GREATER LONDON AUTHORITY

Housing Standards Review

Viability Assessment

Draft Appendices

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GLA Housing Standards Viability Study

Questionnaire for Agents

Introduction

In August 2013 the UK Government consulted on its intention to introduce national housing standards to replace existing standards used by local authorities across the UK. The aim is to reduce the administrative burden on new housing developments by simplifying and rationalising the large number of standards that local authorities apply to new homes.

The GLA and DCLG have worked together to ensure that there is common ground between the Government's Housing Standards Review and the Mayor's current standards, to ensure London can continue to secure high quality, accessible housing .

The optional access standards broadly align with Lifetime Home Standards and the Wheelchair Housing Design Guide, the optional space standard with the Mayor's space standards and the optional water standard is broadly in line with London Plan policy. All of these are already a requirement in London.

For the avoidance of doubt the Mayor has commissioned a study to establish that the adoption of the Government's new standards will not undermine the viability of development in London.

This will build on the Government's September 2014 consultation on the technical matters related to the review, including how the transitional arrangements will work.

In addition, the Mayor is proposing to amend energy targets to ensure consistency of approach for non-domestic development in line with Government's plans for zero carbon development.

The Mayor has confirmed that it is his intention to align the London Plan with the review once the outcome of the review has been implemented, through a minor alteration to the London Plan. As the London Plan forms part of the borough's development plan this will enable the new optional standards to be implemented at borough level.

This research will support the process for putting in place the required alterations.

The purpose of this questionnaire is to ensure that the viability testing takes into account market perceptions and advice, and is robust.

You have been selected for specific consultation as a representative organisation in your industry with dealings with new housing development and marketing in London.

We will be grateful if you could complete this questionnaire by COP Friday 30 January 2015. If you have any queries concerning the questionnaire or the proposed Housing Standards, please do not hesitate to contact us.

Question 1: What is the name of your organisation/body?

Question 2: Name of respondent:

Domestic property: Nationally described space standards:

By Adopting the Nationally Described Space Standards the Mayor would require all new dwellings to be designed as follows:

Table 1 - Minimum gross internal floor areas and storage (m^2)

number of bedrooms	number of bedspaces	1 storey dwellings	2 storey dwellings	3 storey dwellings	built-in storage
studio	1p	39 (37)*			1.0
1b	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Rather than the existing London Plan space requirements as below:

	Dwelling type (bedroom/ persons)	Essential GIA (sq.m)
Single storey dwelling	1b2p	50
	2b3p	61
	2b4p	70
	3b4p	74
	3b5p	86
	3b6p	95
	4b5p	90
	4b6p	99
Two storey dwelling	2b4p	83
	3b4p	87
	3b5p	96
	4b5p	100
	4b6p	107
Three storey dwelling	3b5p	102
	4b5p	106
	4b6p	113

The Nationally Described Spaced Standards Proposed minimum ceiling heights of 2.5m for 75% of the floor space, compared to the 2.5m London Plan requirement

Questions:

1. **Please describe any impact you think the introduction of the Nationally Described Space Standards will have on the following:**

   - **Demand for new units**
   - **Supply of new units**
   - **Sales prices**

Access Requirements M4(2)

The proposed national standards will include an optional requirement M4(2) Accessible and Adaptable Dwellings, the GLA consider this equivalent to Lifetime Homes Standards. To continue the current approach this would require 90% of all new homes to be built to the M4(2) accessible and adaptable standard. This will require step free access above ground floor. The current London Plan requirement is for lifts to be provided at fourth floor (Fifth storey) level and above

Questions:

2. **Please describe any impact you think the introduction of Optional Requirement M4(2) will have on:**

   - **Demand for new units**
   - **Supply of new units**
   - **Sales prices**

3. **Based on your experience, please provide an estimate of the percentage of flatted development of up to 4 storeys in height currently being provided without a lift**

4. **For low rise flatted development of up to 4 storeys, what do you consider to be the optimum number of units to be served per lift core?**

Wheelchair Housing requirement M4(3)

The proposed national standards will include an optional requirement M4(3) Wheelchair User Dwellings, the GLA consider this equivalent to Wheelchair Housing Standards. These standards will be applicable to the current London Plan Policy that 10% of all new homes to be wheelchair accessible or easily adaptable for occupation by a wheelchair user.

Questions:

5 **Given the ageing population and relative lack of Wheelchair suitable housing in existing stock, do you think 10% is appropriate?**

6 **What specific targeted marketing do you undertake when disposing of wheelchair suitable dwellings? (Please send examples if available by email to Katie Christou at David Lock Associates: kchristou@davidlock.com)**

7 **How do the values and demand for Wheelchair suitable housing compare to standard housing?**

8 **Do you think all wheelchair suitable units require a dedicated car parking space? Please provide a reasoned response.**

Water

The proposed national standards indicate an optional requirement for all dwellings to be designed for calculated water usage of no more than 110 litres per person per day, which includes a specific allowance of no more than 5 litres per person per day for external water use. This is no more onerous than the Code for Sustainable Homes Level 3 requirement of 105 litres per day. The GLA also considers recommending the “fittings based approach” (as opposed to the Water Calculator approach) as the preferred approach to determine the water consumption of a development.

