,546	E22,617,817
10%	71%	E7,209,062	E8,240,433	E9,407,795	E10,703,212	E13,122,634	E14,589,641	E16,121,546	E17,825,853
15%	71%	E5,348,554	E6,270,917	E7,312,130	E8,381,435	E10,591,653	E11,721,149	E12,924,486	E14,523,961
20%	71%	E3,488,704	E4,308,798	E5,228,564	E6,168,026	E10,591,283	E11,365,762	E12,134,418	E13,645,847
25%	71%	E1,627,842	E2,329,956	E3,149,949	E3,969,667	E8,190,234	E8,785,064	E9,379,887	E10,891,655
30%	71%	E822,565	E1,064,114	E1,305,663	E1,547,212	E6,190,234	E6,585,064	E6,979,887	E8,168,655
35%	71%	E2,092,971	E2,686,600	E3,280,229	E3,873,858	E8,190,234	E8,785,064	E9,379,887	E10,891,655
40%	71%	E3,984,753	E4,578,382	E5,172,011	E5,765,640	E13,119,600	E13,893,316	E14,665,438	E17,185,140
45%	71%	E5,846,278	E6,239,907	E6,633,536	E7,027,165	E17,489,185	E18,565,666	E19,671,588	E22,520,849
50%	71%	E7,707,802	E8,101,431	E8,495,060	E8,888,689	E26,124,172	E27,814,307	E29,607,785	E33,084,816
100%	71%	E16,176,122	E17,785,694	E19,897,613	E21,988,298	E37,828,185	E40,653,284	E43,187,220	E48,356,936
75%	75%	E18,337,802	E19,368,626	E20,535,311	E21,731,819	E43,526,481	E46,445,691	E49,493,606	E54,250,936
15%	75%	E16,472,741	E17,393,855	E18,434,453	E19,502,798	E39,201,038	E41,812,856	E44,523,077	E48,975,811
20%	75%	E14,607,880	E15,408,094	E16,333,595	E17,273,777	E34,847,240	E37,204,461	E39,552,549	E43,678,813
25%	75%	E12,742,618	E13,444,314	E14,232,739	E15,044,757	E30,645,706	E32,485,799	E34,582,020	E38,981,814
30%	75%	E10,877,557	E11,469,543	E12,131,881	E12,815,732	E26,124,172	E27,814,307	E29,607,785	E33,084,816
35%	75%	E9,012,496	E9,494,772	E10,031,024	E10,586,716	E22,162,636	E23,142,814	E24,288,952	E27,785,447
40%	75%	E7,138,451	E7,502,361	E7,922,811	E8,392,455	E17,401,102	E18,471,323	E19,510,119	E22,416,721
45%	75%	E5,249,195	E5,513,149	E5,798,079	E6,086,404	E13,018,884	E13,785,443	E14,551,285	E17,067,996
50%	75%	E3,362,940	E3,515,937	E3,673,348	E3,844,054	E8,603,341	E9,056,105	E9,498,174	E11,714,319
60%	60%	E13,763,903	E14,913,025	E16,153,246	E17,478,540	E31,817,483	E34,583,156	E37,059,434	E42,356,960
15%	60%	E11,631,389	E12,455,954	E13,300,506	E14,167,280	E27,337,538	E28,951,056	E30,680,320	E34,937,172
20%	60%	E9,485,878	E10,011,882	E10,561,666	E11,137,220	E23,032,216	E24,355,411	E25,762,205	E29,883,962
25%	60%	E7,340,366	E7,547,811	E7,764,226	E7,991,560	E17,166,926	E18,334,090	E19,544,090	E22,650,751

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£17,799,259	£19,044,628	£9,460,466	£21,939,116	£31,735,606	£35,269,599	£36,936,694	£44,332,387
10%	71%	£14,303,016	£15,124,387	£16,291,699	£17,688,847	£23,198,397	£26,027,138	£28,079,894	£33,834,919
15%	71%	£12,232,605	£13,154,545	£14,136,984	£15,265,986	£19,791,773	£21,405,906	£24,118,756	£28,572,470
20%	71%	£10,372,202	£11,184,702	£12,100,468	£13,041,930	£14,449,523	£16,762,701	£18,160,707	£23,288,278
25%	71%	£8,511,796	£9,214,860	£10,004,853	£10,818,471	£10,098,998	£12,103,002	£14,202,658	£18,004,087
30%	71%	£6,651,389	£7,245,015	£7,920,238	£8,559,012	£5,748,474	£7,443,304	£9,242,157	£12,719,895
35%	71%	£4,790,983	£5,275,176	£5,813,623	£6,371,554	£1,397,950	£2,783,805	£4,235,977	£7,144,799
40%	71%	£2,919,201	£3,296,337	£3,711,339	£4,143,884	£-2,052,570	£-1,876,094	£-770,172	£2,079,089
45%	71%	£1,037,618	£1,304,135	£1,591,498	£1,856,185	£-7,322,160	£-6,548,444	£-5,776,592	£-3,256,620
50%	71%	£-843,948	£-588,065	£-527,469	£-333,513	£-11,726,512	£-11,265,797	£-10,811,676	£-9,356,183
100%	71%	£-21,030,218	£-22,049,700	£-23,241,909	£-24,442,394	£-28,269,945	£-31,095,024	£-33,629,980	£-34,736,696
10%	75%	£14,083,706	£15,114,530	£16,281,215	£17,477,723	£23,084,721	£26,003,931	£29,051,846	£33,809,176
15%	75%	£12,181,845	£13,139,759	£14,180,357	£15,249,702	£19,739,702	£21,371,086	£24,081,317	£28,534,951
20%	75%	£10,353,584	£11,164,988	£12,079,499	£13,019,681	£14,405,480	£16,715,530	£19,110,789	£23,237,053
25%	75%	£8,488,522	£9,190,218	£9,978,643	£10,790,661	£10,043,946	£12,044,039	£14,140,269	£17,940,054
30%	75%	£6,623,461	£7,215,447	£7,877,785	£8,561,840	£5,662,412	£7,372,947	£9,166,025	£12,643,056
35%	75%	£4,758,400	£5,249,676	£5,728,929	£6,302,620	£1,500,876	£2,701,956	£4,147,192	£7,323,687
40%	75%	£2,881,355	£3,256,265	£3,668,715	£4,088,659	£-3,040,658	£-1,970,437	£-871,641	£1,974,961
45%	75%	£995,099	£1,259,053	£1,543,983	£1,844,308	£-7,322,876	£-6,656,317	£-5,890,475	£-3,373,764
50%	75%	£-843,948	£-588,065	£-527,469	£-333,513	£-11,726,512	£-11,265,797	£-10,811,676	£-9,356,183
10%	60%	£14,122,805	£15,155,929	£16,325,250	£17,524,444	£23,175,721	£26,101,306	£29,156,674	£33,916,200
15%	60%	£12,277,293	£13,201,858	£14,246,410	£15,318,784	£18,895,778	£21,517,296	£24,238,560	£28,695,412
20%	60%	£10,431,782	£11,247,786	£12,167,570	£13,113,124	£14,590,456	£16,913,651	£19,320,445	£23,452,202
25%	60%	£8,588,270	£9,293,715	£10,087,438	£10,907,464	£10,275,166	£12,291,690	£14,402,339	£18,238,919
30%	60%	£6,740,758	£7,339,645	£8,009,800	£8,701,804	£5,959,874	£7,669,728	£9,484,217	£12,965,780
35%	60%	£4,895,246	£5,385,573	£5,931,050	£6,496,144	£1,644,584	£3,047,767	£4,590,991	£7,706,357
40%	60%	£3,030,309	£3,424,569	£3,847,735	£4,288,800	£2,070,707	£1,574,194	£2,445,471	£4,239,589
45%	60%	£1,173,923	£1,448,395	£1,745,381	£2,057,991	£-6,999,674	£-6,203,253	£-5,411,032	£-2,881,761
50%	60%	£-892,464	£-527,778	£-356,973	£-172,616	£-11,968,418	£-10,882,251	£-10,402,160	£-8,175,820

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£15,808,376	£20,634,073	£22,051,515	£23,499,195	£33,076,119	£42,910,093	£46,571,104	£53,972,837
10%	71%	£15,683,066	£16,714,437	£17,881,749	£19,078,897	£30,746,887	£33,667,636	£36,717,304	£41,474,919
15%	71%	£13,622,656	£14,744,595	£15,786,134	£16,855,439	£26,432,279	£29,046,406	£31,799,256	£36,212,970
20%	71%	£11,662,246	£12,774,752	£13,690,519	£14,631,980	£22,089,023	£24,403,201	£26,891,207	£30,629,776
25%	71%	£10,101,846	£10,804,910	£11,594,903	£12,488,521	£17,739,498	£19,743,502	£21,843,158	£25,644,587
30%	71%	£8,241,439	£8,835,068	£9,499,288	£10,185,062	£13,388,974	£15,083,804	£16,882,627	£20,360,395
35%	71%	£6,381,033	£6,985,226	£7,403,673	£7,961,604	£9,038,450	£10,424,105	£11,876,477	£15,055,299
40%	71%	£4,520,627	£4,886,387	£5,301,363	£5,733,034	£4,687,025	£5,784,406	£6,870,323	£9,179,689
45%	71%	£2,627,726	£2,894,185	£3,181,986	£3,485,235	£3,138,340	£1,092,058	£1,864,178	£4,383,880
50%	71%	£746,202	£901,982	£1,082,581	£1,236,537	£4,086,012	£-3,625,297	£-3,174,175	£-1,934,653
100%	71%	£-843,948	£-588,065	£-527,469	£-333,513	£-11,726,512	£-11,265,797	£-10,811,676	£-9,356,183
10%	75%	£15,673,756	£16,704,580	£17,871,265	£19,067,773	£30,755,221	£33,644,431	£36,692,346	£41,449,676
15%	75%	£13,808,695	£14,729,809	£15,770,407	£16,838,752	£26,399,778	£29,011,566	£31,721,817	£36,174,951
20%	75%	£11,943,634	£12,755,038	£13,699,549	£14,669,731	£22,045,980	£24,356,030	£26,791,289	£30,877,553
25%	75%	£10,078,224	£10,793,269	£11,589,693	£12,460,711	£17,680,511	£19,684,534	£21,780,554	£25,598,584
30%	75%	£8,213,811	£8,805,407	£9,467,835	£10,151,690	£13,322,912	£15,013,047	£16,806,525	£20,283,556
35%	75%	£6,348,400	£6,830,726	£7,366,978	£7,922,670	£8,961,378	£10,341,554	£11,787,892	£14,964,187
40%	75%	£4,471,148	£4,848,315	£5,238,705	£5,688,709	£4,599,842	£5,670,663	£6,768,859	£9,165,461
45%	75%	£2,585,149	£2,849,103	£3,134,053	£3,434,328	£3,084,163	£1,037,604	£1,756,265	£4,059,386
50%	75%	£698,894	£851,891	£1,006,302	£1,180,008	£-4,197,919	£-3,745,155	£-3,303,664	£-1,086,941
10%	60%	£15,712,855	£16,745,979	£17,915,500	£19,114,494	£30,816,221	£33,741,896	£36,797,174	£41,555,700
15%	60%	£13,867,243	£14,791,060	£15,830,460	£16,889,534	£26,536,272	£29,157,796	£31,870,060	£36,629,512
20%	60%	£12,012,832	£12,837,836	£13,757,520	£14,703,174	£22,230,955	£24,554,151	£26,960,945	£31,092,702
25%	60%	£10,176,320	£10,883,765	£11,678,780	£12,497,514	£17,915,656	£19,932,190	£22,042,930	£25,849,491
30%	60%	£8,320,908	£8,929,695	£9,599,940	£10,291,584	£13,600,374	£15,310,228	£17,124,717	£20,606,280
35%	60%	£6,465,496	£6,975,923	£7,521,100	£8,095,194	£9,269,984	£10,889,267	£12,610,561	£15,346,678
40%	60%	£4,630,359	£5,014,619	£5,437,785	£5,878,650	£4,969,793	£6,066,306	£7,195,029	£10,052,798
45%	60%	£2,763,973	£3,038,445	£3,335,431	£3,648,041	£6,040,620	£1,437,247	£2,223,468	£4,758,739
50%	60%	£967,689	£1,082,372	£1,223,977	£1,417,434	£-3,727,816	£-3,341,764	£-2,963,668	£-1,535,220

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£21,008,619	£22,253,988	£23,668,826	£25,118,476	£47,157,206	£50,891,198	£54,388,294	£69,763,987
10%	71%	£17,492,376	£18,333,747	£19,501,059	£20,698,207	£38,527,897	£41,448,736	£44,496,404	£59,256,019
15%	71%	£15,441,895	£16,303,993	£17,455,444	£18,744,749	£34,133,378	£36,527,596	£39,540,356	£51,994,070
20%	71%	£13,581,562	£14,394,062	£15,309,828	£16,251,290	£29,871,123	£32,184,301	£34,582,307	£46,709,678
25%	71%	£11,721,156	£12,424,220	£13,214,213	£14,027,831	£25,520,598	£27,524,602	£29,624,258	£38,425,687
30%	71%	£9,860,749	£10,454,378	£11,116,598	£11,804,372	£21,170,074	£22,884,904	£24,683,727	£32,141,495
35%	71%	£8,000,343	£8,484,536	£9,022,963	£9,580,914	£16,919,566	£18,205,205	£19,651,577	£27,836,399
40%	71%	£6,128,961	£6,505,697	£6,920,699	£7,353,244	£12,469,025	£13,545,506	£14,651,428	£17,500,889
45%	71%	£4,247,036	£4,513,495	£4,801,296	£5,104,545	£8,099,440	£8,873,156	£9,645,278	£12,164,980
50%	71%	£2,365,112	£2,521,292	£2,681,891	£2,857,847	£3,695,988	£4,155,803	£4,606,395	£6,635,447
100%	71%	£-17,820,858	£-18,840,340	£-20,032,549	£-21,233,034	£-24,848,345	£-27,673,404	£-30,207,380	£-34,377,096
10%	75%	£17,293,066	£18,323,890	£19,400,575	£20,687,083	£38,906,321	£41,425,531	£44,473,446	£59,256,019
15%	75%	£15,428,005	£16,349,119	£17,389,717	£18,458,062	£34,180,878	£36,702,696	£39,502,917	£51,994,070
20%	75%	£13,562,944	£14,374,348	£15,289,859	£16,229,041	£29,827,093	£32,131,130	£34,530,580	£46,709,678
25%	75%	£11,697,821	£12,399,578	£13,188,003	£14,000,021	£25,465,546	£27,469,549	£29,561,880	£38,425,687
30%	75%	£9,832,821	£10,424,807	£11,087,145	£11,771,000	£21,104,012	£22,794,147	£24,587,625	£32,141,495
35%	75%	£7,967,780	£8,450,036	£8,988,288	£9,541,980	£16,742,476	£18,122,654	£19,589,782	£27,745,287
40%	75%	£6,090,715	£6,468,625	£6,878,075	£7,308,019	£12,380,942	£13,451,163	£14,549,959	£17,386,361
45%	75%	£4,204,459	£4,468,413	£4,753,343	£5,053,668	£7,998,724	£8,765,283	£9,531,125	£12,047,836
50%	75%	£2,318,204	£2,471,201	£2,628,612	£2,799,218	£3,583,181	£4,035,945	£4,478,014	£6,694,159
10%	60%	£17,332,165	£18,365,289	£19,533					

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£17,750,133	£18,995,502	£20,411,340	£21,859,990	£31,499,546	£35,033,539	£38,709,834	£44,096,327
10%	71%	£14,043,890	£16,075,261	£16,242,573	£17,439,721	£22,870,327	£26,791,076	£28,840,744	£33,598,359
15%	71%	£12,183,482	£13,105,419	£14,146,368	£15,116,263	£19,526,715	£21,169,846	£23,382,658	£26,336,410
20%	71%	£10,323,076	£11,135,576	£12,051,342	£12,962,804	£14,213,463	£16,526,641	£18,924,647	£23,052,218
25%	71%	£8,462,670	£9,165,734	£9,955,727	£10,769,345	£9,862,938	£11,866,942	£13,966,598	£17,768,027
30%	71%	£6,602,263	£7,195,892	£7,860,113	£8,545,886	£5,512,114	£7,207,244	£9,008,987	£12,483,835
35%	71%	£4,741,857	£5,226,050	£5,764,497	£6,322,428	£1,161,890	£2,547,545	£3,999,917	£7,178,339
40%	71%	£2,881,451	£3,247,211	£3,662,213	£4,094,758	£-1,188,635	£-2,112,154	£-1,006,232	£1,843,029
45%	71%	£1,021,045	£1,265,000	£1,442,816	£1,631,650	£7,588,220	£8,794,904	£9,012,392	£9,492,680
50%	71%	£-862,974	£-427,048	£-576,555	£-612,639	£12,633,872	£11,531,037	£11,000,205	£9,801,253
100%	71%	£-21,079,344	£-22,968,826	£-23,291,035	£-24,481,620	£-58,506,055	£-61,331,084	£-63,865,040	£-65,034,755
10%	75%	£14,034,580	£15,065,404	£16,232,089	£17,428,597	£22,848,661	£26,767,871	£28,815,796	£33,573,116
15%	75%	£12,169,518	£13,099,633	£14,131,231	£15,159,376	£19,523,215	£21,135,036	£23,345,257	£26,327,991
20%	75%	£10,304,455	£11,115,862	£12,030,573	£12,970,555	£14,169,420	£16,478,470	£18,874,729	£23,000,993
25%	75%	£8,439,396	£9,141,092	£9,929,517	£10,741,535	£9,807,888	£11,807,979	£13,904,200	£17,703,994
30%	75%	£6,574,335	£7,166,321	£7,829,659	£8,512,514	£5,446,352	£7,136,487	£9,029,965	£12,406,996
35%	75%	£4,709,274	£5,191,350	£5,727,802	£6,263,494	£1,094,816	£2,464,994	£3,911,132	£7,087,627
40%	75%	£2,832,220	£3,207,139	£3,619,589	£4,049,533	£-3,276,718	£-2,206,497	£-1,107,701	£1,738,901
45%	75%	£945,973	£1,209,927	£1,484,857	£1,795,182	£7,858,938	£8,892,977	£9,126,535	£9,609,824
50%	75%	£-867,868	£-429,868	£-562,874	£-610,168	£12,617,478	£11,617,945	£11,090,965	£9,801,253
10%	60%	£14,073,675	£15,105,803	£16,271,154	£17,457,918	£22,939,661	£26,855,335	£28,920,614	£33,679,140
15%	60%	£12,228,167	£13,152,732	£14,197,284	£15,269,658	£18,659,718	£21,281,236	£24,002,500	£28,659,352
20%	60%	£10,382,656	£11,198,650	£12,118,444	£13,063,998	£14,354,396	£16,677,591	£19,084,385	£23,216,142
25%	60%	£8,527,144	£9,244,394	£10,030,685	£10,858,338	£9,339,114	£11,207,430	£13,166,287	£17,423,931
30%	60%	£6,661,632	£7,290,519	£7,960,764	£8,652,678	£5,723,814	£7,433,668	£9,248,157	£12,720,720
35%	60%	£4,796,120	£5,336,447	£5,881,924	£6,447,018	£1,408,524	£2,811,707	£4,284,031	£7,470,297
40%	60%	£2,931,183	£3,375,443	£3,798,609	£4,239,474	£2,006,767	£-1,810,254	£-681,531	£2,176,230
45%	60%	£1,074,707	£1,369,261	£1,606,266	£1,898,862	£10,849,116	£11,849,116	£12,100,862	£12,100,862
50%	60%	£-871,590	£-476,904	£-608,099	£-662,742	£-2,211,742	£-1,604,478	£-1,118,311	£-681,180