Questions:

9 **Please describe any impact you think the introduction of Optional Water Requirement will have on:**

- **Demand for new units**
- **Supply of new units**
- **Sales prices**

Viability Testing

The proposed viability testing for the minor alterations to the London Plan arising from the proposed national standards will follow the methodology adopted for the viability testing for the GLA SHLAA, building on the established evidence base.

The approach will involve the following:

High level test appraisals based on a 1 hectare tile development for each London Borough. The assumed densities in numbers of units per hectare, as adopted for the SHLAA assessment, are as follows:

Borough	**Shlaa Assumed density**
Barking & Dagenham	80
Barnet	80
Bexley	80
Brent	320
Bromley	80
Camden	320
City of London	320
City of Westminster	320
Croydon	160
Ealing	80
Enfield	80
Greenwich	320
Hackney	320
Hammersmith & Fulham	320
Haringey	160
Harrow	80
Havering	80
Hillingdon	80
Hounslow	80
Islington	320
Kensington & Chelsea	320
Kingston	320
Lambeth	320
Lewisham	320
Merton	320
Newham	160
Redbridge	80
Richmond	80
Southwark	320
Sutton	80
Tower Hamlets	320
Waltham Forest	320
Wandsworth	320

Questions:

10 Do you consider the assumed densities to be appropriate to the relevant location? If not, please indicate your view of a suitable alternative density where appropriate, and provide commentary on your suggested alternative.

For the 1 hectare tile tests, the SHLAA viability assessment adopted the following mix of units:

Dph	1 bed	2 bed	3 bed	4 bed	All flats?	Storeys (Flats)
80	20% (Flat)	25% (Flat)	25% Terrace	30% Terrace	No	3
160	30%	35%	30%	5%	Yes	5
320	40%	35%	20%	5%	Yes	12

Questions:

11 Do you consider this mix to be suitable? If not, please suggest an alternative, with supporting commentary.

As part of the viability testing, sensitivity analysis will be carried out. For the SHLAA, based on then current market views on prospects for increases in sales prices and costs, the following variations were tested:

- 3% house price growth with 3% build cost inflation
- -1% house price growth with 3% build cost inflation
- 3% house price growth with no build cost inflation
- Availability of grant of £30,000 per affordable home

Questions:

12 Do you consider these variances appropriate to the current market? If not please suggest alternatives, with supporting commentary.

Case Studies

The viability testing will also include financial appraisals for a range of assumed developments across eight example boroughs. These locations were used for the SHLAA testing as they offer a combination of significant development capacity and are towards the lower value end of the London sales value spectrum, where viability is more likely to be more sensitive to any changes.

Five studies will be carried out for each location based on sites identified in the SHLAA, assessing a range of development sizes, enabling the impact of changes, such as the requirement for lifts for lower rise flatted development, to be tested.

The example boroughs are as follows:

SHLAA case study locations
Barking & Dagenham
Brent
Croydon
Greenwich
Hounslow
Newham
Southwark
Tower Hamlets

Questions:

13 Do you consider these locations to be suitable for case study testing? If not please suggest alternatives, with supporting commentary.

14 Is there any specific size of scheme or mix of housing you think should be tested, and if so, why?

If you have any further comments on the impact of the proposed Housing Standards on the viability of residential development in London, please comment below:

Thank you for taking the time to complete this survey.

GLA Housing Standards Viability Study

Questionnaire for House builder developers and other relevant organisations

Introduction

In August 2013 the UK Government consulted on its intention to introduce national housing standards to replace existing standards used by local authorities across the UK. The aim is to reduce the administrative burden on new housing developments by simplifying and rationalising the large number of standards that local authorities apply to new homes.

The GLA and DCLG have worked together to ensure that there is common ground between the Government's Housing Standards Review and the Mayor's current standards, to ensure London can continue to secure high quality, accessible housing .

The optional access standards broadly align with Lifetime Home Standards and the Wheelchair Housing Design Guide, the optional space standard with the Mayor's space standards and the optional water standard is broadly in line with London Plan policy. All of these are already a requirement in London.

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This will build on the Government's September 2014 consultation on the technical matters related to the review, including how the transitional arrangements will work.

In addition, the Mayor is proposing to amend energy targets to ensure consistency of approach for non-domestic development in line with Government's plans for zero carbon development.

The Mayor has confirmed that it is his intention to align the London Plan with the review once the outcome of the review has been implemented, through a minor alteration to the London Plan. As the London Plan forms part of the borough's development plan this will enable the new optional standards to be implemented at borough level.

This research will support the process for putting in place the required alterations.

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You have been selected for specific consultation as a representative organisation in your industry with dealings with new housing development and marketing in London.

We will be grateful if you could complete this questionnaire and return it electronically to …… by ……..

Domestic property: Nationally described space standards:

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Table 1 - Minimum gross internal floor areas and storage (m^2)

number of bedrooms	number of bedspaces	1 storey dwellings	2 storey dwellings	3 storey dwellings	built-in storage
studio	1p	39 (37)*			1.0
1b	2p	50	58		1.5
	3p	61	70		
2b	4p	70	79		2.0
	4p	74	84	90	
3b	5p	86	93	99	2.5
	6p	95	102	108	
	5p	90	97	103	
	6p	99	106	112	
4b	7p	108	115	121	3.0
	8p	117	124	130	
	6p	103	110	116	
5b	7p	112	119	125	3.5
	8p	121	128	134	
	7p	116	123	129	
6b	8p	125	132	138	4.0

Rather than the existing London Plan space requirements as below:

	Dwelling type (bedroom/ persons)	Essential GIA (sq.m)
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	3b4p	74
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	3b6p	95
	4b5p	90
	4b6p	99
Two storey dwelling	2b4p	83
	3b4p	87
	3b5p	96
	4b5p	100
	4b6p	107
Three storey dwelling	3b5p	102
	4b5p	106
	4b6p	113

The Nationally Described Spaced Standards Proposed minimum ceiling heights of 2.5m for 75% of the floor space, compared to the 2.5m London Plan requirement

Questions:

2 **Please describe any impact you think the introduction of the Nationally Described Space Standards will have on the following:**

- **Demand for new units**

- **Supply of new units**

- **Sales prices**

- **Build costs**

- **Delivery programmes**

Access Requirements M4(2)

The proposed national standards will include an optional requirement M4(2) Accessible and Adaptable Dwellings, the GLA consider this equivalent to Lifetime Homes Standards. To continue the current approach this would require 90% of all new homes to be built to the M4(2) accessible and adaptable standard. This will require step free access above ground floor. The current London Plan requirement is for lifts to be provided at fourth floor (fifth storey) level and above

Questions:

2 **Please describe any impact you think the introduction of Optional Requirement M4(2) will have on:**

- **Demand for new units**

- **Supply of new units**

- **Sales prices**

- **Build costs**

- **Delivery programmes**

3 Please provide an estimate of the percentage of flatted development of up to 4 storeys in height that you currently provide <u>without</u> a lift

4 For low rise flatted development of up to 4 storeys, what do you consider to be the optimum number of units to be served per lift core?

Wheelchair Housing requirement M4(3)

The proposed national standards will include an optional requirement M4(3) Wheelchair User Dwellings, the GLA consider this equivalent to Wheelchair Housing Standards. These standards will be applicable to the current London Plan Policy that 10% of all new homes to be wheelchair accessible or easily adaptable for occupation by a wheelchair user.

Questions:

5 **Given the ageing population projections for London and relative lack of wheelchair accessible/adaptable housing in existing stock, do you think 10% continues to be appropriate?**

6 **What specific targeted marketing do you undertake or require of your Agents when disposing of wheelchair user dwellings? (Please attach examples if available)**

7 **How do the values and demand for Wheelchair user dwellings compare to standard housing?**

8 **Do you think all wheelchair user dwellings require a dedicated car parking space? Please provide a reasoned response.**

Water

The proposed national standards indicate an optional requirement for all dwellings to be designed for calculated water usage of no more than 110 litres per person per day, which includes a specific allowance of no more than 5 litres per person per day for external water use. This is no more onerous than the Code for Sustainable Homes Level 3 requirement of 105 litres per day. The GLA also considers recommending the ‘fittings based approach’ (as opposed to the ‘Water Calculator approach) as the preferred approach to determine the water consumption of a development.

Questions:

9 **Please describe any impact you think the introduction of Optional Water Requirement and the use of the ‘fittings based approach’ will have on:**

- **Demand for new units**

- **Supply of new units**

- **Sales prices**

- **Build costs**

- **Delivery programmes**

Viability Testing

The proposed viability testing for the minor alterations to the London Plan arising from the proposed national standards will follow the methodology adopted for the viability testing for the GLA SHLAA, building on the established evidence base.

The approach will involve the following:

High level test appraisals based on a 1 hectare tile development for each London Borough. The assumed densities in numbers of units per hectare, as adopted for the SHLAA viability assessment, are set out below. Boroughs were assigned to one of the three groups based on typical future development density as identified in the SHLAA.:

Borough	Shlaa Assumed density
Barking & Dagenham	80
Barnet	80
Bexley	80
Brent	320
Bromley	80
Camden	320
City of London	320
City of Westminster	320
Croydon	160
Ealing	80
Enfield	80
Greenwich	320
Hackney	320
Hammersmith & Fulham	320
Haringey	160
Harrow	80
Havering	80
Hillingdon	80
Hounslow	80
Islington	320
Kensington & Chelsea	320
Kingston	320
Lambeth	320
Lewisham	320
Merton	320
Newham	160
Redbridge	80
Richmond	80
Southwark	320
Sutton	80
Tower Hamlets	320
Waltham Forest	320
Wandsworth	320

Questions:

10 **Do you consider the assumed densities to be appropriate to the relevant location? If not, please indicate your view of a suitable alternative density where appropriate, and provide commentary on your suggested alternative.**

For the 1 hectare tile tests, the SHLAA viability assessment adopted the following mix of units:

Dph	1 bed	2 bed	3 bed	4 bed	All flats?	Storeys (Flats)
80	20% (Flat)	25% (Flat)	25% Terrace	30% Terrace	No	3
160	30%	35%	30%	5%	Yes	5
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As part of the viability testing, sensitivity analysis will be carried out. For the SHLAA, based on then current market views on prospects for increases in sales prices and costs, the following variations were tested:

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Questions:

13 Do you consider these locations to be suitable for case study testing? If not please suggest alternatives, with supporting commentary.