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£16,272,116	£17,503,487	£18,476,799	£19,667,547	£33,577,387	£38,498,136	£39,547,804	£44,305,419
15%	71%	£14,411,708	£15,333,645	£16,375,184	£17,444,489	£29,262,779	£31,876,906	£34,589,756	£39,043,470
20%	71%	£12,551,302	£13,363,802	£14,279,568	£15,221,930	£24,930,553	£27,293,701	£29,631,707	£33,759,278
25%	71%	£10,690,896	£11,393,960	£12,189,871	£12,967,571	£20,969,996	£22,574,002	£24,673,668	£28,475,087
30%	71%	£8,830,489	£9,424,118	£10,088,338	£10,774,112	£16,219,474	£17,914,304	£19,100,895	£23,180,895
35%	71%	£6,970,083	£7,454,276	£7,992,723	£8,590,654	£11,868,950	£13,254,605	£14,706,977	£17,885,799
40%	71%	£5,109,676	£5,475,457	£5,890,439	£6,322,984	£7,519,425	£8,594,938	£9,700,289	£12,550,096
45%	71%	£3,249,270	£3,483,235	£3,771,036	£4,074,285	£3,148,840	£3,922,556	£4,894,674	£7,214,380
50%	71%	£1,388,864	£1,481,032	£1,615,631	£1,825,587	£-1,255,512	£-794,797	£-343,675	£1,875,847
100%	71%	£-18,891,118	£-19,870,600	£-21,062,619	£-22,293,294	£-47,798,945	£-50,624,024	£-52,157,599	£-54,227,696
10%	75%	£14,397,745	£15,318,859	£16,359,457	£17,427,802	£29,230,275	£31,842,096	£34,552,317	£39,005,051
15%	75%	£12,537,684	£13,344,088	£14,258,599	£15,198,781	£24,876,450	£27,186,530	£29,581,789	£33,708,053
20%	75%	£10,677,278	£11,369,318	£12,157,743	£12,980,761	£20,860,761	£22,511,030	£24,611,780	£28,451,054
25%	75%	£8,816,871	£9,394,547	£10,058,688	£10,740,740	£16,153,412	£17,843,547	£19,637,010	£23,114,056
30%	75%	£6,956,464	£7,419,778	£7,956,028	£8,511,720	£11,791,876	£13,172,054	£14,618,192	£17,794,687
35%	75%	£5,096,058	£5,435,365	£5,847,815	£6,277,750	£7,430,342	£8,500,563	£9,599,359	£12,445,361
40%	75%	£3,235,651	£3,438,153	£3,723,093	£4,023,408	£2,668,126	£3,144,653	£4,060,595	£7,097,236
45%	75%	£1,375,244	£1,440,941	£1,598,352	£1,769,058	£-1,367,410	£-914,655	£-472,586	£1,733,550
10%	60%	£16,301,905	£17,335,029	£18,504,350	£19,703,544	£33,646,721	£38,572,396	£39,627,874	£44,386,200
15%	60%	£14,450,393	£15,369,958	£16,425,510	£17,497,984	£29,366,776	£31,986,298	£34,700,560	£39,166,412
20%	60%	£12,599,986	£13,428,804	£14,340,224	£15,291,224	£25,361,056	£27,981,456	£29,831,745	£34,282,922
25%	60%	£10,749,579	£11,472,815	£12,287,830	£13,086,564	£20,746,166	£22,762,690	£24,873,330	£28,679,991
30%	60%	£8,899,168	£9,518,745	£10,188,950	£10,880,304	£16,430,874	£18,140,728	£19,955,217	£23,436,780
35%	60%	£7,038,761	£7,564,975	£8,110,150	£8,675,244	£12,115,594	£13,518,767	£14,991,691	£18,117,357
40%	60%	£5,178,354	£5,603,669	£6,028,835	£6,467,700	£7,800,293	£8,898,808	£10,025,529	£12,883,298
45%	60%	£3,317,947	£3,627,495	£3,924,481	£4,237,091	£3,471,126	£4,267,747	£5,059,968	£7,589,239
50%	60%	£1,458,536	£1,651,322	£1,822,127	£2,008,484	£-897,416	£-411,251	£-88,870	£2,295,189

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£21,008,619	£22,253,988	£23,688,826	£25,118,476	£47,157,206	£50,891,198	£54,388,294	£60,763,987
10%	71%	£17,492,376	£18,333,747	£19,501,059	£20,698,207	£38,527,897	£41,448,736	£44,496,404	£49,256,019
15%	71%	£15,441,905	£16,263,005	£17,405,444	£18,474,749	£34,133,378	£36,827,596	£39,540,356	£43,994,070
20%	71%	£13,581,562	£14,394,062	£15,309,828	£16,251,290	£29,871,123	£32,184,301	£34,582,307	£38,709,878
25%	71%	£11,721,156	£12,424,220	£13,214,213	£14,027,831	£25,520,598	£27,524,602	£29,624,258	£33,425,687
30%	71%	£9,860,749	£10,454,378	£11,116,598	£11,804,372	£21,170,074	£22,864,904	£24,663,727	£28,141,495
35%	71%	£8,000,343	£8,484,336	£9,022,963	£9,580,814	£16,191,556	£18,205,205	£19,651,577	£22,836,399
40%	71%	£6,139,937	£6,505,697	£6,920,699	£7,353,244	£12,469,025	£13,545,506	£14,651,428	£17,500,889
45%	71%	£4,279,531	£4,513,495	£4,801,296	£5,104,545	£8,099,440	£8,873,156	£9,645,278	£12,164,980
50%	71%	£2,419,125	£2,521,292	£2,661,891	£2,855,847	£3,695,088	£4,155,903	£4,606,395	£5,615,447
100%	71%	£-17,820,858	£-18,840,340	£-20,032,549	£-21,233,034	£-42,848,345	£-45,674,404	£-48,207,380	£-50,377,096
10%	75%	£17,293,066	£18,323,890	£19,490,575	£20,687,083	£38,506,321	£41,425,531	£44,473,447	£49,230,776
15%	75%	£15,428,005	£16,349,119	£17,389,717	£18,458,062	£34,180,878	£36,792,696	£39,502,917	£43,955,051
20%	75%	£13,567,600	£14,374,348	£15,289,859	£16,229,941	£29,827,095	£32,131,130	£34,530,552	£38,659,653
25%	75%	£11,707,194	£12,407,822	£13,188,003	£14,000,021	£25,465,546	£27,465,639	£29,561,860	£33,361,564
30%	75%	£9,846,787	£10,424,807	£11,087,145	£11,771,000	£21,104,012	£22,794,147	£24,587,625	£28,064,656
35%	75%	£7,986,380	£8,450,006	£8,988,288	£9,541,880	£16,742,476	£18,122,654	£19,588,782	£22,745,287
40%	75%	£6,125,973	£6,465,625	£6,878,075	£7,308,019	£12,380,942	£13,451,163	£14,549,959	£17,386,261
45%	75%	£4,265,566	£4,468,413	£4,653,668	£4,908,668	£7,998,724	£8,765,283	£9,531,125	£12,047,836
50%	75%	£2,405,160	£2,471,201	£2,628,612	£2,799,218	£3,583,181	£4,035,945	£4,478,014	£5,694,159
10%	60%	£17,330,165	£18,369,289	£19,536,610	£20,733,894	£38,507,321	£41,522,996	£44,579,274	£49,336,800
15%	60%	£15,471,142	£16,457,146	£17,376,930	£18,322,844	£30,012,056	£32,335,251	£34,742,045	£38,873,802
20%	60%	£13,610,736	£14,505,075	£15,289,990</					



Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£4,871,030	£5,404,470	£6,003,989	£6,619,250	£1,443,103	£2,960,888	£4,576,613	£8,102,128
10%	71%	£2,361,236	£2,749,420	£3,014,479	£3,321,786	£4,361,486	£8,296,335	£2,104,468	£3,981,884
15%	71%	£1,104,587	£1,418,930	£1,765,910	£2,124,358	£7,292,403	£13,368,451	£9,444,298	£2,611,238
20%	71%	£1,921,924	£2,843,432	£3,501,340	£4,222,930	£10,230,637	£9,536,393	£8,801,290	£8,182,350
25%	71%	£1,208,505	£1,242,068	£1,065,229	£979,000	£13,168,889	£12,853,434	£12,194,929	£9,782,593
30%	71%	£2,342,087	£2,572,564	£2,480,788	£2,480,928	£16,107,103	£16,830,475	£16,586,761	£13,599,461
35%	71%	£3,942,930	£3,915,640	£3,900,284	£3,882,856	£10,058,066	£18,977,516	£18,049,491	£17,016,393
40%	71%	£5,300,597	£5,353,023	£5,429,674	£5,500,365	£22,100,658	£22,308,354	£22,458,270	£20,870,390
45%	71%	£6,663,953	£6,785,941	£6,984,852	£7,138,148	£25,305,877	£25,664,382	£26,009,704	£24,467,880
50%	71%	£9,006,108	£9,238,859	£9,500,099	£9,789,031	£36,441,059	£39,024,411	£39,581,140	£39,204,961
100%	71%	£21,853,668	£22,668,039	£23,851,803	£25,046,365	£59,793,311	£62,602,699	£65,075,493	£66,237,773
10%	75%	£2,349,923	£2,737,340	£3,168,621	£3,613,144	£4,390,041	£8,296,793	£2,135,075	£3,928,474
15%	75%	£1,097,893	£1,400,795	£1,746,824	£2,104,266	£7,322,910	£9,883,786	£5,083,449	£2,658,352
20%	75%	£1,744,756	£2,425,257	£3,244,626	£3,995,646	£10,284,645	£9,584,239	£8,863,515	£8,245,179
25%	75%	£1,437,046	£1,272,285	£1,097,372	£913,103	£13,236,380	£12,755,742	£12,281,800	£9,882,371
30%	75%	£2,699,535	£2,608,827	£2,519,370	£2,421,852	£18,188,116	£18,917,248	£18,680,885	£15,495,230
35%	75%	£3,965,958	£3,969,753	£3,945,300	£3,930,602	£19,157,268	£19,076,749	£19,058,370	£17,128,991
40%	75%	£5,300,120	£5,405,459	£5,485,449	£5,559,541	£22,285,918	£22,428,805	£22,588,907	£20,804,460
45%	75%	£6,719,068	£6,854,931	£7,027,598	£7,195,771	£25,435,545	£25,803,264	£26,156,872	£24,618,490
50%	75%	£9,006,091	£9,260,491	£9,569,717	£9,932,002	£36,585,173	£39,170,724	£39,724,377	£39,348,377
10%	80%	£2,397,770	£2,788,108	£3,222,622	£3,670,439	£4,278,447	£8,167,269	£2,006,524	£3,960,394
15%	80%	£1,159,454	£1,476,951	£1,827,624	£2,190,336	£7,162,781	£9,250,518	£5,297,592	£2,460,472
20%	80%	£78,891	£165,793	£432,626	£710,235	£10,057,807	£9,351,282	£9,602,297	£9,981,339
25%	80%	£1,142,124	£1,145,262	£1,145,262	£1,145,262	£12,862,433	£12,452,046	£12,041,659	£10,527,176
30%	80%	£2,555,492	£2,456,522	£2,357,369	£2,249,989	£15,847,859	£15,552,810	£15,268,123	£13,092,999
35%	80%	£3,906,499	£3,771,483	£3,752,367	£3,730,071	£18,742,859	£18,653,574	£18,601,880	£16,689,820
40%	80%	£5,142,124	£5,185,228	£5,251,186	£5,310,989	£21,801,838	£21,911,311	£22,040,228	£20,009,528
45%	80%	£6,485,071	£6,607,172	£6,764,054	£6,916,162	£24,890,943	£25,219,960	£25,539,408	£23,585,061
50%	80%	£7,828,018	£8,029,115	£8,276,931	£8,521,324	£32,980,061	£33,528,608	£34,077,155	£32,128,718

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£3,681,080	£4,294,420	£4,893,039	£5,508,300	£1,283,033	£2,601,380	£4,216,113	£8,142,625
10%	71%	£3,951,280	£4,339,478	£4,771,529	£5,216,836	£3,277,030	£4,882,165	£5,536,032	£8,600,384
15%	71%	£2,694,707	£3,008,980	£3,355,960	£3,714,908	£3,480,097	£1,251,148	£9,496,992	£5,029,262
20%	71%	£1,438,126	£1,728,280	£2,018,380	£2,312,880	£2,389,103	£1,895,953	£1,160,739	£1,458,141
25%	71%	£1,815,546	£2,147,984	£2,524,821	£2,911,050	£5,528,368	£5,042,834	£4,543,529	£2,142,063
30%	71%	£1,075,037	£982,514	£880,748	£790,872	£8,466,603	£8,189,975	£7,926,261	£5,768,961
35%	71%	£2,352,880	£2,325,590	£2,310,234	£2,292,806	£11,417,698	£11,337,016	£11,309,991	£9,375,859
40%	71%	£3,573,033	£3,578,073	£3,573,073	£3,568,115	£14,530,158	£14,466,856	£14,417,710	£13,009,848
45%	71%	£5,003,918	£5,205,801	£5,374,802	£5,539,148	£17,665,377	£18,023,882	£18,389,204	£16,827,180
50%	71%	£6,436,059	£6,648,809	£6,909,979	£7,187,961	£20,800,599	£21,381,911	£21,920,840	£20,624,461
100%	71%	£20,063,618	£20,697,688	£21,369,688	£22,086,518	£44,153,811	£44,834,969	£45,516,028	£45,887,079
10%	75%	£3,339,873	£4,327,302	£4,758,671	£5,203,194	£3,250,459	£4,353,707	£5,505,425	£8,568,974
15%	75%	£2,677,583	£2,990,849	£3,336,674	£3,694,445	£3,077,590	£1,207,764	£2,150,881	£4,982,148
20%	75%	£1,415,294	£1,854,307	£1,914,678	£2,185,696	£2,644,145	£1,953,739	£1,223,015	£1,395,321
25%	75%	£2,678,064	£3,012,947	£3,312,947	£3,612,947	£5,055,262	£4,505,262	£4,005,262	£3,505,262
30%	75%	£1,100,285	£1,017,777	£929,320	£831,802	£8,547,618	£8,276,746	£8,019,585	£6,554,730
35%	75%	£2,395,515	£2,370,733	£2,358,250	£2,340,552	£11,516,795	£11,438,249	£11,417,870	£9,487,591
40%	75%	£3,780,070	£3,815,409	£3,881,889	£3,959,491	£14,645,416	£14,789,305	£14,948,407	£13,193,960
45%	75%	£5,199,018	£5,264,881	£5,347,588	£5,435,221	£17,726,045	£18,152,784	£18,581,112	£17,017,999
50%	75%	£6,497,962	£6,714,354	£6,979,697	£7,241,952	£20,944,673	£21,536,224	£22,083,937	£20,792,038
10%	80%	£3,687,620	£4,378,158	£4,818,672	£5,260,489	£4,473,291	£5,633,976	£6,708,904	£8,709,804
15%	80%	£2,499,504	£3,067,001	£3,417,874	£3,780,369	£4,717,919	£3,789,963	£2,342,868	£5,026,028
20%	80%	£1,511,180	£1,755,843	£2,022,676	£2,300,282	£2,417,307	£1,710,782	£961,707	£1,659,161
25%	80%	£272,873	£444,685	£627,678	£820,183	£2,312,333	£4,811,548	£4,294,685	£1,886,678
30%	80%	£3,685,442	£3,686,472	£3,686,472	£3,686,472	£8,207,459	£7,912,310	£7,627,523	£6,452,499
35%	80%	£4,216,448	£4,216,448	£4,216,448	£4,216,448	£11,102,366	£11,102,366	£11,102,366	£9,018,401
40%	80%	£5,552,074	£5,552,074	£5,552,074	£5,552,074	£14,161,328	£14,161,328	£14,161,328	£12,604,128
45%	80%	£6,888,021	£6,888,021	£6,888,021	£6,888,021	£17,250,443	£17,250,443	£17,250,443	£16,344,561
50%	80%	£8,223,968	£8,223,968	£8,223,968	£8,223,968	£20,339,557	£20,339,557	£20,339,557	£20,008,218

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£8,080,390	£8,613,830	£9,213,348	£9,828,610	£1,884,703	£3,862,488	£5,997,213	£13,223,728
10%	71%	£5,570,099	£5,958,786	£6,399,839	£6,896,146	£11,058,130	£12,163,265	£13,317,132	£16,381,484
15%	71%	£3,514,017	£4,028,295	£4,675,270	£5,352,418	£8,129,197	£9,032,249	£9,977,082	£12,810,362
20%	71%	£3,057,436	£3,297,792	£3,559,700	£3,832,290	£5,190,983	£5,885,207	£6,620,301	£9,239,241
25%	71%	£1,800,855	£1,967,294	£2,144,131	£2,330,360	£2,252,731	£2,738,166	£3,237,571	£5,639,037
30%	71%	£544,273	£556,796	£728,582	£928,432	£1,885,503	£4,008,875	£1,145,161	£2,022,139
35%	71%	£2,681,600	£2,699,261	£2,699,261	£2,699,261	£3,836,466	£3,836,466	£3,836,466	£3,159,189
40%	71%	£2,061,237	£2,143,663	£2,220,314	£2,291,005	£6,740,056	£6,884,754	£7,036,670	£5,248,790
45%	71%	£3,453,993	£3,586,591	£3,755,492	£3,919,838	£9,984,277	£10,242,782	£10,588,104	£9,046,080
50%	71%	£4,816,749	£5,029,499	£5,280,689	£5,586,671	£13,019,499	£13,600,811	£14,189,540	£12,843,361
100%	71%	£18,444,308	£19,458,679	£20,642,443	£21,837,005	£44,371,711	£47,161,099	£49,653,935	£50,516,173
10%	75%	£5,559,183	£5,946,700	£6,377,961	£6,822,504	£11,031,559	£12,134,807	£13,286,525	£16,350,074
15%	75%	£4,296,093	£4,610,159	£4,955,984	£5,313,755	£8,088,090	£8,988,864	£9,931,151	£12,763,248
20%	75%	£3,034,094	£3,273,917	£3,533,986	£3,803,065	£5,136,955	£5,527,361	£5,958,085	£7,176,421
25%	75%	£1,772,314	£1,937,075	£2,111,888	£2,296,257	£2,185,220	£2,665,858	£3,159,800	£5,559,229
30%	75%	£510,025	£600,533	£689,950	£787,508	£766,516	£495,646	£238,485	£1,936,370
35%	75%	£776,895	£781,463	£786,840	£792,242	£3,350,895	£3,651,148	£3,951,790	£3,176,481
40%	75%	£2,140,760	£2,166,069	£2,276,089	£2,350,161	£6,884,514	£7,075,749	£7,267,005	£5,362,860
45%	75%	£3,509,705	£3,645,571	£3,818,238	£3,986,411	£10,013,045	£10,381,664	£10,735,072	£9,186,899
50%	75%	£4,878,692	£5,095,044	£5,369,387	£5,662,642	£13,163,072	£13,756,124	£14,349,257	£13,010,839
10%	80%	£3,688,914	£4,368,311	£5,036,984	£5,709,698	£6,258,810	£9,171,082	£10,124,008	£12,981,128
15%	80%	£3,130,499	£3,375,153	£3,641,866	£3,919,595	£5,363,783	£6,070,318	£6,818,393	£9,440,261
20%	80%	£1,892,183	£2,163,995	£2,461,988					