14 Is there any specific size of scheme or mix of housing you think should be tested, and if so, why?

If you have any further comments on the impact of the proposed Housing Standards on the viability of residential development in London, please comment below:

Thank you for taking the time to complete and return this questionnaire.

List of Agents consulted:

Consultee
Agents
CBRE
Savills
JLL
Knight Frank
Chestertons
Montagu Evans
DTZ
BNP Paribas
Turner Morum
DS2 Consulting
VOA

List of other organisations consulted:

Developers
House Builders Federation
National Housing Federation
Barratt
Bellway
Berkeley Group
Taylor Wimpey
Redrow
Galliford Try (Linden Homes)
Willmott Dixon Housing
Fairview
Galliard Homes
Higgins Homes
PTEa
Keepmoat
Crest Nicholson
Capco
Canary Wharf
Argent
Lend Lease
British Land
Grosvenor
Land Securities
Grainger
RER
Derwent
Hammerson
The Crown Estate
Quintain
Other bodies
University of Westminster
Bartlett
LSE
Centre for London
British Property Federation
CEBR
RTPI
International Longevity Centre

Housing Associations
Circle Housing
Notting Hill
Metropolitan
Peabody
Family Mosaic
Affinity Sutton
The Hyde Group
Catalyst
East Thames Group
A2Dominion
Genesis
L&Q
Network Housing Group
Newlon Housing Trust
Southern Housing Group
Amicus Horozon
Guinness Partnership
East Village
Swan Housing Association
Pocket Living
Gentoo
Octavia Housing
One Housing Group
Viridian
Islington & Shoreditch
Contractors
Carillion
BAM
Laing O'Rourke
Sir Robert McAlpine
Lend Lease (Contracting)
Skanska
Canary Wharf Contractors
Balfour Beatty
Brookfield Multiplex
Willmott Dixon

Façade Contractors
Frener Reifer
Sheldenbouw / Permasteelisa
Schindler
Yuanda
Focchi
Façade Consultants
ARUP facades
WSP
Tomasetti
Meinhardt
Buro Happold Facades
Wintech
Mott Macdonald
Ramboll
AECOM
Waterman
WYG
Clarke Bond
FMDC
James & Taylor
Eckersley O'Callaghan
Europa
London Boroughs as suggested by GLA
Westminster
Barking and Dagenham
Camden
Ealing
Hackney
Harrow
Lambeth
Sutton
Tower Hamlets
Waltham Forest

Appendix 2

Analysis of survey results

GLA Housing Standards Viability AssessmentStudy 2 Developer/housebuilder consultation - analysis of results				Total number of complete responses	21 out of 86
	No of responses			Total number of partial responses	10 out of 86

Questions	Positive impact (i.e. increased demand)	Negative impact (i.e. reduced demand)	Minimal/ No impact	Other specific comments
1 Please describe any impact you think the introduction of the Nationally Described Space Standards will have on the following:				*Demand for new units -* single person homes are not necessarily studios. dictated by market conditions for private homes. demand in London will always outstrip supply. the national standards are similar to the Mayoral standards.
• **Demand for new units**	2	1	13	
• **Supply of new units**	2	3	14	*Supply of new units -* should not be greatly affected but more challenging locations, where development is less see less units delivered.
• **Sales prices**	6	2	7	
• **Build costs**	7	1	11	
• **Delivery programmes**	0	3	11	*Sales prices -* in certain locations the price is elastic and in others there is more of a ceiling. homes continue to be marketed & sold on a no of bedrooms basis rather than m² & so are unlikely to have a noticeable impact on sales.
				Build costs - some impact on build price as land is assessed on residual value. trivial difference since land costs are such a high % of total.
				Delivery programmes - those developers who build on a large scale with standard house types affected in areas where the space standards are newly applied. This will not affect London but may affect a small no of regional developments.
2 Please describe any impact you think the introduction of Optional Requirement M4(2) will have on:				*Demand for new units -* led by market conditions.
• **Demand for new units**	3	0	8	*Supply of new units -* the requirement to install a lift for any dwelling above ground floor will have cost implications. The viability of smaller developments may be undermined. This might lead to less new units being supplied.
• **Supply of new units**	1	11	3	
• **Sales prices**	6	0	8	
• **Build costs**	11	1	3	*Sales prices -* may increase marginally, but additional service charges to maintain lifts may supress the increase.
• **Delivery programmes**	0	6	7	
				Delivery programmes - The effect of the access requirements on delivery programmes cannot be assessed as it is not clear when these changes will be made or how they will affect the upcoming 2015-18 Housing Covenant Programme (HCP).

	No. responses	0-25%	26-50%	51-75%	76-100%	
3 Please provide an estimate of the percentage of flatted development of up to 4 storeys in height that you currently provide <u>without</u> a lift	15	5	3	1	6	

	No. responses	0 to 4	5 to 8	9 to 12	>12	Other specific comments
4 For low rise flatted development of up to 4 storeys, what do you consider to be the optimum number of units to be served per lift core?	11	1	5	1	4	Depends on the scheme design, tenure mix, & availability of stairs. The optimum no of homes served by a single lift is a balance of build costs, security & service charges. To encourage social interaction & neighbourliness, the no of units per floor per lift should be limited to 4-6.

	No. responses	No. Yes	No. No	Other specific comments
5 Given the ageing population projections for London and relative lack of wheelchair accessible/ adaptable housing in existing stock, do you think 10% is appropriate?	13	8	5	Depends on bedsize, tenure & location.
				10% should be aspirational. A fixed % does not always reflect the need per local authority per scheme, in respect of local demand. Adapted units take longer to let than standard units, so a more flexible system would be preferable.
				It does not reflect actual need for wheelchair accessible adaptable housing in London which is very low. Suggested that 2% of all households in London are wheelchair households.
				The 10% wheelchair housing requirement presents design and planning issues when combined with the requirement for dual aspect that will increase development costs and therefore reduce numbers being produced.
				Associations that advertise wheelchair units have found that not all have been taken up by a wheelchair user which suggests that 10% is excessive in many areas of London.
	No. responses	No. Who target	No. Who do not target	Specific examples of targeting
6 What specific targeted marketing do you undertake or require of your Agents when disposing of wheelchair user dwellings? (Please attach examples if available)	**7**	1	6	Overall demand for normal housing massively outweighs demand for wheelchair housing.
				Rely upon local authority nominations procedures or the Homebuy agent.
				Includes specific website or magazines.
				Local press, mainstream advertising & specialist websites.
	No. Higher value	No. Lower value	No. no difference in value	Other specific comments
7 How do the values and demand for Wheelchair user dwellings compare to standard housing?	1	0	2	The demand for low-rise blocks of flats will be reduced and sales prices will increase because the additional management costs with lifts will increase the service charges and make the flats less attractive.
	No. Higher demand	No. Lower demand	No. no difference in demand	
	0	5	3	Depends on how the wheelchair user dwellings are designed.
				Had zero take up by wheelchair users for the adaptable properties marketed to date.
				Demand for wheelchair units far outweighs demand for standard units.
	No. responses	No. Yes	No. No	Other specific comments
8 Do you think all wheelchair user dwellings require a dedicated car parking space? Please provide a reasoned response.	12	9	3	Adapted units without a car parking space are far more difficult to let. The space should be easily accessible from the home to enable ease of access and mobility.
				In London, some developments have zero parking, primarily as most facilities are within a reasonable distance.
				The majority of wheelchair users rely on a car.
				Not all wheelchair users have access to a car.
				This takes on board if there are visits by carers or family members, even if the household has no car.

	Positive impact	Negative impact	Minimal/ No impact	Other specific comments
9 Please describe any impact you think the introduction of Optional Water Requirement and the use of the fittings based approach' will have on:				*Demand for new units -* There are many other site factors increasing demand than water consumption issues. Fittings based approach will have no difference to the end consumer. No resistance from customers in designing for CfSH level 4 compliance at 105 l/pp/pd. As the standard already applies it will not affect demand where Code 3 already applies, however for luxury developments the requirements will be hard to apply, as they prevent the use of 'waterfall showers' and other luxury fittings. Fittings based approach is easiest to apply & monitor, but the water calculator is useful where flexibility is needed & should always be an option.
• **Demand for new units**	0	0	10	
• **Supply of new units**	0	1	10	
• **Sales prices**	1	0	9	
• **Build costs**	2	2	6	
• **Delivery programmes**	0	0	11	
				Supply of new units - This may cause a constraint as additional requirements may put off some developers from pursuing a scheme. Suppliers should be able to change their specification to accommodate this requirement.
				Sales prices - It should not affect sales prices in the long-term as those are by no means onerous requirements & suppliers should quickly adapt as developers' specification change.
				Build costs - Fittings approach could be more expensive but the savings from cutting out the water calculator probably balance this out. As the range of compliant products is reduced, manufacturers will concentrate on developing within this range & supply costs may even go down.
				Delivery programmes - It should not affect delivery programmes as these will be minor changes that should be relatively easy to accommodate.
	No. Responses	No. Yes	No. No	Alternative suggestions
10 Do you consider the assumed densities to be appropriate to the relevant location? If not, please indicate your view of a suitable alternative density where appropriate, and provide commentary on your suggested alternative.	12	10	2	Densities can be moderately higher than thehigh density category of 320, in larger scale developments. High density need not mean high. Density assumptions should depend upon the specific location/site, taking into account proximity to transport nodes. Basing density on Borough seems inappropriate. The current London Plan density assessment is a far better measure, and densities should be increased from the current level.
	No. Responses	No. Yes	No. No	Alternative suggestions
11 Do you consider this mix to be suitable? If not, please suggest an alternative, with supporting commentary.	12	8	4	It will depend on location and demand - you cannot be perscriptive on a % of unit types. Height limit is not appropriate. Assessments on height should be based on the local context rather than blanket rule. This mix may be appropriate for smaller sites, and those with higher PTAL, may justify a mix which focuses more on smaller houses. Concerned about monitoring impact of tenure mix on viability. The percentages outlined could prevent development from occuring, as it would not adhere to market need and therefore there would be added risk in developing unit types that are not desired. It would be sensible to apply some sensitivity testing to the percentages for each area to allow for local variations in demand for smaller or larger units. A LB Council noted that they could see no reason why more larger homes cannot be provided in flatted and high density development with careful, considerate & inclusive design.