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

E27,943,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	\$4,821,904	\$5,355,344	\$5,954,863	\$6,570,124	\$1,207,043	\$2,724,829	\$4,330,553	\$7,986,068
10%	71%	\$2,312,113	\$2,700,202	\$2,132,353	\$3,577,660	\$4,596,556	\$3,494,293	\$2,340,528	\$2,723,854
15%	71%	\$1,025,531	\$1,369,804	\$1,716,754	\$2,075,732	\$7,626,463	\$3,025,411	\$1,668,688	\$2,347,298
20%	71%	\$-2,010,050	\$39,306	\$301,214	\$573,804	\$-10,466,697	\$-9,772,453	\$-9,037,598	\$-6,418,419
25%	71%	\$-1,457,831	\$-1,291,192	\$-1,114,355	\$928,126	\$-13,404,929	\$-12,919,494	\$-12,420,089	\$-10,018,623
30%	71%	\$-2,714,213	\$-2,821,696	\$-3,529,694	\$-3,230,054	\$-16,343,163	\$-16,096,535	\$-15,832,821	\$-13,635,621
35%	71%	\$-3,592,058	\$-3,964,768	\$-3,949,410	\$-3,931,982	\$-19,294,126	\$-19,213,576	\$-19,185,519	\$-17,252,419
40%	71%	\$-5,349,723	\$-5,402,149	\$-5,478,800	\$-5,549,491	\$-22,406,718	\$-22,542,414	\$-22,694,320	\$-20,906,459
45%	71%	\$-8,712,479	\$-8,845,057	\$-9,013,978	\$-9,178,324	\$-25,541,937	\$-25,800,442	\$-26,245,764	\$-24,703,740
50%	71%	\$-13,075,238	\$-13,291,855	\$-13,549,125	\$-13,847,135	\$-29,807,437	\$-30,254,471	\$-30,797,200	\$-29,011,307
100%	71%	\$-21,702,794	\$-22,717,185	\$-23,900,929	\$-25,095,491	\$-60,029,371	\$-62,838,759	\$-65,311,553	\$-66,473,833
10%	75%	\$2,300,097	\$2,888,214	\$3,119,495	\$3,564,018	\$4,026,101	\$3,522,853	\$2,371,135	\$692,414
15%	75%	\$1,830,497	\$1,351,073	\$1,897,498	\$2,055,289	\$2,968,970	\$3,898,798	\$5,724,379	\$2,894,412
20%	75%	\$-223,882	\$15,131	\$275,505	\$546,520	\$-10,520,705	\$-9,830,299	\$-9,099,575	\$-6,881,236
25%	75%	\$-1,486,172	\$-1,321,411	\$-1,146,498	\$-982,229	\$-13,472,440	\$-12,991,802	\$-12,497,860	\$-10,088,431
30%	75%	\$-2,748,481	\$-2,657,953	\$-2,585,495	\$-2,470,978	\$-16,424,178	\$-16,153,306	\$-15,896,145	\$-13,731,290
35%	75%	\$-4,034,931	\$-4,006,009	\$-3,997,426	\$-3,993,728	\$-19,393,355	\$-19,314,909	\$-19,294,400	\$-17,984,151
40%	75%	\$-5,390,246	\$-5,454,585	\$-5,534,575	\$-5,608,667	\$-22,521,976	\$-22,665,865	\$-22,824,367	\$-21,040,520
45%	75%	\$-7,768,192	\$-7,904,057	\$-8,076,724	\$-8,274,807	\$-25,871,605	\$-26,039,324	\$-26,392,732	\$-24,854,559
50%	75%	\$-11,150,338	\$-11,365,538	\$-11,616,863	\$-11,887,928	\$-30,271,233	\$-30,642,784	\$-31,095,897	\$-29,668,668
10%	80%	\$2,348,844	\$2,738,982	\$3,173,496	\$3,643,133	\$4,114,507	\$3,403,329	\$2,242,584	\$824,334
15%	80%	\$1,110,328	\$1,427,825	\$1,778,498	\$2,141,210	\$2,368,841	\$3,486,578	\$5,333,652	\$2,695,532
20%	80%	\$-127,987	\$116,067	\$383,500	\$961,106	\$-10,293,887	\$-9,587,342	\$-8,838,267	\$-6,217,399
25%	80%	\$-1,369,431	\$-1,195,495	\$-931,722	\$-730,186	\$-13,084,106	\$-12,684,106	\$-12,212,228	\$-9,739,298
30%	80%	\$-2,604,618	\$-2,505,648	\$-2,406,495	\$-2,299,005	\$-16,083,919	\$-15,768,870	\$-15,504,183	\$-13,320,059
35%	80%	\$-3,855,624	\$-3,820,309	\$-3,801,493	\$-3,779,197	\$-19,179,945	\$-18,899,534	\$-18,637,140	\$-16,894,980
40%	80%	\$-5,191,250	\$-5,234,354	\$-5,303,152	\$-5,380,125	\$-22,337,895	\$-22,147,371	\$-22,276,288	\$-20,480,983
45%	80%	\$-6,534,197	\$-6,659,296	\$-6,815,168	\$-7,005,498	\$-25,127,000	\$-25,456,000	\$-25,775,648	\$-24,221,121
50%	80%	\$-7,877,144	\$-8,078,241	\$-8,326,052	\$-8,570,450	\$-28,210,121	\$-28,764,668	\$-29,274,648	\$-27,064,778

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

E13,474,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	\$4,540,339	\$4,928,528	\$5,360,579	\$5,805,888	\$8,107,530	\$17,212,955	\$8,366,532	\$11,430,894
10%	71%	\$2,283,757	\$3,568,030	\$3,845,010	\$4,303,958	\$3,178,597	\$4,081,649	\$5,026,402	\$7,899,762
15%	71%	\$2,027,176	\$2,267,532	\$2,528,440	\$2,802,030	\$2,401,263	\$3,514,507	\$4,693,701	\$4,268,641
20%	71%	\$-710,895	\$937,034	\$1,113,871	\$1,309,100	\$2,967,899	\$2,212,454	\$1,715,030	\$988,437
30%	71%	\$-4,859,987	\$-3,934,464	\$-3,011,698	\$-2,011,828	\$-3,536,103	\$-3,359,473	\$-3,095,781	\$-2,928,461
35%	71%	\$-1,763,830	\$-1,739,540	\$-1,721,184	\$-1,703,756	\$-2,587,068	\$-2,506,516	\$-2,478,491	\$-2,645,359
40%	71%	\$-3,131,997	\$-3,173,923	\$-3,250,574	\$-3,321,295	\$-4,399,858	\$-4,155,384	\$-4,191,370	\$-4,199,398
45%	71%	\$-4,484,253	\$-4,616,841	\$-4,785,752	\$-4,950,008	\$-6,134,877	\$-5,193,382	\$-5,153,704	\$-4,996,680
50%	71%	\$-5,847,009	\$-6,059,759	\$-6,320,929	\$-6,678,931	\$-8,070,099	\$-7,105,141	\$-7,090,140	\$-7,173,961
100%	71%	\$-10,244,959	\$-10,468,959	\$-10,729,703	\$-11,029,265	\$-14,322,317	\$-13,971,059	\$-13,654,499	\$-13,706,174
10%	75%	\$4,528,833	\$4,916,444	\$5,341,721	\$5,782,444	\$8,080,959	\$17,184,207	\$8,335,425	\$11,399,874
15%	75%	\$3,266,633	\$3,579,899	\$3,925,724	\$4,283,495	\$3,138,090	\$4,038,264	\$4,980,581	\$7,812,648
20%	75%	\$2,004,344	\$2,243,357	\$2,501,726	\$2,774,746	\$1,896,355	\$3,761,761	\$4,607,485	\$4,225,821
25%	75%	\$-1,360,854	\$-1,268,728	\$-958,254	\$-625,764	\$-1,275,860	\$-1,264,742	\$-1,268,800	\$-1,268,800
30%	75%	\$-2,720,256	\$-2,629,727	\$-2,440,270	\$-2,242,752	\$-3,517,115	\$-3,445,246	\$-3,189,085	\$-3,024,250
35%	75%	\$-4,106,465	\$-4,181,683	\$-4,169,200	\$-4,171,502	\$-5,886,255	\$-5,607,749	\$-5,387,370	\$-5,657,091
40%	75%	\$-5,471,020	\$-5,225,359	\$-5,305,349	\$-5,380,441	\$-7,114,916	\$-6,115,805	\$-6,117,907	\$-6,339,460
45%	75%	\$-6,834,197	\$-6,676,831	\$-6,649,697	\$-6,616,677	\$-8,964,545	\$-7,532,294	\$-7,566,672	\$-7,147,409
50%	75%	\$-8,208,912	\$-8,125,304	\$-8,300,647	\$-8,652,902	\$-11,114,173	\$-9,705,724	\$-9,725,347	\$-9,161,538
10%	80%	\$4,576,870	\$4,967,208	\$5,401,722	\$5,849,539	\$8,192,553	\$17,303,731	\$8,464,476	\$11,531,394
15%	80%	\$3,338,954	\$3,559,501	\$4,008,724	\$4,369,436	\$3,308,219	\$4,220,492	\$5,173,408	\$8,010,828
20%	80%	\$2,100,436	\$2,344,813	\$2,611,743	\$2,903,335	\$1,913,939	\$3,785,739	\$4,635,925	\$5,489,861
25%	80%	\$861,923	\$1,033,735	\$1,216,728	\$1,408,233	\$2,481,833	\$1,981,046	\$1,464,165	\$943,821
30%	80%	\$-379,392	\$-177,422	\$-178,269	\$-170,869	\$-3,376,859	\$-2,081,810	\$-1,797,123	\$-2,621,999
35%	80%	\$-1,027,098	\$-1,050,383	\$-1,075,207	\$-1,095,971	\$-4,917,855	\$-3,192,574	\$-3,192,080	\$-3,167,600
40%	80%	\$-2,363,024	\$-2,306,128	\$-2,372,096	\$-2,331,896	\$-6,113,826	\$-4,440,311	\$-4,459,228	\$-4,733,228
45%	80%	\$-3,705,971	\$-3,428,072	\$-3,484,964	\$-3,477,062	\$-8,114,104	\$-6,147,980	\$-6,168,408	\$-6,314,061
50%	80%	\$-5,048,918	\$-4,850,015	\$-4,997,831	\$-4,942,224	\$-11,699,081	\$-9,367,608	\$-9,367,608	\$-9,287,718

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

E6,784,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	\$8,080,990	\$8,613,348	\$9,213,348	\$9,828,610	\$16,884,703	\$18,382,488	\$18,997,213	\$23,223,728
10%	71%	\$5,570,099	\$5,958,786	\$6,399,839	\$6,896,146	\$11,058,130	\$12,163,265	\$13,317,132	\$16,381,484
15%	71%	\$3,114,017	\$4,028,295	\$4,975,270	\$5,932,419	\$8,129,197	\$9,332,249	\$9,977,082	\$12,810,362
20%	71%	\$3,057,436	\$3,297,752	\$3,559,700	\$3,832,290	\$5,190,983	\$5,885,207	\$6,620,301	\$9,239,241
25%	71%	\$1,800,855	\$1,967,294	\$2,144,131	\$2,330,360	\$2,252,731	\$2,738,166	\$3,237,571	\$5,639,037
30%	71%	\$-1,544,273	\$-656,796	\$-728,582	\$-828,432	\$-1,885,503	\$-1,408,875	\$-1,145,161	\$-2,022,139
35%	71%	\$-2,991,923	\$-2,909,266	\$-2,800,924	\$-2,633,486	\$-4,336,165	\$-3,501,916	\$-3,502,971	\$-3,159,491
40%	71%	\$-4,291,237	\$-4,143,663	\$-4,220,314	\$-4,291,005	\$-6,740,056	\$-5,884,754	\$-5,706,670	\$-5,248,790
45%	71%	\$-5,453,993	\$-5,586,591	\$-5,755,492	\$-5,919,838	\$-8,984,277	\$-7,842,782	\$-7,588,104	\$-7,046,080
50%	71%	\$-6,810,749	\$-6,929,499	\$-7,200,689	\$-7,546,671	\$-10,919,499	\$-9,600,811	\$-9,139,840	\$-8,643,361
100%	71%	\$-18,444,308	\$-19,458,679	\$-20,642,443	\$-21,837,005	\$-44,371,711	\$-47,161,099	\$-49,653,903	\$-50,516,173
10%	75%	\$5,559,183	\$5,946,700	\$6,377,961	\$6,822,504	\$11,031,559	\$12,134,807	\$13,286,525	\$16,350,074
15%	75%	\$4,296,093	\$4,610,159	\$4,955,984	\$5,313,755	\$8,088,090	\$8,988,864	\$9,931,181	\$12,763,248
20%	75%	\$3,034,094	\$3,273,917	\$3,533,986	\$3,803,006	\$5,136,955	\$5,827,791	\$6,558,095	\$9,174,421
25%	75%	\$1,772,314	\$1,937,075	\$2,111,888	\$2,296,257	\$2,185,220	\$2,665,858	\$3,159,800	\$5,529,229
30%	75%	\$-1,510,025	\$-600,533	\$-689,950	\$-787,508	\$-1,766,516	\$-1,495,646	\$-1,238,485	\$-1,936,370
35%	75%	\$-2,776,895	\$-2,781,423	\$-2,768,940	\$-2,742,442	\$-4,335,895	\$-3,651,148	\$-3,636,770	\$-3,176,491
40%	75%	\$-4,140,760	\$-4,106,099	\$-4,276,099	\$-4,339,181	\$-6,884,514	\$-5,704,205	\$-5,167,507	\$-4,582,860
45%	75%	\$-5,509,705	\$-5,645,571	\$-5,818,238	\$-5,986,411	\$-8,013,945	\$-6,818,664	\$-6,173,572	\$-5,196,890
50%	75%	\$-6,878,692	\$-6,995,044	\$-7,369,587	\$-7,622,642	\$-10,163,972	\$-8,756,124	\$-8,202,857	\$-7,610,839
10%	80%	\$5,807,130	\$6,397,468	\$6,931,982	\$7,519,799	\$11,143,153	\$12,254,331	\$13,415,076	\$16,481,894
15%	80%	\$4,368,814	\$4,686,311	\$5,036,984	\$5,399,698	\$8,258,810	\$9,171,082	\$10,124,008	\$12,961,128
20%	80%	\$3,130,499	\$3,375,153	\$3,641,986	\$3,919,595	\$5,363,793	\$6,070,318	\$6,819,393	\$9,440,261
25%	80%	\$1,892,183	\$2,063,995	\$2,246,988	\$2,439,493	\$2,488,767	\$2,969,554	\$3,486,435	\$5,894,422
30%	80%	\$63,868	\$152,538	\$251,991	\$369,391	\$-426,259	\$-131,210	\$153,977	\$528,601
35%	80%	\$-597,138	\$-581,823	\$-543,007	\$-520,711	\$-3,321,285	\$-2,331,974	\$-1,779,	



Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	-5901128	-5853349	-4383141	-1104419	-121972067	-111387971	-110600484	-77857171
10%	71%	-42389444	-42389444	-42389444	-42389444	-42389444	-42389444	-42389444	-42389444
15%	71%	-53003366	-53003366	-53003366	-53003366	-53003366	-53003366	-53003366	-53003366
20%	71%	-64381212	-64381212	-64381212	-64381212	-64381212	-64381212	-64381212	-64381212
25%	71%	-76084793	-76084793	-76084793	-76084793	-76084793	-76084793	-76084793	-76084793
30%	71%	-87148374	-87148374	-87148374	-87148374	-87148374	-87148374	-87148374	-87148374
35%	71%	-98201955	-98201955	-98201955	-98201955	-98201955	-98201955	-98201955	-98201955
40%	71%	-109255536	-109255536	-109255536	-109255536	-109255536	-109255536	-109255536	-109255536
45%	71%	-120309517	-120309517	-120309517	-120309517	-120309517	-120309517	-120309517	-120309517
50%	71%	-131363498	-131363498	-131363498	-131363498	-131363498	-131363498	-131363498	-131363498
100%	71%	-222318516	-222318516	-222318516	-222318516	-222318516	-222318516	-222318516	-222318516
10%	75%	-22912881	-22912881	-22912881	-22912881	-22912881	-22912881	-22912881	-22912881
15%	75%	-33967372	-33967372	-33967372	-33967372	-33967372	-33967372	-33967372	-33967372
20%	75%	-45021863	-45021863	-45021863	-45021863	-45021863	-45021863	-45021863	-45021863
25%	75%	-56076354	-56076354	-56076354	-56076354	-56076354	-56076354	-56076354	-56076354
30%	75%	-67130845	-67130845	-67130845	-67130845	-67130845	-67130845	-67130845	-67130845
35%	75%	-78185336	-78185336	-78185336	-78185336	-78185336	-78185336	-78185336	-78185336
40%	75%	-89239827	-89239827	-89239827	-89239827	-89239827	-89239827	-89239827	-89239827
45%	75%	-100294338	-100294338	-100294338	-100294338	-100294338	-100294338	-100294338	-100294338
50%	75%	-111348849	-111348849	-111348849	-111348849	-111348849	-111348849	-111348849	-111348849
10%	60%	-22912881	-22912881	-22912881	-22912881	-22912881	-22912881	-22912881	-22912881
15%	60%	-33967372	-33967372	-33967372	-33967372	-33967372	-33967372	-33967372	-33967372
20%	60%	-45021863	-45021863	-45021863	-45021863	-45021863	-45021863	-45021863	-45021863
25%	60%	-56076354	-56076354	-56076354	-56076354	-56076354	-56076354	-56076354	-56076354
30%	60%	-67130845	-67130845	-67130845	-67130845	-67130845	-67130845	-67130845	-67130845
35%	60%	-78185336	-78185336	-78185336	-78185336	-78185336	-78185336	-78185336	-78185336
40%	60%	-89239827	-89239827	-89239827	-89239827	-89239827	-89239827	-89239827	-89239827
45%	60%	-100294338	-100294338	-100294338	-100294338	-100294338	-100294338	-100294338	-100294338
50%	60%	-111348849	-111348849	-111348849	-111348849	-111348849	-111348849	-111348849	-111348849

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	-1760822	-1760822	-1266906	-1148631	-1311271	-1372171	-1252351	-1216711
10%	71%	-11309394	-11309394	-8303014	-7404390	-8303014	-8303014	-8303014	-8303014
15%	71%	-15316316	-15316316	-11070400	-9707037	-11070400	-11070400	-11070400	-11070400
20%	71%	-19323238	-19323238	-13841406	-12107104	-13841406	-13841406	-13841406	-13841406
25%	71%	-23330160	-23330160	-16612412	-14417171	-16612412	-16612412	-16612412	-16612412
30%	71%	-27337082	-27337082	-19383418	-16727238	-19383418	-19383418	-19383418	-19383418
35%	71%	-31344004	-31344004	-22154424	-19037305	-22154424	-22154424	-22154424	-22154424
40%	71%	-35350926	-35350926	-24925430	-21347372	-24925430	-24925430	-24925430	-24925430
45%	71%	-39357848	-39357848	-27696436	-23657439	-39357848	-39357848	-39357848	-39357848
50%	71%	-43364770	-43364770	-30467442	-25967506	-43364770	-43364770	-43364770	-43364770
100%	71%	-89828540	-89828540	-60934884	-51935012	-60934884	-60934884	-60934884	-60934884
10%	75%	-22912881	-22912881	-22912881	-22912881	-22912881	-22912881	-22912881	-22912881
15%	75%	-33967372	-33967372	-33967372	-33967372	-33967372	-33967372	-33967372	-33967372
20%	75%	-45021863	-45021863	-45021863	-45021863	-45021863	-45021863	-45021863	-45021863
25%	75%	-56076354	-56076354	-56076354	-56076354	-56076354	-56076354	-56076354	-56076354
30%	75%	-67130845	-67130845	-67130845	-67130845	-67130845	-67130845	-67130845	-67130845
35%	75%	-78185336	-78185336	-78185336	-78185336	-78185336	-78185336	-78185336	-78185336
40%	75%	-89239827	-89239827	-89239827	-89239827	-89239827	-89239827	-89239827	-89239827
45%	75%	-100294338	-100294338	-100294338	-100294338	-100294338	-100294338	-100294338	-100294338
50%	75%	-111348849	-111348849	-111348849	-111348849	-111348849	-111348849	-111348849	-111348849
10%	60%	-22912881	-22912881	-22912881	-22912881	-22912881	-22912881	-22912881	-22912881
15%	60%	-33967372	-33967372	-33967372	-33967372	-33967372	-33967372	-33967372	-33967372
20%	60%	-45021863	-45021863	-45021863	-45021863	-45021863	-45021863	-45021863	-45021863
25%	60%	-56076354	-56076354	-56076354	-56076354	-56076354	-56076354	-56076354	-56076354
30%	60%	-67130845	-67130845	-67130845	-67130845	-67130845	-67130845	-67130845	-67130845
35%	60%	-78185336	-78185336	-78185336	-78185336	-78185336	-78185336	-78185336	-78185336
40%	60%	-89239827	-89239827	-89239827	-89239827	-89239827	-89239827	-89239827	-89239827
45%	60%	-100294338	-100294338	-100294338	-100294338	-100294338	-100294338	-100294338	-100294338
50%	60%	-111348849	-111348849	-111348849	-111348849	-111348849	-111348849	-111348849	-111348849

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	12388232	12388232	12388232	12388232	12388232	12388232	12388232	12388232
10%	71%	13090116	13090116	13090116	13090116	13090116	13090116	13090116	13090116
15%	71%	14894888	14894888	14894888	14894888	14894888	14894888	14894888	14894888
20%	71%	17172852	17172852	17172852	17172852	17172852	17172852	17172852	17172852
25%	71%	19450816	19450816	19450816	19450816	19450816	19450816	19450816	19450816
30%	71%	21728780	21728780	21728780	21728780	21728780	21728780	21728780	21728780
35%	71%	24006744	24006744	24006744	24006744	24006744	24006744	24006744	24006744
40%	71%	26284708	26284708	26284708	26284708	26284708	26284708	26284708	26284708
45%	71%	28562672	28562672	28562672	28562672	28562672	28562672	28562672	28562672
50%	71%	30840636	30840636	30840636	30840636	30840636	30840636	30840636	30840636
100%	71%	61681272	61681272	61681272	61681272	61681272	61681272	61681272	61681272
10%	75%	22912881	22912881	22912881	22912881	22912881	22912881	22912881	22912881
15%	75%	33967372	33967372	33967372	33967372	33967372	33967372	33967372	33967372
20%	75%	45021863	45021863	45021863	45021863	45021863	45021863	45021863	45021863
25%	75%	56076354	56076354	56076354	56076354	56076354	56076354	56076354	56076354
30%	75%	67130845	67130845	67130845	67130845	67130845	67130845	67130845	67130845
35%	75%	78185336	78185336	78185336	78185336	78185336	78185336	78185336	78185336
40%	75%	89239827	89239827	89239827	89239827	89239827	89239827	89239827	89239827
45%	75%	100294338	100294338	100294338	100294338	100294338	100294338	100294338	100294338
50%	75%	111348849	111348849	111348849	111348849	111348849	111348849	111348849	111348849
10%	60%	22912881	22912881	22912881	22912881	22912881	22912881	22912881	22912881
15%	60%	33967372	33967372	33967372	33967372	33967372	33967372	33967372	33967372
20%	60%	45021863	45021863	45021863	45021863	45021863	45021863	45021863	45021863
25%	60%	56076354	56076354	56076354	56076354	56076354	56076354	56076354	56076354
30%	60%	67130845	67130845	67130845	67130845	67130845	67130845	67130845	67130845
35%	60%	78185336	78185336	78185336	78185336	78185336	78185336	78185336	78185336
40%	60%	89239827	89239827	89239827	89239827	89239827	89239827	89239827	89239827
45%	60%	100294338	100294338	100294338	100294338	100294338	100294338	100294338	100294338
50%	60%	111348849	111348849	111348849	111348849	111348849	111348849	111348849	111348849

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	-2980.254	-702.475	-432.267	-153.545	-12.308.127	-11.804.031	-10.838.544	-8.093.231
10%	71%	-22.048.570	-22.818.339	-23.882.566	-22.542.190	-21.877.220	-16.604.937	-16.211.254	-13.851.955
15%	71%	-33.052.406	-33.872.271	-34.892.218	-33.736.115	-31.911.755	-19.105.390	-18.388.610	-16.721.518
20%	71%	-45.030.338	-45.011.641	-45.006.894	-44.997.086	-42.766.332	-21.713.502	-21.652.242	-19.610.881
25%	71%	-56.113.919	-56.158.962	-56.227.656	-56.292.233	-52.257.392	-24.381.593	-24.473.622	-22.588.879
30%	71%	-67.107.500	-67.206.284	-67.448.416	-67.587.659	-62.746.453	-27.000.693	-27.298.061	-25.621.841
35%	71%	-78.281.082	-78.453.805	-78.669.177	-78.882.705	-72.038.515	-29.517.715	-29.116.381	-28.644.384
40%	71%	-89.348.663	-89.609.927	-89.889.039	-90.178.032	-81.730.578	-32.385.885	-32.037.761	-31.667.567
45%	71%	-110.448.245	-110.748.248	-111.110.659	-111.473.269	-104.221.638	-35.953.896	-35.798.140	-34.980.529
50%	71%	-131.521.826	-131.896.570	-132.331.490	-132.768.205	-122.708.205	-39.712.699	-39.722.047	-38.580.619
100%	71%	-222.387.642	-223.368.786	-224.539.069	-225.720.872	-181.623.310	-68.402.955	-66.794.315	-67.943.121
10%	75%	-22.062.007	-22.832.596	-23.698.698	-22.558.246	-21.709.003	-16.639.978	-16.247.867	-13.889.528
15%	75%	-33.073.908	-33.897.611	-34.831.915	-33.780.597	-31.939.441	-19.198.453	-18.953.829	-16.787.878
20%	75%	-45.059.480	-45.042.497	-45.039.716	-45.031.910	-42.834.160	-21.786.150	-21.729.121	-19.685.625
25%	75%	-56.150.348	-56.197.533	-56.268.683	-56.335.852	-52.342.177	-24.472.403	-24.569.720	-22.687.293
30%	75%	-67.241.215	-67.352.970	-67.497.649	-67.639.795	-62.850.198	-27.158.656	-27.410.319	-25.739.980
35%	75%	-78.332.083	-78.507.026	-78.726.616	-78.943.729	-72.359.215	-29.944.910	-29.601.618	-28.932.655
40%	75%	-89.422.950	-89.662.642	-89.955.582	-90.247.681	-81.866.232	-33.531.162	-33.091.517	-31.825.352
45%	75%	-110.513.817	-110.817.678	-111.184.549	-111.551.624	-104.374.251	-36.217.415	-35.932.116	-34.868.037
50%	75%	-131.604.684	-131.972.714	-132.413.815	-132.855.366	-122.865.268	-40.063.688	-39.772.616	-38.700.724
10%	60%	-22.065.574	-22.772.814	-23.635.142	-22.480.813	-21.675.514	-16.466.003	-16.094.092	-13.721.724
15%	60%	-33.083.674	-33.807.983	-34.736.580	-33.659.446	-31.919.200	-18.941.989	-18.722.866	-16.550.971
20%	60%	-44.037.075	-44.812.896	-45.801.893	-44.885.547	-42.549.281	-21.481.027	-21.406.232	-19.370.217
25%	60%	-55.097.346	-55.926.527	-56.956.387	-56.103.025	-53.366.983	-24.090.599	-24.000.599	-22.061.109
30%	60%	-67.057.613	-67.158.167	-67.290.870	-67.420.401	-62.422.879	-26.700.971	-26.625.956	-24.742.907
35%	60%	-78.117.880	-78.290.803	-78.455.373	-78.687.779	-72.859.677	-29.310.943	-28.685.863	-28.202.307
40%	60%	-89.178.147	-89.403.438	-89.670.876	-89.955.158	-81.296.475	-31.920.915	-32.445.740	-31.162.655
45%	60%	-110.238.418	-110.526.074	-110.874.873	-111.222.532	-104.733.274	-34.538.887	-34.265.417	-34.122.354
50%	60%	-131.298.681	-131.648.710	-132.068.838	-132.489.910	-126.170.073	-37.140.859	-37.065.495	-35.827.353

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	-1470.344	-190.113	-1455.340	-513.964	-16.270.160	-15.897.877	-15.504.194	-13.144.595
10%	71%	-11.724.266	-11.648.045	-11.580.990	-11.508.287	-10.804.705	-8.398.330	-8.191.580	-6.824.258
15%	71%	-22.802.112	-22.783.415	-22.778.688	-22.766.880	-21.669.212	-11.006.442	-10.945.182	-9.803.621
20%	71%	-33.885.083	-33.899.726	-33.930.437	-33.964.097	-31.904.097	-13.674.533	-13.766.562	-11.891.819
25%	71%	-44.969.274	-45.078.958	-45.220.190	-45.369.333	-41.041.383	-16.342.863	-16.587.941	-14.914.581
30%	71%	-56.052.856	-56.225.379	-56.440.951	-56.654.569	-48.532.455	-18.010.715	-18.409.321	-17.037.544
35%	71%	-67.136.437	-67.372.701	-67.661.733	-67.999.868	-61.323.516	-21.670.883	-22.200.191	-20.980.507
40%	71%	-78.220.018	-78.520.022	-78.882.473	-79.245.043	-72.514.578	-24.346.896	-24.652.080	-23.983.469
45%	71%	-89.303.600	-89.667.344	-90.103.234	-90.540.279	-82.605.638	-27.014.987	-27.873.459	-26.802.432
50%	71%	-110.393.418	-110.740.580	-111.160.843	-111.573.658	-104.916.259	-30.695.895	-30.687.255	-29.298.091
10%	75%	-14.731.721	-14.869.340	-14.870.473	-14.870.020	-14.801.943	-14.541.916	-14.540.897	-14.482.468
15%	75%	-25.815.412	-25.868.385	-25.913.689	-25.952.371	-25.801.861	-25.448.339	-25.448.339	-25.080.616
20%	75%	-36.901.254	-36.914.271	-36.911.490	-36.903.884	-35.112.107	-34.079.090	-34.079.090	-33.878.795
25%	75%	-47.987.125	-47.989.301	-47.987.626	-47.984.007	-46.107.626	-44.178.861	-44.178.861	-43.899.233
30%	75%	-59.073.088	-59.124.344	-59.209.423	-59.311.569	-56.143.136	-48.451.596	-48.451.596	-47.703.259
35%	75%	-70.158.949	-70.279.390	-70.428.390	-70.615.513	-66.851.155	-59.137.850	-59.137.850	-57.875.605
40%	75%	-81.244.810	-81.434.418	-81.727.356	-82.019.455	-78.019.455	-61.824.102	-62.234.457	-61.118.292
45%	75%	-92.330.671	-92.589.452	-92.956.323	-93.333.389	-89.367.191	-74.510.385	-74.510.385	-73.400.977
50%	75%	-113.416.532	-113.744.458	-114.185.289	-114.627.340	-106.175.208	-87.108.608	-87.108.608	-85.727.064
10%	60%	-14.677.348	-14.944.588	-14.908.916	-14.622.587	-14.168.454	-14.789.943	-14.387.032	-13.024.426
15%	60%	-25.763.209	-25.878.125	-26.008.384	-26.148.220	-25.852.146	-25.234.029	-25.016.586	-24.843.911
20%	60%	-36.848.070	-36.984.070	-37.133.537	-37.292.421	-36.942.223	-36.779.967	-36.699.172	-36.683.177
25%	60%	-47.932.941	-48.107.120	-48.306.141	-48.524.799	-46.279.020	-44.138.939	-44.138.939	-43.764.049
30%	60%	-59.017.812	-59.259.941	-59.524.944	-59.812.175	-56.715.819	-54.993.911	-54.993.911	-54.555.897
35%	60%	-70.102.683	-70.399.452	-70.722.147	-71.079.389	-67.067.191	-64.800.883	-64.800.883	-64.209.819
40%	60%	-81.187.554	-81.524.418	-81.916.650	-82.364.381	-78.288.415	-75.213.851	-75.213.851	-73.880.595
45%	60%	-92.272.425	-92.657.848	-93.108.180	-93.628.212	-89.602.617	-85.823.827	-85.823.827	-84.215.444
50%	60%	-113.357.296	-113.784.458	-114.274.890	-114.828.913	-109.843.789	-95.433.789	-95.433.789	-93.276.293

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	-738.232	-256.011	-236.218	-104.941	-3.349.833	-4.053.624	-4.821.116	-5.944.426
10%	71%	-6309.016	-6440.147	-6716.926	-6716.296	-61319.580	-6947.277	-6553.594	-61895.705
15%	71%	-9364.606	-9317.766	-9599.750	-9476.027	-83.054.105	-93.447.730	-93.240.980	-81.073.658
20%	71%	-12.411.852	-12.153.155	-12.746.408	-12.738.600	-106.106.672	-106.055.842	-105.994.582	-93.953.021
25%	71%	-15.485.433	-15.209.478	-15.989.170	-15.933.837	-138.990.732	-138.723.933	-138.815.982	-126.941.019
30%	71%	-18.559.014	-18.047.798	-18.959.930	-18.329.073	-161.090.073	-161.392.023	-161.537.341	-149.953.981
35%	71%	-21.632.595	-21.195.139	-22.110.681	-21.634.309	-183.381.858	-183.660.115	-183.458.721	-172.368.944
40%	71%	-24.706.176	-24.342.441	-25.313.453	-24.619.546	-205.672.918	-205.728.205	-205.780.101	-194.009.907
45%	71%	-27.779.757	-27.489.762	-28.524.213	-27.614.783	-228.563.978	-228.399.298	-228.101.480	-217.032.869
50%	71%	-30.853.338	-30.637.084	-31.724.294	-30.610.919	-250.655.038	-250.684.387	-250.622.899	-238.955.332
10%	75%	-8109.158	-8210.100	-8220.553	-8222.686	-845.985.650	-845.745.295	-845.136.655	-825.285.461
15%	75%	-1206.479	-1425.920	-1559.787	-1700.240	-1351.343	-1381.318	-1390.270	-11768.132
20%	75%	-2115.512	-2330.125	-2573.429	-2822.111	-2101.781	-2149.793	-2129.899	-1130.016
25%	75%	-3024.545	-3251.154	-3511.224	-3773.424	-2816.500	-2819.490	-2801.449	-1410.051
30%	75%	-3933.578	-4173.047	-4440.197	-4717.366	-3524.517	-3524.743	-3502.050	-1709.633
35%	75%	-4842.611	-5094.084	-5379.163	-5664.309	-4233.538	-4233.996	-4212.659	-2100.820
40%	75%	-5751.644	-5944.156	-6243.190	-6538.253	-4942.555	-4942.750	-4921.385	-2591.655
45%	75%	-6660.677	-6844.168	-7143.229	-7448.286	-5651.572	-5651.752	-5630.387	-3082.489
50%	75%	-7569.710	-7744.229	-8053.268	-8368.325	-6360.589	-6360.768	-6339.403	-3573.524
10%	60%	-1052.112	-1088.672	-1133.944	-1180.613	-1137.854	-1138.343	-1138.832	-1128.068
15%	60%	-1625.188	-1640.497	-1678.054	-1720.560	-1650.545	-1650.329	-1650.206	-1643.311
20%	60%	-2208.264	-2234.410	-2281.377	-2342.161	-2281.621	-2281.387	-2281.152	-2272.557
25%	60%	-2791.340	-2817.046	-2877.891	-2948.539	-2889.420	-2889.185	-2888.950	-2879.849
30%	60%	-3374.416	-3399.851	-3465.384	-3541.915	-3481.915	-3481.680	-3481.445	-3472.344
35%	60%	-3957.492	-3972.317	-4033.887	-4115.418	-4055.418	-4055.183	-4054.948	-4045.847
40%	60%	-4540.568	-4544.952	-4602.490	-4687.023	-4627.023	-4626.788	-4626.553	

LB SOUTHWARK  
HOUSING POLICY UPDATE VIABILITY STUDY

Mixed use		CIL Zone	3
		Value Area	High
Site Area MU 1-4	0.154 Ha	Sales value inflation	0%
Site Area MU 5-6	0.74 Ha	Build cost inflation	0%

Residual land values:

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£6,888,859	£7,312,855	£7,819,193	£8,338,768	£16,589,715	£17,871,911	£19,271,323	£22,445,731
10%	71%	£4,531,587	£4,848,696	£5,197,637	£5,557,279	£11,171,753	£12,074,980	£13,083,844	£15,834,299
15%	71%	£3,368,051	£3,616,717	£3,886,899	£4,166,536	£8,450,809	£9,160,676	£9,967,283	£12,527,871
20%	71%	£2,204,516	£2,384,738	£2,576,083	£2,775,791	£5,729,865	£6,246,360	£6,823,840	£8,179,552
25%	71%	£1,040,880	£1,152,760	£1,265,305	£1,385,047	£3,008,922	£3,332,050	£3,690,386	£4,331,288
30%	71%	£161,876	£110,036	£67,974	£10,399	£248,138	£393,963	£554,850	£2,483,023
35%	71%	£1,423,924	£1,446,110	£1,460,596	£1,527,893	£2,851,168	£2,708,390	£2,726,005	£3,026,648
40%	71%	£2,685,673	£2,782,185	£2,911,037	£3,035,908	£5,554,532	£5,819,085	£6,015,730	£4,441,898
45%	71%	£3,947,520	£4,118,259	£4,332,569	£4,544,163	£8,457,896	£8,928,779	£9,305,456	£7,957,148
50%	71%	£5,209,369	£5,454,334	£5,754,100	£6,082,417	£11,361,260	£12,036,473	£12,595,192	£11,472,398
100%	71%	£17,927,852	£18,989,616	£19,989,416	£21,134,965	£40,384,900	£45,135,418	£48,442,443	£46,624,937
10%	75%	£4,519,242	£4,835,624	£5,183,734	£5,542,528	£11,142,549	£12,043,702	£13,050,745	£15,800,332
15%	75%	£3,349,533	£3,597,110	£3,866,004	£4,144,407	£8,407,004	£9,113,752	£9,906,832	£12,476,033
20%	75%	£2,179,825	£2,368,595	£2,549,277	£2,748,286	£5,571,460	£6,083,803	£6,750,558	£8,110,098
25%	75%	£1,010,116	£1,120,080	£1,230,544	£1,348,166	£3,045,914	£3,253,853	£3,606,284	£5,744,982
30%	75%	£202,142	£152,565	£113,211	£67,395	£196,158	£295,347	£450,398	£2,379,457
35%	75%	£1,470,885	£1,495,728	£1,542,282	£1,583,649	£2,780,232	£2,826,204	£2,849,621	£1,053,503
40%	75%	£2,739,806	£2,837,803	£2,971,353	£3,099,903	£5,670,176	£5,950,587	£6,157,005	£4,886,874
45%	75%	£4,007,771	£4,182,053	£4,400,424	£4,616,158	£8,598,121	£9,078,969	£9,464,391	£8,120,247
50%	75%	£5,276,513	£5,525,216	£5,829,495	£6,132,412	£11,517,065	£12,205,352	£12,771,777	£11,653,619
10%	60%	£4,900,535	£5,242,131	£5,644,487	£6,084,487	£11,205,203	£12,175,072	£13,139,763	£15,942,993
15%	60%	£3,427,311	£3,679,462	£3,953,600	£4,237,346	£8,590,985	£9,310,808	£10,116,771	£12,691,625
20%	60%	£2,283,528	£2,468,398	£2,665,068	£2,870,206	£5,916,767	£6,446,543	£7,039,142	£9,400,497
25%	60%	£1,139,748	£1,257,334	£1,376,537	£1,503,065	£3,242,548	£3,582,279	£3,959,514	£6,107,468
30%	60%	£33,604	£23,638	£16,545	£10,211	£94,471	£109,113	£179,895	£2,814,440
35%	60%	£1,273,870	£1,287,335	£1,320,622	£1,348,467	£2,302,163	£2,335,583	£2,330,433	£520,713
40%	60%	£2,514,296	£2,600,727	£2,718,027	£2,821,123	£5,155,669	£5,391,876	£5,565,649	£3,977,872
45%	60%	£3,754,722	£3,914,120	£4,115,432	£4,313,781	£8,009,178	£8,448,170	£8,798,663	£7,435,231
50%	60%	£4,995,149	£5,227,513	£5,512,837	£5,796,437	£10,862,682	£11,504,464	£12,030,082	£10,922,490