	No. Responses	No. Yes	No. No	Alternative suggestions
12 Do you consider these variances appropriate to the current market? If not please suggest alternatives, with supporting commentary.	10	6	4	The variances do not reflect the current market, build cost inflation over the last 12 months is 20% and since October 30%.
				Construction cost inflation @ 8% would be closer to what is happening in the market.
				These do not reflect current lcoal trends - house price inflation over the last year in Waltham Forest was around 25% and build cost inflation around 8%.
Case Studies	No. Responses	No. Yes	No. No	Alternative suggestions
13 Do you consider these locations to be suitable for case study testing? If not please suggest alternatives, with supporting commentary. **Barking & Dagenham** **Brent** **Croydon** **Greenwich** **Hounslow** **Newham** **Southwark** **Tower Hamlets**	9	8	1	Viability testing needs to also take into account the issues faced by higher cost inner city boroughs, in order to present a balanced and more representative picture.
				Based on key investment areas for development, case studies should include Ealing, Hackney, Lewisham, Lambeth, Westminster and Wandsworth.
				Not sure why the most expensive boroughs have been excluded.
				Waltham Forest would be interested in being included in the case studies because of the Council's ambition to significantly increase the number of new homes provided in the borough, but do not yet have sites identified for a case study.

	Suggestions
14 Is there any specific size of scheme or mix of housing you think should be tested, and if so, why?	Smaller schemes that are below 4 storeys. This will test the viability implications of installing lifts.
	No it will be based on location, demand, cohesion, amenity sales and build price. Mixed tenure sites will always provide a different set of results than mono tenure.
	A range of scheme sizes should be assessed, for example up to 50 units, up to 200 units, up to 500 units & above 750 units.
	The examples chosen for testing should reflect the mix of schemes that are being brought forward & balance the more representative proposals for that area, with a couple of more marginal outlier schemes.
	The great risk is to smaller schemes, where M4(2) will have a dramatic impact so case studies of schemes of 4 storeys or less would be recommended, looking at the impact of level access requirements.
	Whilst there is a housing need in these locations, towers (10+ stories) & schemes with large abnormal costs are in many instances not viable in the locations outlined & indeed various other parts of London.
	Smaller schemes of houses in outer boroughs like Croydon, Bromley & Bexley. As lower density areas dictate more small-scale development.
	Testing of larger family accommodation 3-bed +

Further comments	Additional comments provided:
Strong feelings around space standards for Build to Rent in order to create a more suitable product for market whilst facilitating viability.	
If the new standards effect costs then that will have a knock-on effect on sales income, this could mean that our reinvestment into our affordable programme is reduced as a consequence. If the impact on costs can be directly attributed to the new standards then we would expect the gap to be bridged by grant.	
We support the introduction of the currently proposed National Space Standards. However, we are very concerned that the standards review could as currently drafted still allow Planning Authorities multiple choices around accessibility and general building regulations. This will totally undermine the 'reduced red tape' initiative originally intended and cause significant costs and uncertainty for developers.	
As the national standards are lower than the London Plan standards if they are accepted in theory they should have no negative impact on the viability of London development. However overall greater clarity is still needed on the impact of the national standards and their practical adoption across the country. For example guidance on the evidence that LA's will be required to present on the need for high space standards, or for selecting higher acceptability options. This survey is an example of the data gathering process that might be required. Similarly there is lack of clarity on the process for assessing viability. Developers are allowed a competitive return without clarifying what this means, or providing a definition of when a scheme is non-viable or what might be an acceptable range for developers 'hope value'.	
We welcome the standards as we feel that they will level the playing field between developers and housing associations, as well as balancing out standards across tenures and simplifying designs as a result. We are already building to these standards in and outside London, so the impact on our designs will be negilgeable, however we remain concerned that the application of M4(2) could have negative effects for smaller sites and we urge the GLA to develop a mechanism for the sensible application of this standard across London.	
Tto accelerate delivery of high quality housing stock there should be a review of affordable housing requirements and tenures. For example the introduction of Discount Market Rent would be appropriate in certain instances, such as PRS development where there is an unbroken block.	
The Mayor should look to hold on to the higher quality standards in London because London can deliver due to it being a global city.	
Welcome the stated aim of achieving harmonised housing standards to reduce costs and uncertainty for house builders. Although express concern that the proposed changes in respect to the step free access above ground floor will add significantly to build costs and remove a fundamental of housing design which has correctly not required lifts other than for blocks over 5 storeys previously. This should be a matter of housing design and markets and not incorporated into the London Plan. Whilst we do not disagree that a suitable amount of storage be provided for dwellings, we consider the minimum areas for built in storage are too large. They have a negative impact on internal layouts and this space can at times be better utilised within bedrooms and kitchens. Based on our housebuilding experience and customer feedback, a minimum of 1.0m2 is sufficient for up to 4 bedspaces, and anything above this should be provided with a minimum of 1.5m2. Storage areas in excess of this should be at the discretion of the housebuilder.	
Welcome the space standards, but must note that it could adversly impact on diversity and innovation in the provision of homes in a region like London, where high values and a wide range of housing needs mean that standards must encourage the provision of high quality, accessible and sustainable homes as well as making it easier to develop many more urgently needed new homes.	
Support the need for accessible units and want them to go to people who need them.	
Since housing associations are already developing to the London Plan space requirements, do not think the new nationally described space standard will affect viability for National Housing Federation members.	
Requiring lift provision to all blocks of flats will significantly affect the build and management costs for low-rise blocks of flats that currently do not need lift provision under the London Plan. This will lead to fewer new units being developed i.e. reduced supply, particularly where higher blocks are not permissible because of the additional costs for lifts. (Q15)	
Believe it should still be possible to develop walk-up blocks of flats under the new standards.	
Since housing associations are already developing to CfSH Level 3, the proposed national standards for calculated water use will not affect viability of National Housing Federation members.	
To ensure that there is no disruption to the supply of much-needed affordable housing, the National Housing Federation believes that the proposed changes should not be made to the upcoming Housing Covenant Programme.	