Residual Land values compared to benchmark land values

Benchmark Z1 - High

£90,000,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£7,001,341	£6,547,345	£6,040,897	£5,521,232	£50,010,285	£48,728,088	£47,338,877	£44,154,569
10%	71%	£2,301,384	£2,601,384	£2,901,384	£3,201,384	£65,426,166	£65,426,166	£65,426,166	£65,426,166
15%	71%	£1,049,949	£1,243,283	£1,436,617	£1,629,951	£33,809,333	£33,809,333	£33,809,333	£33,809,333
20%	71%	£1,655,484	£1,475,262	£1,283,041	£1,084,209	£16,870,135	£16,870,135	£16,870,135	£16,870,135
25%	71%	£1,810,020	£1,707,240	£1,594,695	£1,474,953	£9,591,070	£9,591,070	£9,591,070	£9,591,070
30%	71%	£1,710,376	£1,637,024	£1,537,674	£1,437,822	£5,870,309	£5,870,309	£5,870,309	£5,870,309
35%	71%	£1,528,824	£1,406,110	£1,289,506	£1,187,853	£3,901,168	£3,901,168	£3,901,168	£3,901,168
40%	71%	£1,545,673	£1,642,185	£1,771,037	£1,895,908	£2,714,532	£2,714,532	£2,714,532	£2,714,532
45%	71%	£1,807,520	£1,878,239	£1,929,569	£1,980,898	£1,507,896	£1,507,896	£1,507,896	£1,507,896
50%	71%	£1,939,369	£1,934,134	£1,914,417	£1,912,417	£1,912,417	£1,912,417	£1,912,417	£1,912,417
100%	71%	£31,687,852	£32,675,081	£33,629,416	£34,564,965	£106,994,900	£109,735,418	£112,092,443	£113,224,897
10%	75%	£9,340,758	£9,024,378	£8,676,298	£8,317,472	£55,457,451	£54,556,298	£53,549,225	£50,799,689
15%	75%	£1,036,467	£1,026,296	£1,016,996	£1,015,996	£8,115,996	£8,115,996	£8,115,996	£8,115,996
20%	75%	£1,180,175	£1,101,405	£1,011,727	£1,113,714	£60,928,540	£60,418,197	£59,843,442	£57,480,492
25%	75%	£1,249,884	£1,239,920	£1,229,456	£1,211,834	£63,848,088	£63,348,147	£62,848,206	£60,855,018
30%	75%	£1,362,142	£1,401,258	£1,439,211	£1,477,164	£75,657,896	£75,528,779	£75,399,662	£74,557,148
35%	75%	£1,530,856	£1,535,749	£1,542,849	£1,549,949	£89,443,842	£89,443,842	£89,443,842	£89,443,842
40%	75%	£1,599,227	£1,631,353	£1,659,903	£1,729,178	£1,729,178	£1,729,178	£1,729,178	£1,729,178
45%	75%	£1,767,771	£1,842,053	£1,920,424	£1,987,158	£1,987,158	£1,987,158	£1,987,158	£1,987,158
50%	75%	£1,936,315	£1,985,216	£2,034,117	£2,083,018	£2,083,018	£2,083,018	£2,083,018	£2,083,018
10%	60%	£9,989,907	£9,989,474	£9,989,041	£9,988,608	£55,347,797	£54,424,520	£53,410,253	£50,657,007
15%	60%	£1,043,689	£1,043,689	£1,043,689	£1,043,689	£1,043,689	£1,043,689	£1,043,689	£1,043,689
20%	60%	£1,156,472	£1,156,472	£1,156,472	£1,156,472	£1,156,472	£1,156,472	£1,156,472	£1,156,472
25%	60%	£1,269,255	£1,269,255	£1,269,255	£1,269,255	£1,269,255	£1,269,255	£1,269,255	£1,269,255
30%	60%	£1,382,038	£1,382,038	£1,382,038	£1,382,038	£1,382,038	£1,382,038	£1,382,038	£1,382,038
35%	60%	£1,494,821	£1,494,821	£1,494,821	£1,494,821	£1,494,821	£1,494,821	£1,494,821	£1,494,821
40%	60%	£1,607,604	£1,607,604	£1,607,604	£1,607,604	£1,607,604	£1,607,604	£1,607,604	£1,607,604
45%	60%	£1,720,387	£1,720,387	£1,720,387	£1,720,387	£1,720,387	£1,720,387	£1,720,387	£1,720,387
50%	60%	£1,833,170	£1,833,170	£1,833,170	£1,833,170	£1,833,170	£1,833,170	£1,833,170	£1,833,170
100%	60%	£18,855,149	£19,087,513	£19,319,877	£19,552,241	£61,965,437	£61,965,437	£61,965,437	£61,965,437

Residual Land values compared to benchmark land values

Benchmark Z1 - Medium

£72,325,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£7,001,341	£6,547,345	£6,040,897	£5,521,232	£50,010,285	£48,728,088	£47,338,877	£44,154,569
10%	71%	£2,301,384	£2,601,384	£2,901,384	£3,201,384	£65,426,166	£65,426,166	£65,426,166	£65,426,166
15%	71%	£1,049,949	£1,243,283	£1,436,617	£1,629,951	£33,809,333	£33,809,333	£33,809,333	£33,809,333
20%	71%	£1,655,484	£1,475,262	£1,283,041	£1,084,209	£16,870,135	£16,870,135	£16,870,135	£16,870,135
25%	71%	£1,810,020	£1,707,240	£1,594,695	£1,474,953	£9,591,070	£9,591,070	£9,591,070	£9,591,070
30%	71%	£1,710,376	£1,637,024	£1,537,674	£1,437,822	£5,870,309	£5,870,309	£5,870,309	£5,870,309
35%	71%	£1,528,824	£1,406,110	£1,289,506	£1,187,853	£3,901,168	£3,901,168	£3,901,168	£3,901,168
40%	71%	£1,545,673	£1,642,185	£1,771,037	£1,895,908	£2,714,532	£2,714,532	£2,714,532	£2,714,532
45%	71%	£1,807,520	£1,878,239	£1,929,569	£1,980,898	£1,507,896	£1,507,896	£1,507,896	£1,507,896
50%	71%	£1,939,369	£1,934,134	£1,914,417	£1,912,417	£1,912,417	£1,912,417	£1,912,417	£1,912,417
100%	71%	£31,687,852	£32,675,081	£33,629,416	£34,564,965	£106,994,900	£109,735,418	£112,092,443	£113,224,897
10%	75%	£9,340,758	£9,024,378	£8,676,298	£8,317,472	£55,457,451	£54,556,298	£53,549,225	£50,799,689
15%	75%	£1,036,467	£1,026,296	£1,016,996	£1,015,996	£8,115,996	£8,115,996	£8,115,996	£8,115,996
20%	75%	£1,180,175	£1,101,405	£1,011,727	£1,113,714	£60,928,540	£60,418,197	£59,843,442	£57,480,492
25%	75%	£1,249,884	£1,239,920	£1,229,456	£1,211,834	£63,848,088	£63,348,147	£62,848,206	£60,855,018
30%	75%	£1,362,142	£1,401,258	£1,439,211	£1,477,164	£75,657,896	£75,528,779	£75,399,662	£74,557,148
35%	75%	£1,530,856	£1,535,749	£1,542,849	£1,549,949	£89,443,842	£89,443,842	£89,443,842	£89,443,842
40%	75%	£1,599,227	£1,631,353	£1,659,903	£1,729,178	£1,729,178	£1,729,178	£1,729,178	£1,729,178
45%	75%	£1,767,771	£1,842,053	£1,920,424	£1,987,158	£1,987,158	£1,987,158	£1,987,158	£1,987,158
50%	75%	£1,936,315	£1,985,216	£2,034,117	£2,083,018	£2,083,01			

Residual Land values compared to benchmark land values  
Benchmark Z2 - High

-£709,016 £4,254,096 £3,545,080 2302000  
-£3,408,960 £20,441,760 £17,034,800 2302000

£27,624,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£2,604,563	£3,058,559	£3,565,097	£4,084,672	£4,592,045	£5,100,000	£5,608,000	£6,116,000
10%	71%	£2,777,431	£3,234,541	£3,741,541	£4,249,126	£4,756,201	£5,263,276	£5,770,351	£6,277,426
15%	71%	£2,950,300	£3,410,521	£3,917,521	£4,425,211	£4,932,286	£5,439,361	£5,946,436	£6,453,511
20%	71%	£3,123,169	£3,586,501	£4,093,501	£4,601,226	£5,108,301	£5,615,376	£6,122,451	£6,629,526
25%	71%	£3,296,038	£3,762,481	£4,269,481	£4,775,271	£5,284,276	£5,791,351	£6,298,426	£6,805,501
30%	71%	£3,468,907	£3,938,461	£4,445,461	£4,949,326	£5,458,276	£5,965,351	£6,474,426	£6,981,501
35%	71%	£3,641,776	£4,114,441	£4,621,441	£5,123,376	£5,632,276	£6,141,351	£6,650,426	£7,167,501
40%	71%	£3,814,645	£4,290,421	£4,797,421	£5,297,426	£5,806,276	£6,315,351	£6,834,426	£7,353,501
45%	71%	£3,987,514	£4,466,401	£4,973,401	£5,471,476	£5,980,276	£6,499,351	£7,018,426	£7,539,501
50%	71%	£4,160,383	£4,642,381	£5,149,381	£5,645,526	£6,154,276	£6,683,351	£7,202,426	£7,725,501
100%	71%	£12,081,948	£12,081,948	£12,081,948	£12,081,948	£12,081,948	£12,081,948	£12,081,948	£12,081,948
10%	75%	£2,651,148	£3,105,148	£3,612,148	£4,119,148	£4,626,148	£5,133,148	£5,640,148	£6,147,148
15%	75%	£2,824,017	£3,278,017	£3,785,017	£4,292,017	£4,799,017	£5,306,017	£5,813,017	£6,320,017
20%	75%	£2,996,886	£3,450,886	£3,957,886	£4,464,886	£4,971,886	£5,478,886	£5,985,886	£6,492,886
25%	75%	£3,169,755	£3,623,755	£4,130,755	£4,637,755	£5,144,755	£5,651,755	£6,158,755	£6,665,755
30%	75%	£3,342,624	£3,796,624	£4,303,624	£4,810,624	£5,317,624	£5,824,624	£6,331,624	£6,838,624
35%	75%	£3,515,493	£3,969,493	£4,476,493	£4,983,493	£5,490,493	£5,997,493	£6,504,493	£7,011,493
40%	75%	£3,688,362	£4,145,462	£4,652,462	£5,159,462	£5,666,462	£6,173,462	£6,680,462	£7,187,462
45%	75%	£3,861,231	£4,321,441	£4,828,441	£5,335,441	£5,842,441	£6,349,441	£6,856,441	£7,363,441
50%	75%	£4,034,100	£4,497,420	£5,004,420	£5,511,420	£6,018,420	£6,525,420	£7,032,420	£7,539,420
100%	75%	£12,081,948	£12,081,948	£12,081,948	£12,081,948	£12,081,948	£12,081,948	£12,081,948	£12,081,948

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£1,813,113	£2,146,650	£2,480,187	£2,813,724	£3,147,261	£3,480,798	£3,814,335	£4,147,872
10%	71%	£1,867,541	£2,194,650	£2,533,591	£2,867,232	£3,201,273	£3,534,814	£3,868,355	£4,201,912
15%	71%	£1,921,969	£2,246,650	£2,588,020	£2,921,661	£3,255,704	£3,589,245	£3,922,786	£4,256,340
20%	71%	£1,976,397	£2,298,650	£2,642,450	£2,976,051	£3,309,633	£3,643,174	£3,976,715	£4,310,765
25%	71%	£2,030,825	£2,350,650	£2,696,880	£3,030,441	£3,363,566	£3,697,107	£4,031,156	£4,365,190
30%	71%	£2,085,253	£2,402,650	£2,751,310	£3,084,831	£3,417,459	£3,751,000	£4,085,585	£4,419,615
35%	71%	£2,139,681	£2,454,650	£2,805,740	£3,139,221	£3,471,352	£3,804,891	£4,140,010	£4,474,040
40%	71%	£2,194,109	£2,506,650	£2,860,170	£3,193,611	£3,525,245	£3,858,784	£4,194,434	£4,528,464
45%	71%	£2,248,537	£2,558,650	£2,914,600	£3,248,001	£3,579,138	£3,912,677	£4,248,858	£4,582,888
50%	71%	£2,302,965	£2,610,650	£2,969,030	£3,302,391	£3,633,031	£3,966,570	£4,303,282	£4,637,312
100%	71%	£12,081,948	£12,081,948	£12,081,948	£12,081,948	£12,081,948	£12,081,948	£12,081,948	£12,081,948
10%	75%	£1,867,541	£2,201,078	£2,535,119	£2,868,660	£3,202,701	£3,536,242	£3,869,783	£4,203,324
15%	75%	£1,921,969	£2,253,078	£2,589,549	£2,923,051	£3,256,594	£3,590,135	£3,923,676	£4,257,749
20%	75%	£1,976,397	£2,305,078	£2,644,980	£2,977,441	£3,310,547	£3,644,088	£3,977,629	£4,312,173
25%	75%	£2,030,825	£2,357,078	£2,699,410	£3,031,831	£3,364,500	£3,698,041	£4,032,062	£4,366,597
30%	75%	£2,085,253	£2,409,078	£2,753,840	£3,086,221	£3,418,453	£3,752,004	£4,086,486	£4,421,021
35%	75%	£2,139,681	£2,461,078	£2,808,270	£3,140,611	£3,472,346	£3,805,895	£4,140,910	£4,475,445
40%	75%	£2,194,109	£2,513,078	£2,862,700	£3,194,801	£3,526,239	£3,859,788	£4,195,334	£4,529,869
45%	75%	£2,248,537	£2,565,078	£2,917,130	£3,249,191	£3,580,132	£3,913,681	£4,249,758	£4,584,293
50%	75%	£2,302,965	£2,617,078	£2,971,560	£3,303,581	£3,634,025	£3,967,574	£4,304,177	£4,638,717
100%	75%	£12,081,948	£12,081,948	£12,081,948	£12,081,948	£12,081,948	£12,081,948	£12,081,948	£12,081,948

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£5,813,923	£6,267,919	£6,721,915	£7,175,911	£7,629,907	£8,083,903	£8,537,899	£8,991,895
10%	71%	£3,486,851	£3,940,847	£4,394,843	£4,848,839	£5,302,835	£5,756,831	£6,210,827	£6,664,823
15%	71%	£2,540,715	£2,994,711	£3,448,707	£3,902,703	£4,356,699	£4,810,695	£5,264,691	£5,718,687
20%	71%	£1,159,780	£1,613,776	£2,067,772	£2,521,768	£2,975,764	£3,429,760	£3,883,756	£4,337,752
25%	71%	£-3,756	£108,024	£220,568	£340,311	£460,054	£579,797	£699,540	£819,283
30%	71%	£-1,206,732	£-1,154,722	£-1,102,712	£-1,050,702	£-998,692	£-946,682	£-894,672	£-842,662
35%	71%	£-2,406,566	£-2,406,566	£-2,406,566	£-2,406,566	£-2,406,566	£-2,406,566	£-2,406,566	£-2,406,566
40%	71%	£-3,730,400	£-3,828,921	£-3,927,442	£-4,025,963	£-4,124,484	£-4,223,005	£-4,321,526	£-4,420,047
45%	71%	£-4,092,256	£-4,190,777	£-4,289,298	£-4,387,819	£-4,486,340	£-4,584,861	£-4,683,382	£-4,781,903
50%	71%	£-4,454,112	£-4,552,633	£-4,651,154	£-4,749,675	£-4,848,196	£-4,946,717	£-5,045,238	£-5,143,759
100%	71%	£-18,872,558	£-18,872,558	£-18,872,558	£-18,872,558	£-18,872,558	£-18,872,558	£-18,872,558	£-18,872,558
10%	75%	£3,474,506	£3,790,888	£4,107,270	£4,423,652	£4,740,034	£5,056,416	£5,372,798	£5,689,180
15%	75%	£2,204,787	£2,521,169	£2,837,551	£3,153,933	£3,470,315	£3,786,697	£4,103,079	£4,419,461
20%	75%	£1,139,089	£1,513,955	£1,888,821	£2,263,687	£2,638,553	£3,013,419	£3,388,285	£3,763,151
25%	75%	£-34,620	£76,344	£165,808	£265,272	£364,736	£464,200	£563,664	£663,128
30%	75%	£-1,246,878	£-1,197,301	£-1,147,724	£-1,098,147	£-1,048,570	£-998,993	£-949,416	£-899,839
35%	75%	£-2,515,411	£-2,515,411	£-2,515,411	£-2,515,411	£-2,515,411	£-2,515,411	£-2,515,411	£-2,515,411
40%	75%	£-3,785,944	£-3,884,465	£-3,982,986	£-4,081,507	£-4,180,028	£-4,278,549	£-4,377,070	£-4,475,591
45%	75%	£-5,056,477	£-5,228,789	£-5,401,101	£-5,573,413	£-5,745,725	£-5,918,037	£-6,090,349	£-6,262,661
50%	75%	£-6,327,010	£-6,599,322	£-6,871,634	£-7,143,946	£-7,416,258	£-7,688,570	£-7,960,882	£-8,233,194
100%	75%	£-18,872,558	£-18,872,558	£-18,872,558	£-18,872,558	£-18,872,558	£-18,872,558	£-18,872,558	£-18,872,558
10%	80%	£3,886,357	£3,845,790	£3,805,223	£3,764,656	£3,724,089	£3,683,522	£3,642,955	£3,602,388
20%	80%	£1,238,792	£1,423,662	£1,608,532	£1,793,402	£1,978,272	£2,163,142	£2,348,012	£2,532,882
25%	80%	£26,070	£212,568	£408,061	£603,554	£799,047	£994,540	£1,190,033	£1,385,526
30%	80%	£-1,076,180	£-1,019,066	£-961,952	£-904,838	£-847,724	£-790,610	£-733,496	£-676,382
35%	80%	£-2,318,606	£-2,362,358	£-2,406,110	£-2,449,862	£-2,493,614	£-2,537,366	£-2,581,118	£-2,624,870
40%	80%	£-3,559,032	£-3,645,463	£-3,731,894	£-3,818,325	£-3,904,756	£-3,991,187	£-4,077,618	£-4,164,049
45%	80%	£-4,800,458	£-4,938,956	£-5,077,454	£-5,215,952	£-5,354,450	£-5,492,948	£-5,631,446	£-5,769,944
50%	80%	£-6,041,884	£-6,272,249	£-6,502,614	£-6,732,979	£-6,963,344	£-7,193,709	£-7,424,074	£-7,654,439
100%	80%	£-18,872,558	£-18,872,558	£-18,872,558	£-18,872,558	£-18,872,558	£-18,872,558	£-18,872,558	£-18,872,558

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£2,655,437	£3,009,433	£3,516,971	£4,035,546	£4,088,105	£2,805,909	£1,406,497	£1,787,911
10%	71%	1226,365	1341,174	1594,417	1724,546	£9,506,067	£8,602,840	£7,593,976	£4,943,521
15%	71%	2086,171	2186,771	2586,505	2816,386	£12,227,011	£11,171,760	£9,702,527	£6,150,003
20%	71%	£2,098,706	£1,918,484	£1,727,193	£1,527,431	£14,947,958	£14,413,460	£13,853,980	£11,498,268
25%	71%	£3,262,242	£3,150,462	£3,037,917	£2,918,175	£17,668,898	£17,345,770	£16,987,434	£14,946,532
30%	71%	£4,466,198	£4,413,258	£4,371,198	£4,322,631	£20,429,852	£20,285,947	£19,973,710	£18,194,797
35%	71%	£5,727,046	£5,748,332	£5,792,728	£5,830,875	£23,228,988	£23,387,210	£23,403,825	£21,604,468
40%	71%	£6,988,895	£7,085,407	£7,214,259	£7,339,130	£26,232,352	£26,496,905	£26,693,550	£25,119,718
45%	71%	£8,250,742	£8,421,481	£8,635,791	£8,847,385	£29,135,718	£29,608,599	£29,983,276	£28,654,988
50%	71%	£9,512,594	£9,757,576	£10,067,522	£10,456,938	£32,038,086	£32,719,293	£33,221,002	£32,150,718
100%	71%	£22,131,074	£23,118,393	£24,272,638	£25,438,187	£81,072,720	£83,813,238	£86,170,263	£87,302,717
10%	75%	£2,160,020	£532,402	£889,512	£1,299,306	£9,935,271	£9,834,118	£7,627,075	£4,877,488
15%	75%	£863,889	£706,112	£837,219	£159,815	£12,270,816	£11,984,088	£10,770,985	£8,201,797
20%	75%	£2,123,307	£1,944,627	£1,754,949	£1,586,306	£15,006,360	£14,494,017	£13,921,262	£11,567,312
25%	75%	£3,293,106	£3,183,142	£3,072,678	£2,965,056	£17,741,908	£17,423,987	£17,071,536	£14,932,838
30%	75%	£4,505,304	£4,455,787	£4,416,433	£4,370,817	£20,521,682	£20,382,473	£20,227,422	£18,298,963
35%	75%	£5,773,907	£5,798,050	£5,845,594	£5,896,871	£23,438,052	£23,594,024	£23,627,441	£21,721,323
40%	75%	£7,042,440	£7,142,112	£7,274,575	£7,403,125	£26,356,998	£26,630,407	£26,834,825	£25,264,694
45%	75%	£8,310,993	£8,485,275	£8,703,646	£8,919,380	£29,275,941	£29,758,789	£30,142,211	£28,798,067
50%	75%	£9,579,436	£9,828,438	£10,162,717	£10,565,634	£32,199,879	£32,883,172	£33,466,597	£32,150,718
10%	60%	£267,971	£587,984	£938,905	£1,301,285	£9,412,617	£8,502,745	£7,455,057	£4,734,527
15%	60%	£875,911	£623,760	£349,622	£65,876	£12,086,839	£11,387,012	£10,559,049	£7,986,195
20%	60%	£2,019,894	£1,834,824	£1,638,154	£1,433,016	£14,761,053	£14,231,277	£13,638,578	£11,277,323
25%	60%	£3,163,476	£3,049,356	£2,924,685	£2,802,137	£17,435,272	£16,796,542	£16,178,306	£14,570,352
30%	60%	£4,336,666	£4,277,584	£4,227,674	£4,171,191	£20,135,349	£19,968,707	£19,797,933	£17,863,380
35%	60%	£5,577,092	£5,590,557	£5,621,844	£5,651,889	£22,979,983	£23,073,403	£23,098,253	£21,189,533
40%	60%	£6,817,518	£6,903,949	£7,021,249	£7,164,345	£25,833,489	£25,989,696	£26,241,469	£24,555,792
45%	60%	£8,057,944	£8,217,544	£8,418,654	£8,617,003	£28,688,906	£29,125,999	£29,474,634	£28,113,051
50%	60%	£9,298,371	£9,530,735	£9,816,059	£10,099,059	£31,540,502	£32,182,284	£32,707,902	£31,570,310

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£2,468,591	£2,773,700	£3,122,641	£3,482,283	£1,200,993	£2,104,250	£3,113,084	£5,863,539
10%	71%	£1,283,055	£1,541,721	£1,811,863	£2,091,540	£1,519,951	£810,090	£1,346,467	£2,587,057
20%	71%	£1,293,220	£309,742	£501,087	£700,795	£8,240,895	£3,724,800	£3,146,560	£7,971,208
25%	71%	£1,024,016	£922,226	£929,891	£929,849	£9,896,949	£6,638,710	£6,286,374	£12,429,858
30%	71%	£2,236,972	£2,185,032	£2,142,970	£2,094,356	£9,722,622	£9,578,897	£9,416,110	£7,487,137
35%	71%	£3,089,820	£3,521,108	£3,594,502	£3,602,649	£12,821,828	£12,690,150	£12,696,785	£10,897,408
40%	71%	£4,163,476	£4,351,181	£4,588,033	£4,813,904	£15,326,292	£15,789,845	£15,985,490	£14,412,638
45%	71%	£6,022,616	£6,193,255	£6,407,585	£6,619,169	£18,428,056	£18,899,530	£19,276,216	£17,927,008
50%	71%	£7,284,365	£7,529,330	£7,829,096	£8,127,413	£21,332,020	£22,009,233	£22,565,942	£21,443,158
100%	71%	£18,902,948	£20,890,077	£22,044,412	£22,929,961	£30,395,850	£30,935,478	£30,945,928	£29,596,967
10%	75%	£2,444,246	£2,180,826	£1,910,748	£1,467,552	£1,171,789	£2,072,941	£3,078,865	£5,829,572
15%	75%	£1,274,537	£1,522,114	£1,701,008	£2,089,411	£1,563,756	£857,008	£63,228	£2,506,273
20%	75%	£1,048,919	£283,595	£473,277	£671,200	£4,289,300	£3,788,957	£3,214,202	£7,860,252
25%	75%	£1,054,860	£1,844,450	£2,044,450	£2,244,450	£7,274,450	£6,274,450	£5,274,450	£8,274,450
30%	75%	£2,277,138	£2,227,551	£2,188,207	£2,142,391	£9,674,602	£9,675,413	£9,520,362	£7,591,303
35%	75%	£3,545,681	£3,570,724	£3,617,278	£3,668,845	£12,730,992	£12,796,964	£12,820,381	£11,024,263
40%	75%	£4,814,223	£4,813,888	£4,816,349	£4,819,899	£15,849,038	£15,923,347	£16,127,785	£14,557,834
45%	75%	£6,082,767	£6,057,049	£6,047,420	£6,061,154	£19,568,851	£19,049,729	£19,045,151	£17,091,002
50%	75%	£7,351,309	£7,600,212	£7,804,491	£8,207,408	£21,487,825	£22,178,112	£22,742,537	£21,624,373
10%	60%	£2,486,097	£2,815,530	£3,167,135	£3,529,491	£1,294,443	£2,204,312	£3,219,003	£5,972,230
15%	60%	£1,252,315	£1,804,466	£1,878,604	£2,162,350	£1,379,775	£659,952	£1,148,017	£2,720,886
20%	60%	£2,038,512	£3,993,402	£4,993,079	£5,992,719	£7,992,319	£8,991,917	£9,991,515	£12,023,253
25%	60%	£3,250,250	£817,662	£688,459	£571,931	£6,728,212	£6,388,481	£6,011,246	£3,863,292
30%	60%	£2,108,440	£2,049,358	£1,999,448	£1,942,395	£9,428,289	£9,261,647	£9,096,873	£7,156,292
35%	60%	£3,348,866	£3,362,531	£3,395,618	£3,423,683	£12,272,823	£12,306,343	£12,300,193	£10,491,473
40%	60%	£4,589,292	£4,675,723	£4,793,023	£4,906,119	£15,126,429	£15,362,636	£15,534,409	£13,948,732
45%	60%	£5,829,718	£5,889,118	£6,100,428	£6,388,777	£17,979,938	£18,418,930	£18,787,626	£17,405,991
50%	60%	£7,070,145	£7,302,908	£7,587,633	£7,971,433	£20,834,442	£21,475,224	£22,009,849	£20,889,260

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£5,813,923	£6,267,919	£6,774,457	£7,294,032	£11,889,555	£12,851,751	£14,251,163	£17,425,871
10%	71%	£3,486,851	£3,893,960	£4,152,901	£4,512,543	£6,151,993	£7,054,820	£8,063,884	£10,814,139
15%	71%	£2,323,315	£2,571,981	£2,842,123	£3,121,800	£3,430,949	£4,140,510	£4,937,133	£7,567,637
20%	71%	£1,159,780	£1,340,002	£1,531,347	£1,731,055	£7,099,705	£1,226,200	£1,803,680	£4,159,392
25%	71%	£376,566	£108,024	£220,569	£340,311	£2,011,238	£1,888,110	£1,329,774	£811,128
30%	71%	£1,206,712	£1,154,772	£1,112,710	£1,064,135	£4,772,022	£4,626,297	£4,465,510	£2,537,130
35%	71%	£2,468,591	£2,493,846	£2,534,292	£2,572,389	£7,071,358	£7,229,550	£7,346,185	£5,946,098
40%	71%	£3,730,400	£3,828,921	£3,955,773	£4,080,844	£10,574,622	£10,839,245	£11,035,590	£9,462,058
45%	71%	£4,992,256	£5,162,895	£5,377,305	£5,588,899	£13,478,056	£13,949,939	£14,325,818	£12,977,908
50%	71%	£6,254,105	£6,499,070	£6,789,836	£7,097,153	£16,381,470	£17,058,633	£17,615,342	£16,492,558
100%	71%	£18,872,588	£19,859,817	£21,014,152	£22,179,701	£45,415,060	£48,165,518	£50,512,025	£51,645,057
10%	75%	£3,474,506	£3,790,888	£4,138,908	£4,497,792	£6,122,389	£7,023,542	£8,030,585	£10,780,172
15%	75%	£2,204,787	£2,552,374	£2,821,268	£3,099,671	£3,386,844	£4,093,502	£4,885,672	£7,455,873
20%	75%	£1,139,089	£1,119,955	£1,101,537	£1,101,550	£951,200	£1,163,943	£1,176,398	£1,090,546
25%	75%	£34,620	£75,344	£185,808	£303,430	£2,084,245	£1,756,307	£1,413,576	£724,821
30%	75%	£1,246,878	£1,197,301	£1,157,947	£1,112,131	£4,864,002	£4,724,813	£4,559,782	£2,640,703
35%	75%	£2,515,421	£2,549,484	£2,581,018	£2,608,385	£7,780,392	£7,846,394	£7,883,781	£6,073,603
40%	75%	£3,783,961	£3,883,626	£4,016,089	£4,144,639	£10,699,336	£10,972,747	£11,177,165	£9,607,604
45%	75%	£5,052,507	£5,228,789	£5,445,180	£5,660,894	£13,619,281	£14,099,129	£14,484,551	£13,140,407
50%	75%	£6,321,949	£6,589,952	£6,874,251	£7,177,148	£16,537,225	£17,225,812	£17,791,857	£16,678,779
10%	60%	£3,868,357	£3,845,795	£4,192,395	£4,559,751	£5,245,943	£7,154,912	£8,100,693	£10,922,833
15%	60%	£1,238,792	£1,423,662	£1,620,332	£1,825,470	£896,607	£1,426,383	£2,018,392	£4,380,337
20%	60%	£85,010	£12,358	£31,807	£463,329	£1,777,812	£1,497,881	£1,080,646	£1,067,326
25%	60%	£1,076,180	£1,019,955	£969,165	£912,705	£4,477,			



Residual Land values compared to benchmark land values  
Benchmark Z2 - High

£27,624,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£520,347	£974,381	£1,266,072	£1,987,869	£8,742,069	£7,738,538	£6,611,437	£3,725,313
10%	71%	£1,025,201	£1,997,176	£1,151,044	£2,086,699	£11,758,310	£11,124,361	£11,214,376	£9,811,307
15%	71%	£2,097,973	£2,533,053	£2,359,602	£2,776,937	£16,266,430	£15,797,625	£15,262,481	£12,938,531
20%	71%	£3,770,746	£3,668,930	£3,568,160	£3,461,187	£18,774,549	£18,483,986	£18,150,789	£16,027,675
25%	71%	£4,915,494	£4,889,720	£4,835,062	£4,794,837	£21,380,929	£21,253,874	£21,084,734	£19,115,818
30%	71%	£5,078,474	£5,101,574	£5,145,736	£5,185,472	£24,571,200	£24,120,138	£24,117,088	£22,305,065
35%	71%	£7,242,328	£7,333,427	£7,456,412	£7,576,107	£26,733,472	£26,988,601	£27,149,949	£25,547,767
40%	71%	£8,405,746	£8,565,280	£8,787,088	£8,966,743	£29,409,745	£29,853,065	£30,181,781	£28,789,914
45%	71%	£9,569,162	£9,797,133	£10,077,760	£10,367,378	£32,086,016	£32,719,529	£33,214,743	£32,032,071
50%	71%	£10,732,580	£11,028,988	£11,388,438	£11,748,013	£34,762,289	£35,585,993	£36,286,407	£35,474,027
100%	71%	£22,366,752	£23,347,521	£24,495,183	£25,654,368	£81,525,008	£84,250,632	£86,570,023	£87,885,792
10%	75%	£1,938,384	£1,411,135	£1,165,894	£912,393	£13,789,407	£13,144,887	£12,410,102	£9,888,256
15%	75%	£2,117,760	£2,353,993	£2,381,876	£2,302,330	£16,313,212	£15,947,731	£15,318,372	£12,994,934
20%	75%	£4,391,118	£3,696,851	£3,597,858	£3,492,696	£18,836,925	£18,550,784	£18,222,642	£16,101,413
25%	75%	£4,851,240	£4,807,570	£4,875,321	£4,837,852	£21,484,128	£21,342,783	£21,179,031	£19,210,887
30%	75%	£6,121,807	£6,146,993	£6,194,047	£6,236,730	£24,157,037	£24,227,089	£24,280,243	£22,421,723
35%	75%	£7,292,374	£7,386,416	£7,512,774	£7,635,908	£26,849,948	£27,111,354	£27,281,455	£25,683,233
40%	75%	£8,462,940	£8,625,840	£8,831,591	£9,035,087	£29,542,859	£29,995,640	£30,332,667	£28,944,744
45%	75%	£9,633,507	£9,885,263	£10,190,227	£10,434,365	£32,235,771	£32,879,926	£33,383,879	£32,206,253
50%	75%	£10,804,074	£11,104,886	£11,488,854	£11,833,444	£34,928,682	£35,784,212	£36,452,092	£35,042,764
10%	60%	£1,583,008	£1,352,502	£1,103,528	£846,193	£13,658,508	£13,004,368	£12,259,208	£9,733,408
15%	60%	£2,834,686	£2,466,044	£2,288,327	£2,103,275	£16,116,727	£15,837,284	£15,090,031	£12,762,562
20%	60%	£3,988,364	£3,678,585	£3,473,127	£3,300,356	£18,574,947	£18,270,189	£17,920,553	£15,791,717
25%	60%	£4,601,104	£4,748,632	£4,748,632	£4,658,149	£21,114,688	£20,965,504	£20,752,881	£19,620,910
30%	60%	£5,941,644	£5,956,232	£5,901,142	£6,021,446	£23,737,724	£23,777,957	£23,754,984	£21,934,011
35%	60%	£7,082,184	£7,163,887	£7,276,050	£7,384,744	£26,380,750	£26,597,391	£26,726,985	£25,114,239
40%	60%	£8,043,458	£8,157,471	£8,300,990	£8,740,042	£28,993,776	£29,390,835	£29,688,988	£28,068,988
45%	60%	£9,263,262	£9,579,122	£9,845,588	£10,111,339	£31,606,802	£32,206,259	£32,670,990	£31,474,686
50%	60%	£10,503,802	£10,786,752	£11,130,777	£11,474,837	£34,229,828	£35,015,693	£35,642,992	£34,654,910

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

£17,299,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£110,397	£2,494,153	£2,856,122	£3,388,019	£1,101,568	£98,038	£1,025,163	£3,315,187
10%	71%	£35,150	£192,875	£430,006	£693,441	£8,117,810	£8,473,762	£4,733,675	£2,210,887
15%	71%	£1,107,923	£943,903	£769,552	£588,847	£8,025,930	£8,157,125	£7,621,981	£5,299,031
20%	71%	£2,180,898	£2,078,980	£1,971,810	£1,871,137	£11,138,049	£10,943,486	£10,510,285	£9,387,175
25%	71%	£3,325,444	£3,279,670	£3,245,012	£3,204,787	£13,740,429	£13,613,174	£13,444,234	£12,145,918
30%	71%	£4,468,861	£4,511,524	£4,555,686	£4,595,422	£16,416,700	£16,479,638	£16,476,586	£14,665,102
35%	71%	£5,652,278	£5,743,977	£5,896,392	£5,986,057	£19,092,072	£19,346,101	£19,598,599	£17,907,297
40%	71%	£6,815,696	£6,976,230	£7,177,036	£7,376,693	£21,769,245	£22,210,565	£22,541,291	£21,140,414
45%	71%	£7,979,112	£8,207,883	£8,487,710	£8,767,328	£24,445,518	£25,079,029	£25,573,643	£24,391,571
50%	71%	£9,142,530	£9,438,938	£9,798,386	£10,157,963	£27,121,789	£27,945,493	£28,605,997	£27,833,277
100%	71%	£20,776,708	£21,957,471	£22,865,335	£24,869,918	£53,884,588	£56,610,782	£58,092,525	£60,056,299
10%	75%	£48,334	£178,914	£424,156	£677,687	£9,148,907	£5,504,167	£4,759,592	£2,247,736
15%	75%	£1,127,700	£863,943	£791,826	£612,480	£8,072,712	£8,207,231	£7,675,872	£5,334,334
20%	75%	£2,207,065	£2,108,801	£2,007,898	£1,902,648	£11,196,425	£10,910,294	£10,592,142	£8,480,913
25%	75%	£3,286,430	£3,178,981	£3,067,978	£2,962,727	£13,287,669	£13,070,831	£12,816,667	£10,687,660
30%	75%	£4,365,780	£4,556,943	£4,603,597	£4,646,680	£16,516,537	£16,588,569	£16,589,743	£14,871,223
35%	75%	£5,702,324	£5,796,368	£5,922,724	£6,045,858	£19,209,448	£19,470,854	£19,640,955	£18,042,733
40%	75%	£6,872,890	£7,035,790	£7,241,451	£7,445,937	£21,802,369	£22,355,140	£22,692,167	£21,304,944
45%	75%	£8,043,458	£8,207,883	£8,487,710	£8,767,328	£24,445,518	£25,079,029	£25,573,643	£24,391,571
50%	75%	£9,214,024	£9,514,836	£9,874,904	£10,243,394	£27,288,182	£28,123,712	£28,794,592	£27,827,264
10%	60%	£7,042	£237,544	£486,522	£743,857	£6,019,609	£5,363,898	£4,816,708	£2,092,008
15%	60%	£1,944,636	£1,759,294	£1,696,277	£1,612,225	£7,476,227	£7,898,784	£7,440,531	£5,126,955
20%	60%	£2,906,314	£1,989,535	£1,883,077	£1,770,306	£10,934,447	£10,629,699	£10,280,353	£8,151,217
25%	60%	£3,211,054	£3,158,552	£3,116,182	£3,068,099	£13,474,198	£13,328,024	£13,142,481	£11,180,370
30%	60%	£4,351,594	£4,396,182	£4,407,092	£4,431,396	£16,097,224	£16,137,457	£16,114,484	£14,293,511
35%	60%	£5,492,134	£5,574,812	£5,685,000	£5,794,696	£18,720,250	£18,946,891	£19,088,485	£17,472,736
40%	60%	£6,632,673	£6,781,441	£6,970,909	£7,157,992	£21,342,778	£21,758,325	£22,058,488	£20,653,961
45%	60%	£7,773,212	£7,889,072	£8,255,818	£8,521,289	£23,966,302	£24,565,759	£25,030,400	£23,834,186
50%	60%	£8,913,752	£9,196,702	£9,640,727	£9,984,687	£26,589,328	£27,375,193	£28,062,492	£27,014,419