Appendix 3

NHF Written response

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GLA Housing Standards Viability Study: Federation response

Introduction

The National Housing Federation is the voice of affordable housing in England. We believe that everyone should have the home they need at a price they can afford. That's why we represent the work of housing associations and campaign for better housing. Our members provide two and a half million homes for more than five million people. Each year they invest in a diverse range of neighbourhood projects that help create strong, vibrant communities. In London there are around 400 housing associations, which completed 8,480 homes in 2011/12 (last published statistics).

We are responding to the research about viability testing in relation to adopting the Government's new standards (arising from the Housing Standards Review) in the London Plan. We do not collect the detailed information from our members about build costs, sales prices or demand and supply being sought but we have set out our general concerns following consultation with key London members. Overall, we cannot assess the effect of adopting these standards on delivery programmes because it is not clear when these changes will be made or how they will affect the upcoming 2015-18 Housing Covenant Programme (HCP).

Key Points

 There is a lack of clarity on when the changes will be made and how they will affect the upcoming HCP. To ensure that there is no disruption to the supply of much-needed affordable housing, we believe that these changes should not be made to the upcoming HCP.

 As worded, the changes to Access Requirements appear to represent a change on step free and lift access that will reduce housing output if walk-up blocks are no longer permitted.

 While the Federation fully supports the need for accessible units, we want them to go to people who need them, which this isn't guaranteed in the current allocation framework. Without changes, there is the risk of reducing output and of units going to people who do not have accessibility requirements.

Nationally described space standards

Since housing associations are already developing to the London Plan space requirements, we do not think the new nationally described space standard will affect viability for our members.

Access requirements M4(2)

Key developing London housing associations have advised that the requirement to have step-free access to all M4(2) homes above ground floor will necessitate lift provision to all blocks of flats. This will significantly affect the build (Q11) and management costs for low-rise blocks of flats that currently do not need lift provision under the London Plan. This will lead to fewer new units being developed i.e. reduced supply (Q9), particularly where higher blocks are not permissible because of the additional costs for lifts. It will also reduce the demand for low-rise blocks of flats (Q8) and increase sales prices (Q10) because the additional management costs with lifts will increase the service charges and make the flats less attractive. National Housing Tel: 020 7067 1010 Registered Office: Federation Fax: 020 7067 1011 Lion Court Lion Court info@housing.org.uk 25 Procter Street 25 Procter Street www.housing.org.uk London WC1V 6NY London WC1V 6NY National Housing Federation Limited Trading as National Housing Federation A company with limited liability Registered in England No 302132

Having worked closely with DCLG as they are preparing the housing standards we feel that this may be a misinterpretation of the Department's intention and could incur additional costs which would impact viability. This aspect needs to be reviewed urgently, particularly in relation to having 90% at M4(2) and the Federation would be very willing to work with the GLA to resolve this. We believe that it should still be possible to develop walk-up blocks of flats under the new standards.

We cannot assess the effect of the access requirements on delivery programmes (Q12) because it is not clear when these changes will be made or how they will affect the upcoming HCP. We do not have information on the numbers of low-rise with and without lift access (Qs13-14) but housing associations completions for 2011/12 showed 7,293 flats.