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

£6,784,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£3,729,707	£4,083,941	£4,475,432	£4,877,329	£6,679,631	£7,683,062	£8,810,163	£11,686,287
10%	71%	£1,684,160	£1,812,185	£2,058,316	£2,312,751	£1,663,290	£2,310,338	£3,047,426	£5,570,213
15%	71%	£3,131,307	£3,676,307	£3,949,784	£4,330,463	£3,844,890	£4,376,025	£4,959,119	£7,481,980
20%	71%	£4,581,386	£4,659,570	£4,958,800	£5,251,827	£4,332,940	£4,962,386	£5,726,188	£8,006,075
25%	71%	£6,106,134	£6,160,360	£6,226,702	£6,198,477	£5,950,329	£5,832,074	£5,663,134	£5,094,216
30%	71%	£7,889,551	£7,892,214	£7,936,378	£7,976,112	£8,835,600	£8,696,638	£8,695,486	£8,884,002
35%	71%	£9,032,968	£9,124,957	£9,241,052	£9,346,147	£11,311,872	£11,366,001	£11,727,838	£10,126,157
40%	71%	£9,196,386	£9,355,920	£9,557,726	£9,757,383	£13,988,145	£14,413,465	£14,760,191	£13,368,314
45%	71%	£9,359,802	£9,587,773	£9,888,400	£10,148,018	£16,664,418	£17,297,929	£17,792,543	£16,610,471
50%	71%	£7,923,220	£7,819,628	£8,179,076	£8,538,653	£19,340,889	£20,184,393	£20,824,897	£19,852,927
100%	71%	£19,157,392	£20,138,161	£21,285,323	£22,448,008	£46,103,408	£48,829,032	£51,148,423	£52,274,182
10%	75%	£1,670,976	£1,788,225	£2,043,466	£2,298,997	£1,632,103	£2,276,933	£3,011,498	£5,533,344
15%	75%	£4,011,610	£4,555,367	£4,927,484	£5,306,830	£3,991,812	£4,726,131	£4,905,225	£4,426,736
20%	75%	£5,677,796	£5,687,491	£5,886,056	£5,996,336	£5,295,336	£5,919,194	£6,501,042	£5,979,813
25%	75%	£7,141,880	£7,698,210	£8,165,951	£8,628,192	£6,621,526	£7,021,183	£7,577,431	£7,786,391
30%	75%	£8,212,447	£8,937,633	£9,684,687	£10,327,370	£8,735,437	£8,809,489	£9,806,643	£7,000,129
35%	75%	£9,083,014	£9,177,056	£9,303,414	£9,446,546	£11,428,349	£11,689,754	£11,859,895	£10,261,633
40%	75%	£9,253,580	£9,416,486	£9,622,141	£9,825,727	£14,121,259	£14,574,040	£14,911,067	£13,233,144
45%	75%	£9,424,147	£9,655,903	£9,840,887	£10,224,905	£16,814,177	£17,458,326	£17,962,279	£16,784,653
50%	75%	£7,294,714	£7,589,329	£8,259,594	£8,624,094	£18,507,062	£20,349,812	£21,073,492	£20,046,164
10%	60%	£1,696,391	£1,868,856	£2,106,832	£2,363,167	£1,783,093	£2,417,232	£3,162,392	£5,688,192
15%	60%	£4,074,674	£4,316,316	£4,921,033	£5,108,085	£4,095,127	£4		

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

£27,943,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£471,221	£625,455	£1,216,946	£1,818,843	£8,376,129	£7,874,598	£8,847,497	£3,981,373
10%	71%	£1,674,526	£1,846,901	£1,200,170	£945,758	£13,894,270	£13,347,352	£12,610,225	£10,087,447
15%	71%	£2,747,688	£2,564,179	£4,493,228	£2,229,222	£16,502,450	£16,033,665	£15,498,541	£13,176,591
20%	71%	£3,819,872	£3,718,056	£3,617,286	£3,510,313	£19,010,609	£18,720,046	£18,386,848	£16,283,735
25%	71%	£4,964,620	£4,818,848	£4,884,188	£4,843,983	£21,616,989	£21,489,734	£21,320,794	£19,381,878
30%	71%	£6,126,037	£5,958,700	£5,194,862	£5,294,688	£24,233,260	£24,056,198	£23,853,163	£22,641,063
35%	71%	£7,291,454	£7,382,553	£7,505,538	£7,625,233	£26,969,532	£27,222,661	£27,385,489	£25,783,817
40%	71%	£8,454,872	£8,614,408	£8,816,212	£9,015,889	£29,845,805	£30,089,125	£30,417,851	£29,025,974
45%	71%	£9,618,298	£9,846,259	£10,126,888	£10,408,904	£32,822,076	£33,055,589	£33,450,203	£32,288,131
50%	71%	£10,781,708	£11,070,114	£11,437,292	£11,797,139	£35,898,349	£36,027,139	£36,520,287	£35,010,287
100%	71%	£22,415,878	£23,366,647	£24,544,309	£25,703,494	£81,761,068	£84,468,892	£86,806,083	£87,931,852
10%	75%	£1,087,510	£1,160,291	£1,215,020	£991,489	£13,392,557	£13,390,727	£12,646,162	£10,124,319
15%	75%	£2,169,876	£2,203,119	£2,431,092	£2,281,895	£16,549,272	£16,083,791	£15,582,832	£13,200,994
20%	75%	£3,246,242	£3,245,977	£3,646,984	£3,541,622	£19,072,985	£18,788,654	£18,458,702	£16,337,473
25%	75%	£4,300,366	£4,356,898	£4,924,447	£4,886,878	£21,700,188	£21,578,843	£21,415,091	£19,444,051
30%	75%	£5,370,933	£5,196,119	£5,243,173	£6,286,858	£24,393,097	£24,463,129	£24,496,303	£22,657,783
35%	75%	£6,441,500	£7,435,542	£7,561,000	£7,685,094	£27,086,008	£27,247,414	£27,317,615	£25,919,293
40%	75%	£7,512,066	£8,674,966	£8,880,627	£9,084,213	£29,778,919	£30,211,700	£30,588,727	£29,180,804
45%	75%	£8,582,633	£9,814,389	£10,199,353	£10,483,391	£32,471,831	£33,118,986	£33,619,939	£32,442,313
50%	75%	£9,653,200	£11,153,812	£11,818,089	£11,882,610	£35,168,742	£36,000,272	£36,671,158	£35,703,622
10%	60%	£1,532,134	£1,401,626	£1,152,654	£685,319	£13,884,359	£13,240,426	£12,495,268	£9,389,468
15%	60%	£2,603,812	£2,515,170	£2,337,453	£2,162,401	£16,352,787	£15,873,344	£15,326,091	£12,986,622
20%	60%	£3,735,490	£3,628,711	£3,522,253	£3,409,482	£18,811,007	£18,506,259	£18,156,513	£16,027,777
25%	60%	£4,867,293	£4,757,728	£4,758,398	£4,707,678	£21,339,758	£21,029,588	£20,619,041	£19,086,939
30%	60%	£5,990,770	£6,005,358	£6,040,298	£6,070,572	£23,973,784	£24,014,017	£23,991,044	£22,170,071
35%	60%	£7,113,310	£7,212,988	£7,325,176	£7,432,870	£26,598,810	£26,823,451	£26,963,045	£25,309,298
40%	60%	£8,231,849	£8,420,617	£8,610,085	£8,797,168	£29,219,836	£29,632,985	£29,856,468	£28,288,131
45%	60%	£9,342,388	£9,628,246	£9,884,964	£10,160,465	£31,842,864	£32,442,319	£32,907,269	£31,710,746
50%	60%	£10,562,928	£10,835,878	£11,179,903	£11,523,763	£34,465,888	£35,251,783	£35,879,052	£34,890,970

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

£13,474,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£553,930	£781,925	£1,028,056	£1,282,491	£3,287,310	£2,640,262	£3,903,195	£819,613
10%	71%	£1,618,873	£353,953	£1,180,502	£293	£5,795,430	£3,326,625	£4,791,481	£2,488,531
15%	71%	£2,691,646	£1,488,830	£1,389,080	£1,282,087	£8,303,590	£8,012,986	£7,676,788	£5,596,675
20%	71%	£3,764,394	£2,690,629	£2,655,962	£2,715,137	£10,809,929	£10,762,614	£10,613,134	£9,644,618
25%	71%	£4,839,811	£3,922,474	£3,966,636	£4,006,372	£13,586,200	£13,649,138	£13,646,086	£11,834,601
30%	71%	£5,903,228	£5,154,327	£5,277,312	£5,397,007	£16,262,472	£16,519,601	£16,678,439	£15,076,757
35%	71%	£6,967,645	£6,381,180	£6,581,986	£6,787,843	£18,938,745	£19,382,085	£19,710,191	£18,113,814
40%	71%	£8,032,062	£7,618,033	£7,898,680	£8,176,278	£21,615,016	£22,248,529	£22,743,143	£21,561,071
45%	71%	£9,096,479	£8,849,888	£9,209,336	£9,568,913	£24,291,289	£25,114,993	£25,775,487	£24,803,227
50%	71%	£10,160,896	£10,485,421	£10,910,659	£11,268,928	£26,967,562	£27,939,632	£28,699,023	£27,924,792
100%	71%	£20,187,459	£21,958,421	£22,910,659	£24,476,298	£53,994,038	£55,779,632	£56,099,023	£52,924,792
10%	75%	£640,716	£367,965	£401,206	£233,430	£3,319,407	£2,616,667	£3,839,102	£550,744
15%	75%	£1,316,650	£374,893	£202,776	£233,430	£5,376,311	£4,845,372	£5,523,834	£2,523,834
20%	75%	£2,018,018	£1,617,751	£1,418,788	£1,313,936	£8,385,925	£8,079,794	£7,751,642	£5,630,413
25%	75%	£2,719,386	£2,126,470	£2,126,470	£2,068,680	£11,398,056	£10,867,123	£10,336,191	£8,736,901
30%	75%	£3,420,754	£3,067,853	£3,014,947	£3,007,630	£14,398,037	£13,758,099	£13,129,243	£11,590,723
35%	75%	£4,122,122	£3,527,316	£3,333,674	£3,456,808	£17,378,948	£16,840,354	£16,310,455	£15,212,233
40%	75%	£4,823,490	£4,448,749	£4,652,491	£4,855,987	£20,359,859	£19,824,640	£19,291,687	£18,473,744
45%	75%	£5,524,858	£5,154,007	£5,358,185	£5,561,075	£23,340,771	£22,808,598	£22,277,870	£21,735,255
50%	75%	£6,226,226	£5,852,558	£5,299,554	£5,654,344	£26,321,682	£25,793,212	£25,264,092	£24,096,764
10%	60%	£596,092	£826,998	£1,078,572	£1,332,907	£3,187,508	£2,533,368	£3,788,208	£737,502
15%	60%	£1,685,886	£298,944	£1,109,227	£75,925	£5,168,284	£4,619,031	£6,180,891	£2,801,562
20%	60%	£2,757,254	£507,248	£1,514,456	£181,496	£7,159,169	£6,503,883	£8,520,717	£4,396,917
25%	60%	£3,828,622	£2,569,502	£2,527,132	£2,479,049	£9,149,052	£8,497,524	£10,311,981	£8,349,870
30%	60%	£4,900,000	£3,777,132	£3,812,042	£3,942,348	£11,295,724	£10,596,957	£12,283,984	£11,463,911
35%	60%	£5,971,368	£4,884,762	£4,917,127	£5,046,655	£13,440,399	£12,610,391	£14,297,639	£13,463,236
40%	60%	£7,042,736	£6,102,391	£6,381,859	£6,568,942	£15,585,018	£14,712,778	£16,399,825	£15,523,461
45%	60%	£8,114,104	£7,409,022	£7,686,788	£7,932,239	£17,725,647	£16,785,229	£18,472,369	£17,603,886
50%	60%	£9,185,472	£8,697,652	£8,951,677	£9,295,637	£19,868,828	£18,844,683	£20,531,509	£19,189,810

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

£6,784,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£3,729,707	£4,083,941	£4,475,432	£4,877,329	£6,679,631	£7,683,062	£8,810,163	£11,686,287
10%	71%	£1,684,160	£1,812,185	£2,058,316	£2,312,751	£1,663,290	£2,310,338	£3,047,426	£5,570,213
15%	71%	£2,811,397	£2,976,307	£3,249,735	£3,530,463	£2,844,890	£3,761,025	£4,859,119	£7,482,089
20%	71%	£3,938,634	£4,095,570	£4,388,800	£4,721,827	£3,392,940	£4,562,386	£5,726,188	£8,606,075
25%	71%	£5,065,871	£5,160,369	£5,462,036	£5,855,477	£4,050,329	£5,532,074	£6,863,134	£9,984,216
30%	71%	£6,193,108	£6,282,214	£6,583,378	£7,076,112	£4,835,600	£6,696,538	£8,295,486	£10,884,002
35%	71%	£7,320,345	£7,308,180	£7,609,522	£8,146,846	£5,719,771	£7,917,001	£9,816,434	£12,881,839
40%	71%	£8,447,582	£8,334,417	£8,635,864	£9,218,580	£6,703,942	£9,217,232	£11,341,665	£14,880,069
45%	71%	£9,574,819	£9,461,654	£9,763,006	£10,339,314	£7,888,113	£10,518,465	£12,841,896	£16,879,300
50%	71%	£10,702,056	£10,589,489	£10,890,258	£11,460,042	£9,272,284	£11,703,697	£14,342,127	£18,878,531
100%	71%	£19,157,392	£20,138,161	£21,285,523	£22,448,008	£46,103,408	£48,829,032	£51,148,423	£52,274,162
10%	75%	£1,670,976	£1,788,225	£2,043,466	£2,298,997	£1,632,103	£2,276,933	£3,011,498	£5,333,444
15%	75%	£2,808,213	£2,925,462	£3,180,707	£3,436,238	£2,891,612	£4,261,131	£5,635,225	£9,426,786
20%	75%	£3,935,450	£4,052,699	£4,307,944	£4,563,475	£3,440,826	£4,811,662	£6,186,019	£9,911,537
25%	75%	£5,062,687	£5,179,936	£5,435,189	£5,690,720	£4,089,939	£5,460,497	£6,835,366	£10,606,488
30%	75%	£6,189,924	£6,307,173	£6,562,432	£6,817,963	£4,739,052	£6,101,626	£7,476,235	£12,391,639
35%	75%	£7,317,161	£7,434,410	£7,689,669	£7,945,194	£5,388,165	£6,742,701	£8,117,344	£14,182,190
40%	75%	£8,444,398	£8,561,647	£8,816,906	£9,072,431	£6,037,278	£7,391,236	£8,765,887	£15,972,741
45%	75%	£9,571,635	£9,688,884	£9,944,143	£10,199,656	£6,786,391	£8,130,295	£9,506,438	£17,763,292
50%	75%	£10,698,872	£10,816,121	£11,071,380	£11,326,893	£7,535,504	£8,871,409	£10,247,581	£19,553,843
10%	60%	£574,674	£743,316	£921,033	£1,108,085	£695,127	£215,684	£331,559	£2,859,038
15%	60%	£1,149,348	£1,486,632	£1,823,066	£2,159,499	£1,390,254	£431,369	£662,118	£5,71



Residual Land values compared to benchmark land values  
Benchmark Z2 - High

E27,624,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	-22,495,000	-22,308,178	-22,108,888	-21,993,065	-21,821,051	-21,673,780	-21,548,079	-21,225,313
10%	71%	-24,307,290	-24,110,315	-23,913,177	-23,716,039	-23,518,901	-23,321,763	-23,124,625	-22,591,250
15%	71%	-25,415,070	-25,218,095	-25,020,957	-24,823,819	-24,626,681	-24,429,543	-24,232,405	-23,498,443
20%	71%	-26,428,840	-26,231,865	-26,034,727	-25,836,589	-25,639,451	-25,442,313	-25,245,175	-24,215,268
25%	71%	-27,444,811	-27,247,836	-27,050,698	-26,852,560	-26,655,422	-26,458,284	-26,261,146	-24,990,443
30%	71%	-28,460,381	-28,263,406	-28,066,268	-27,867,642	-27,670,504	-27,473,366	-27,276,228	-25,822,668
35%	71%	-29,476,151	-29,279,176	-29,082,029	-28,882,724	-28,685,586	-28,488,448	-28,291,310	-26,654,888
40%	71%	-30,491,922	-30,294,947	-30,095,800	-29,897,806	-29,700,668	-29,503,530	-29,306,392	-27,487,108
45%	71%	-31,507,692	-31,310,717	-31,113,580	-30,912,882	-30,715,744	-30,518,606	-30,321,468	-28,319,328
50%	71%	-32,523,463	-32,326,238	-32,129,100	-31,928,008	-31,730,870	-31,533,732	-31,336,594	-29,151,548
100%	71%	-32,681,167	-32,479,305	-32,287,419	-32,090,274	-31,892,436	-31,694,598	-31,496,760	-29,319,168
10%	75%	-24,412,962	-24,215,987	-24,018,849	-23,821,711	-23,624,573	-23,427,435	-23,230,297	-22,696,922
15%	75%	-25,436,994	-25,239,019	-25,041,881	-24,844,743	-24,647,605	-24,450,467	-24,253,329	-23,720,952
20%	75%	-26,460,167	-26,262,192	-26,065,054	-25,867,916	-25,670,778	-25,473,640	-25,276,502	-24,543,172
25%	75%	-27,483,789	-27,285,814	-27,088,676	-26,889,968	-26,692,830	-26,495,692	-26,298,554	-25,375,392
30%	75%	-28,507,311	-28,309,336	-28,112,198	-27,914,020	-27,716,882	-27,519,744	-27,322,606	-26,207,612
35%	75%	-29,530,933	-29,332,958	-29,135,820	-28,938,072	-28,740,934	-28,543,796	-28,346,658	-27,039,832
40%	75%	-30,554,555	-30,356,580	-30,159,442	-29,962,164	-29,765,026	-29,567,888	-29,370,750	-27,872,052
45%	75%	-31,578,177	-31,380,202	-31,183,064	-30,986,256	-30,789,118	-30,591,980	-30,394,842	-28,704,272
50%	75%	-32,601,799	-32,403,824	-32,206,686	-32,010,348	-31,813,210	-31,616,072	-31,418,934	-29,536,492
10%	80%	-24,347,176	-24,150,201	-23,953,063	-23,755,925	-23,558,787	-23,361,649	-23,164,511	-22,631,136
15%	80%	-25,371,884	-25,174,909	-24,977,771	-24,780,633	-24,583,495	-24,386,357	-24,189,219	-23,656,840
20%	80%	-26,396,592	-26,199,617	-26,002,479	-25,805,341	-25,608,203	-25,411,065	-25,213,927	-24,482,060
25%	80%	-27,421,300	-27,224,325	-27,027,187	-26,828,043	-26,630,905	-26,433,767	-26,236,629	-25,314,280
30%	80%	-28,446,008	-28,249,033	-28,051,895	-27,852,135	-27,655,000	-27,457,862	-27,260,724	-26,146,500
35%	80%	-29,470,716	-29,273,741	-29,076,603	-28,876,227	-28,679,089	-28,481,951	-28,284,813	-26,978,720
40%	80%	-30,495,424	-30,298,449	-30,101,311	-29,900,419	-29,703,281	-29,506,143	-29,309,005	-27,810,940
45%	80%	-31,520,132	-31,323,157	-31,126,019	-30,924,511	-30,727,373	-30,530,235	-30,333,097	-28,643,160
50%	80%	-32,544,840	-32,347,865	-32,150,727	-31,948,603	-31,751,465	-31,554,327	-31,357,189	-29,475,380

Residual Land values compared to benchmark land values  
Benchmark Z2 - Medium

E17,299,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	-2,641,301	-2,610,128	-2,578,955	-2,547,782	-2,516,609	-2,485,436	-2,454,263	-2,181,113
10%	71%	-2,807,249	-2,776,076	-2,744,903	-2,713,730	-2,682,557	-2,651,384	-2,620,211	-2,347,061
15%	71%	-2,973,197	-2,942,024	-2,910,851	-2,879,678	-2,848,505	-2,817,332	-2,786,159	-2,513,009
20%	71%	-3,139,145	-3,107,972	-3,076,799	-3,045,626	-3,014,453	-2,983,280	-2,952,107	-2,678,957
25%	71%	-3,305,093	-3,273,920	-3,242,747	-3,211,574	-3,180,401	-3,149,228	-3,118,055	-2,844,905
30%	71%	-3,471,041	-3,439,868	-3,408,695	-3,377,522	-3,346,349	-3,315,176	-3,284,003	-3,010,853
35%	71%	-3,636,989	-3,605,816	-3,574,643	-3,543,470	-3,512,297	-3,481,124	-3,450,000	-3,176,803
40%	71%	-3,802,937	-3,771,764	-3,740,591	-3,709,418	-3,678,245	-3,647,072	-3,615,899	-3,342,753
45%	71%	-3,968,885	-3,937,712	-3,906,539	-3,875,366	-3,844,193	-3,813,020	-3,781,847	-3,508,703
50%	71%	-4,134,833	-4,103,660	-4,072,487	-4,041,314	-4,010,141	-3,978,968	-3,947,795	-3,674,653
100%	71%	-4,150,637	-4,119,464	-4,088,291	-4,057,118	-4,025,945	-3,994,772	-3,963,599	-3,690,503
10%	75%	-2,846,514	-2,815,341	-2,784,168	-2,752,995	-2,721,822	-2,690,649	-2,659,476	-2,386,326
15%	75%	-2,992,117	-2,960,944	-2,929,771	-2,898,598	-2,867,425	-2,836,252	-2,805,079	-2,531,929
20%	75%	-3,137,720	-3,106,547	-3,075,374	-3,044,201	-3,013,028	-2,981,855	-2,950,682	-2,676,532
25%	75%	-3,283,323	-3,252,150	-3,220,977	-3,189,804	-3,158,631	-3,127,458	-3,096,285	-2,822,135
30%	75%	-3,428,926	-3,397,753	-3,366,580	-3,335,407	-3,304,234	-3,273,061	-3,241,888	-2,967,738
35%	75%	-3,574,529	-3,543,356	-3,512,183	-3,481,010	-3,449,837	-3,418,664	-3,387,491	-3,113,341
40%	75%	-3,720,132	-3,688,959	-3,657,786	-3,626,613	-3,595,440	-3,564,267	-3,533,094	-3,258,944
45%	75%	-3,865,735	-3,834,562	-3,803,389	-3,772,216	-3,741,043	-3,709,870	-3,678,697	-3,404,494
50%	75%	-4,011,338	-3,980,165	-3,948,992	-3,917,819	-3,886,646	-3,855,473	-3,824,300	-3,549,850
10%	80%	-2,757,126	-2,725,953	-2,694,780	-2,663,607	-2,632,434	-2,601,261	-2,570,088	-2,295,938
15%	80%	-2,912,729	-2,881,556	-2,850,383	-2,819,210	-2,788,037	-2,756,864	-2,725,691	-2,451,541
20%	80%	-3,068,332	-3,037,159	-3,005,986	-2,974,813	-2,943,640	-2,912,467	-2,881,294	-2,607,144
25%	80%	-3,223,935	-3,192,762	-3,161,589	-3,130,416	-3,099,243	-3,068,070	-3,036,897	-2,762,747
30%	80%	-3,379,538	-3,348,365	-3,317,192	-3,286,019	-3,254,846	-3,223,673	-3,192,500	-2,918,350
35%	80%	-3,535,141	-3,503,968	-3,472,795	-3,441,622	-3,410,449	-3,379,276	-3,348,103	-3,074,003
40%	80%	-3,690,744	-3,659,571	-3,628,398	-3,597,225	-3,566,052	-3,534,879	-3,503,706	-3,229,556
45%	80%	-3,846,347	-3,815,174	-3,783,999	-3,752,826	-3,721,653	-3,690,480	-3,659,307	-3,384,857
50%	80%	-4,001,950	-3,970,777	-3,939,604	-3,908,431	-3,877,258	-3,846,085	-3,814,912	-3,540,462

Residual Land values compared to benchmark land values  
Benchmark Z2 - Low

E6,784,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	-774,360	-761,184	-748,008	-734,832	-721,656	-708,480	-695,304	-616,288
10%	71%	-818,789	-805,613	-792,437	-779,261	-766,085	-752,909	-739,733	-660,717
15%	71%	-863,218	-850,042	-836,866	-823,690	-810,514	-797,338	-784,162	-705,146
20%	71%	-907,647	-894,471	-881,295	-868,119	-854,943	-841,767	-828,591	-749,575
25%	71%	-952,076	-938,900	-925,724	-912,548	-899,372	-886,196	-873,020	-794,004
30%	71%	-996,505	-983,329	-970,153	-956,977	-943,801	-930,625	-917,449	-838,433
35%	71%	-1,040,934	-1,027,758	-1,014,582	-1,001,406	-988,230	-975,054	-961,878	-882,862
40%	71%	-1,085,363	-1,072,187	-1,059,011	-1,045,835	-1,032,659	-1,019,483	-1,006,307	-927,291
45%	71%	-1,129,792	-1,116,616	-1,103,440	-1,090,264	-1,077,088	-1,063,912	-1,050,736	-971,720
50%	71%	-1,174,221	-1,161,045	-1,147,869	-1,134,693	-1,121,517	-1,108,341	-1,095,165	-1,016,149
100%	71%	-1,189,025	-1,175,849	-1,162,673	-1,149,497	-1,136,321	-1,123,145	-1,109,969	-1,030,953
10%	75%	-846,514	-833,338	-820,162	-806,986	-793,810	-780,634	-767,458	-688,442
15%	75%	-890,943	-877,767	-864,591	-851,415	-838,239	-825,063	-811,887	-732,871
20%	75%	-935,372	-922,196	-909,020	-895,844	-882,668	-869,492	-856,316	-777,300
25%	75%	-979,801	-966,625	-953,449	-940,273	-927,097	-913,921	-900,745	-821,729
30%	75%	-1,024,230	-1,011,054	-997,878	-984,702	-971,526	-958,350	-945,174	-866,158
35%	75%	-1,068,659	-1,055,483	-1,042,307	-1,029,131	-1,015,955	-1,002,779	-989,603	-910,587
40%	75%	-1,113,088	-1,100,000	-1,086,824	-1,073,648	-1,060,472	-1,047,296	-1,034,120	-955,101
45%	75%	-1,157,517	-1,144,429	-1,131,253	-1,118,077	-1,104,901	-1,091,725	-1,078,549	-999,530
50%	75%	-1,201,946	-1,188,858	-1,175,682	-1,162,506	-1,149,330	-1,136,154	-1,122,978	-1,043,962
10%	80%	-812,726	-800,000	-787,274	-774,548	-761,822	-749,096	-736,370	-657,354
15%	80%	-857,155	-844,429	-831,697	-818,971	-806,245	-793,519	-780,793	-701,777
20%	80%	-901,584	-888,858	-876,132	-863,406	-850,680	-837,954	-825,228	-746,212
25%	80%	-946,013	-933,287	-920,561	-907,835	-895,109	-882,383	-869,657	-790,641
30%	80%	-990,442	-977,716	-964,990	-952,264	-939,538	-926,812	-914,086	-835,070
35%	80%	-1,034,871	-1,022,145	-1,009,419	-996,693	-983,967	-971,241	-958,515	-879,500
40%	80%	-1,079,300	-1,066,574	-1,053,848	-1,041,122	-1,028,396	-1,015,670	-1,002,944	-923,928
45%	80%	-1,123,729	-1,111,003	-1,098,277	-1,085,551	-1,072,825	-1,060,100	-1,047,374	-968,358
50%	80%	-1,168,158	-1,155,432	-1,142,706	-1,130,000	-1,117			

Residual Land values compared to benchmark land values  
Benchmark Z3 - High

E27,843,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	-£2,544,128	-£2,357,302	-£2,159,024	-£1,952,191	-£1,857,111	-£15,529,840	-£15,925,139	-£12,481,373
10%	71%	-£4,446,425	-£4,360,041	-£4,276,438	-£4,192,843	-£4,109,248	-£30,459,940	-£30,225,801	-£19,966,310
15%	71%	-£5,404,186	-£5,318,628	-£5,234,424	-£5,150,219	-£5,066,014	-£42,191,058	-£42,120,027	-£26,963,242
20%	71%	-£6,477,966	-£6,311,084	-£6,144,202	-£5,977,320	-£5,810,438	-£45,126,729	-£45,221,644	-£29,993,986
25%	71%	-£7,493,737	-£7,386,605	-£7,279,473	-£7,172,341	-£7,065,209	-£47,723,263	-£47,883,834	-£32,236,503
30%	71%	-£8,509,607	-£8,462,128	-£8,314,900	-£8,160,672	-£8,006,444	-£49,787,997	-£50,224,890	-£35,059,018
35%	71%	-£9,525,277	-£9,437,850	-£9,293,622	-£9,149,394	-£9,005,166	-£52,133,631	-£52,726,459	-£37,891,535
40%	71%	-£10,541,048	-£10,413,171	-£10,288,903	-£10,144,735	-£10,000,567	-£54,480,265	-£55,228,118	-£40,724,052
45%	71%	-£11,556,818	-£11,398,693	-£11,244,568	-£11,090,443	-£10,936,318	-£56,826,899	-£57,729,735	-£43,556,567
50%	71%	-£12,572,589	-£12,384,214	-£12,230,089	-£12,075,964	-£11,921,839	-£59,173,533	-£60,231,352	-£46,389,084
100%	71%	-£22,730,293	-£23,719,431	-£24,708,569	-£25,697,707	-£26,686,845	-£62,496,873	-£65,247,533	-£68,778,220
10%	75%	-£4,462,088	-£4,376,628	-£4,291,168	-£4,205,708	-£4,120,248	-£30,484,908	-£30,264,219	-£19,997,687
15%	75%	-£5,488,080	-£5,403,440	-£5,318,800	-£5,234,160	-£5,149,520	-£42,191,058	-£42,120,027	-£26,963,242
20%	75%	-£6,503,200	-£6,344,254	-£6,185,308	-£6,026,362	-£5,867,416	-£45,126,729	-£45,221,644	-£29,993,986
25%	75%	-£7,518,320	-£7,328,069	-£7,137,813	-£6,947,557	-£6,757,301	-£47,723,263	-£47,883,834	-£32,236,503
30%	75%	-£8,533,440	-£8,311,882	-£8,090,326	-£7,868,770	-£7,647,214	-£49,787,997	-£50,224,890	-£35,059,018
35%	75%	-£9,548,560	-£9,305,927	-£9,084,371	-£8,862,815	-£8,641,259	-£52,133,631	-£52,726,459	-£37,891,535
40%	75%	-£10,563,680	-£10,319,510	-£10,075,344	-£9,831,188	-£9,587,022	-£54,480,265	-£55,228,118	-£40,724,052
45%	75%	-£11,578,800	-£11,303,324	-£11,059,158	-£10,815,002	-£10,570,846	-£56,826,899	-£57,729,735	-£43,556,567
50%	75%	-£12,593,920	-£12,288,148	-£12,043,982	-£11,795,826	-£11,551,670	-£59,173,533	-£60,231,352	-£46,389,084
100%	75%	-£23,042,080	-£24,031,218	-£25,020,356	-£26,009,494	-£27,000,632	-£62,496,873	-£65,247,533	-£68,778,220

Residual Land values compared to benchmark land values  
Benchmark Z3 - Medium

E13,474,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	-£2,190,076	-£2,076,076	-£1,962,076	-£1,848,076	-£1,734,076	-£15,529,840	-£15,925,139	-£12,481,373
10%	71%	-£2,218,196	-£2,131,815	-£2,050,212	-£1,964,417	-£1,878,622	-£9,751,580	-£9,516,741	-£7,150,239
15%	71%	-£3,233,970	-£3,207,337	-£3,194,197	-£3,176,815	-£3,159,433	-£12,084,036	-£12,012,967	-£11,884,190
20%	71%	-£4,249,744	-£4,282,658	-£4,336,598	-£4,391,022	-£4,445,446	-£14,419,669	-£14,514,584	-£14,590,481
25%	71%	-£5,265,518	-£5,358,380	-£5,451,242	-£5,544,104	-£5,636,966	-£16,755,033	-£17,016,235	-£17,176,714
30%	71%	-£6,281,292	-£6,433,902	-£6,627,368	-£6,819,434	-£7,011,500	-£19,090,937	-£19,517,820	-£19,831,958
35%	71%	-£7,297,066	-£7,509,424	-£7,771,755	-£8,033,640	-£8,295,525	-£21,426,571	-£22,019,439	-£22,489,359
40%	71%	-£8,312,840	-£8,584,945	-£8,916,144	-£9,247,817	-£9,579,490	-£23,761,210	-£24,521,058	-£25,116,881
45%	71%	-£9,328,614	-£9,660,467	-£10,060,534	-£10,462,054	-£10,863,574	-£26,096,849	-£27,022,675	-£27,761,944
50%	71%	-£10,344,388	-£10,735,988	-£11,204,923	-£11,676,260	-£12,147,597	-£28,432,473	-£29,524,292	-£30,408,227
100%	71%	-£20,302,267	-£21,491,205	-£22,680,143	-£23,869,081	-£25,058,019	-£51,789,813	-£54,540,473	-£56,871,160
10%	75%	-£2,243,882	-£2,168,400	-£2,092,918	-£2,017,436	-£1,941,954	-£9,751,580	-£9,516,741	-£7,150,239
15%	75%	-£3,259,656	-£3,232,214	-£3,220,658	-£3,204,890	-£3,189,122	-£12,138,719	-£12,071,538	-£11,946,189
20%	75%	-£4,275,430	-£4,316,028	-£4,373,887	-£4,429,455	-£4,485,023	-£14,492,881	-£14,592,677	-£14,618,120
25%	75%	-£5,291,204	-£5,389,880	-£5,488,556	-£5,587,232	-£5,685,908	-£16,828,142	-£17,181,841	-£17,535,540
30%	75%	-£6,306,978	-£6,483,658	-£6,660,338	-£6,837,018	-£7,013,698	-£19,163,403	-£19,634,955	-£19,947,024
35%	75%	-£7,322,752	-£7,567,471	-£7,812,190	-£8,056,909	-£8,301,628	-£21,500,000	-£22,156,100	-£22,613,977
40%	75%	-£8,338,526	-£8,651,284	-£8,964,042	-£9,276,800	-£9,589,558	-£23,836,552	-£24,677,241	-£25,291,929
45%	75%	-£9,354,300	-£9,725,028	-£10,095,756	-£10,466,484	-£10,837,212	-£26,173,096	-£27,188,381	-£27,947,681
50%	75%	-£10,370,074	-£10,818,913	-£11,263,127	-£11,707,341	-£12,151,555	-£28,508,640	-£29,641,833	-£30,494,034
10%	60%	-£2,188,076	-£2,078,744	-£1,974,670	-£1,870,949	-£1,767,228	-£9,395,805	-£9,133,309	-£7,020,999
15%	60%	-£3,193,784	-£3,127,728	-£3,061,672	-£2,995,616	-£2,929,560	-£11,869,951	-£11,886,886	-£11,886,886
20%	60%	-£4,199,492	-£4,176,716	-£4,154,000	-£4,131,284	-£4,108,568	-£14,346,100	-£14,346,100	-£14,346,100
25%	60%	-£5,205,200	-£5,225,700	-£5,246,200	-£5,266,700	-£5,287,200	-£16,828,142	-£16,703,835	-£16,840,219
30%	60%	-£6,210,908	-£6,274,687	-£6,338,466	-£6,392,245	-£6,446,024	-£19,310,284	-£19,142,979	-£19,426,401
35%	60%	-£7,216,616	-£7,320,424	-£7,374,232	-£7,428,040	-£7,481,848	-£21,792,420	-£21,525,545	-£21,944,500
40%	60%	-£8,222,324	-£8,376,256	-£8,530,188	-£8,684,120	-£8,838,052	-£24,274,556	-£24,017,681	-£24,700,917
45%	60%	-£9,228,032	-£9,422,080	-£9,616,128	-£9,810,176	-£10,004,224	-£26,756,692	-£26,614,833	-£26,894,034
50%	60%	-£10,233,740	-£10,478,832	-£10,723,924	-£10,969,016	-£11,214,108	-£29,238,828	-£29,156,969	-£29,304,235
100%	60%	-£20,302,267	-£21,491,205	-£22,680,143	-£23,869,081	-£25,058,019	-£51,789,813	-£54,540,473	-£56,871,160

Residual Land values compared to benchmark land values  
Benchmark Z3 - Low

E6,784,000

% of AH	% of AH as rented	MU 1 - 85 resi units, retail and 25% office	MU 2 - 90 resi units, retail and 20% office	MU 3 - 96 resi units, retail and 15% office	MU 4 - 102 resi units, retail and 10% office	MU 5 - 197 resi units, retail and 25% office	MU 6 - 211 resi units, retail and 20% office	MU 7 - 229 resi units, retail and 15% office	MU 8 - 235 resi units, retail and 10% office
0%	71%	£714,360	£901,184	£1,100,462	£1,306,250	£399,451	£1,177,820	£732,821	£3,196,287
10%	71%	-£1,187,939	-£1,161,555	-£1,619,952	-£1,894,157	-£4,891,380	-£4,568,141	-£4,308,650	-£2,199,639
15%	71%	-£2,203,710	-£2,177,077	-£2,163,937	-£2,146,595	-£2,133,455	-£7,062,361	-£6,933,590	-£5,905,682
20%	71%	-£3,219,481	-£3,262,988	-£3,306,326	-£3,350,762	-£3,395,198	-£9,469,069	-£9,563,984	-£9,679,881
25%	71%	-£4,235,252	-£4,328,120	-£4,421,018	-£4,513,916	-£4,606,814	-£11,804,703	-£12,085,603	-£12,228,174
30%	71%	-£5,251,023	-£5,403,642	-£5,597,105	-£5,790,174	-£5,983,243	-£14,140,337	-£14,567,220	-£14,872,468
35%	71%	-£6,266,794	-£6,479,154	-£6,741,456	-£7,003,800	-£7,266,144	-£16,476,971	-£17,068,938	-£17,516,759
40%	71%	-£7,282,565	-£7,554,685	-£7,885,884	-£8,217,587	-£8,549,290	-£18,813,605	-£19,570,458	-£19,986,392
45%	71%	-£8,298,336	-£8,630,207	-£9,020,274	-£9,411,794	-£9,803,314	-£21,150,292	-£22,072,075	-£22,811,344
50%	71%	-£9,314,107	-£9,705,728	-£10,174,663	-£10,648,000	-£11,121,337	-£23,487,919	-£24,579,892	-£25,451,637
100%	71%	-£19,471,807	-£20,460,945	-£21,618,559	-£22,788,064	-£24,000,000	-£46,839,213	-£49,589,873	-£51,920,560
10%	75%	-£1,118,140	-£1,037,309	-£952,572	-£871,836	-£791,099	-£4,837,248	-£4,606,559	-£4,348,000
15%	75%	-£2,227,204	-£2,201,954	-£2,190,398	-£2,174,630	-£2,158,862	-£7,180,339	-£6,995,569	-£6,808,282
20%	75%	-£3,242,807	-£3,255,768	-£3,243,607	-£3,231,446	-£3,219,285	-£9,462,071	-£9,342,071	-£9,222,071
25%	75%	-£4,258,410	-£4,360,583	-£4,462,756	-£4,564,929	-£4,667,102	-£11,895,842	-£12,163,218	-£12,329,847
30%	75%	-£5,274,013	-£5,453,393	-£5,632,773	-£5,812,153	-£5,991,533	-£14,346,100	-£14,684,359	-£14,999,424
35%	75%	-£6,289,616	-£6,537,211	-£6,803,238	-£7,068,889	-£7,334,540	-£16,828,142	-£17,205,509	-£17,683,377
40%	75%	-£7,305,219	-£7,621,024	-£7,956,447	-£8,291,870	-£8,627,293	-£19,310,284	-£19,800,329	-£20,235,969
45%	75%	-£8,320,822	-£8,704,838	-£9,109,657	-£9,514,476	-£9,919,295	-£21,792,420	-£22,427,781	-£22,889,717
50%	75%	-£9,336,425	-£9,788,653	-£10,262,881	-£10,739,585	-£11,216,289	-£24,274,556	-£24,969,922	-£25,664,233
10%	60%	-£1,118,140	-£1,037,309	-£952,572	-£871,836	-£791,099	-£4,837,248	-£4,606,559	-£4,348,000
15%	60%	-£2,227,204	-£2,201,954	-£2,190,398	-£2,174,630	-£2,158,862	-£7,180,339	-£6,995,569	-£6,808,282
20%	60%	-£3,242,807	-£3,255,768	-£3,243,607	-£3,231,446	-£3,219,285	-£9,462,071	-£9,342,071	-£9,222,071
25%	60%	-£4,258,410	-£4,360,583	-£4,462,756	-£4,564,929	-£4,667,102	-£11,895,842	-£12,163,218	-£12,329,847
30%	60%	-£5,274,013	-£5,453,393	-£5,632,773	-£5,812,153	-£5,991,533	-£14,346,100	-£14,684,359	-£14,999,424
35%	60%	-£6,289,616	-£6,537,211	-£6,803,238	-£7,068,889	-£7,334,540	-£16,828,142	-£17,205,509	-£17,683,377
40%	60%	-£7,305,219	-£7,621,024	-£7,956,447	-£8,291,870	-£8,627,293	-£19,310,284	-£19,800,329	-£20,235,969
45%	60%	-£8,320,822	-£8,704,838	-£9,109,657	-£9,514,476	-£9,919,295	-£21,792,420	-£22,427,781	-£22,889,717
50%	60%	-£9,336,425	-£9,788,653	-£					