Wheelchair housing requirements M4(3)

Associations developing in London have commented that to have 10% of all new homes for wheelchair users could mean lift provision in blocks of flats, including low-rise blocks. This presents design and planning issues when combined with the requirements for dual aspect that will increase development costs and therefore reduce numbers being produced. In terms of demand for wheelchair units, Associations that advertise wheelchair units have found that not all have been taken up by a wheelchair user which suggests that 10% is excessive in many areas of London (Q15). Members have also reported that due to local allocation policies, they have been unable to offer wheelchair units to existing tenants who need such provision because the new home is only offered to someone on the local authority waiting list, irrespective of need.

In terms of the marketing and demand for wheelchair housing (Qs16-18) the Federation does not have this detailed information but we would be willing to help the GLA consult our key London members.

Water

Since housing associations are already developing to Code for Sustainable Homes Level 3, we do not think the proposed national standards for calculated water use (set at about the same level as for Code Level 3) will affect viability for our members.

Transitional arrangements

To ensure that there is no disruption to the supply of much-needed affordable housing, the Federation believes that these changes should not be made to the upcoming HCP. In addition, we recommend that there should be clear guidance published before the next HCP on what changes are being made, when they will come into effect and how they relate to the current London Plan.

Conclusions

The Federation would be delighted to work with the GLA to ensure that the adoption of these new standards will not prejudice the delivery of much-needed affordable housing.

Andrew Burke
Policy Officer
6 February 2015

Appendix 4

Evidence of CIL threshold land values

Threshold values based on CIL viability studies carried out between 2012 and 2013.
Thes include a range of values reflecting different existing use values for potential development sites
The base assumption for London, particularly for central Boroughs, is that the majority of sites coming forward for potential residential development will be previously developed land.
The landowner will therefore have an expectation of value based on existing use, and is likely to require a premium over and above this to agree to a sale.
The threshold values identified in the CIL studies include an allowance for the incentive to sell.
Analysis of the CIL studies, which vary in approach has given rise to an approach setting up to 4 representative CIL thresholds for each Borough. The analysis and assumed threshold levels to eb tested against are set out below
Where retail values have been quoted, these have not been taken into account as they apply only to town centre areas or other retail designated locations where residetial development is likely to be above the ground floor retail floorspace

CIL evidence £m/ha	**Barking & Dagenham**	**Barnet**	**Bexley**	**Brent**	**Bromley**	**Camden**	**City of London**	**Croydon**	**Ealing**	**Enfield**	**Greenwich**	**Hackney**	**Hammersmith & Fulham**	**Haringey**	**Harrow**	**Havering**	**Hillingdon**
CIL High	1.5	22	5	N/A	No CIL	17.3	Unclear	4.4	8	4.15	14.31	15.77	23 (South)	4	12.24	1.65	8.8
CIL Medium	1.5	Unclear	Unclear	5		9.9	Unclear	1.6	3.85	2.2	8.16	9.04	14 (Town Centre)	2.75	8.14	1.375	7.1
CIL Medium/lo	1.5	Unclear	3.6	2.5		3.8	Unclear	1.6	2	1	3.75	6.63	11.5 (Central)	2.05	4.82	1.1	3.9
CIL Low	1.5	Unclear	Unclear	2		N/A	Unclear	1.6	0.975		2.24	3.36	3 Industrial	0.75	2.24	0.825	2.4
													These are the highest figures identified				

CIL evidence £m/ha	**Hounslow**	**Islington**	**Kensington & Chelsea**	**Kingston on Thames**	**Lambeth V&W1**	**Lewisham**	**Merton WTC2**	**Newham**	**Redbridge**	**Richmond on Thames TC3**	**Southwark**	**Sutton**	**Tower Hamlets**	**Waltham Forest**	**Wandsworth**	**Westminster**
CIL High	7.595	20.6	73.78	8.648	24	3.6	8	17.37	Unclear	10	Unclear	3	15.4	3	15.62	Unclear
CIL Medium	3.94	14.3	39.92	4.659	20	3.6	2	10.98	Unclear	2	Unclear	2	10.01	1	11.62	Unclear
CIL Medium/lo	2.55	9.8	15.65	3.057	14	3.6	2	3.31	Unclear	2	Unclear	2	5.3	1	6	Unclear
CIL Low	1.975	5	6.23	2.101	4	3.6	2	2.24	Unclear	2	Unclear	2	2.99	1	4	Unclear

Lambeth Other	**Residential**	**Merton Other**	**Richmond Other**
8.7	5	4	7.5
7.7	3	2	2
5.06		2	2
4		2	2

Clarifications:
1 Lambeth V&W = Vauxhall and Waterloo
2 Merton WTC = Wibledon Town Centre
3 Richmond TC = Town Centre

Assumed threshold levels for testing

Based where possible on actual evidence, and based on comparable locations where this is unclear

Assumed thresholds £/ha	**Barking & Dagenham**	**Barnet**	**Bexley**	**Brent**	**Bromley**	**Camden**	**City of London**	**Croydon**	**Ealing**	**Enfield**	**Greenwich**	**Hackney**	**Hammersmith & Fulham**	**Haringey**	**Harrow**	**Havering**	**Hillingdon**
Good quality secondary	1.5	22	5	4	4.4	17.3	75	4.4	8	4.15	14.31	15.77	23	4	12.24	1.65	8.8
CIL Medium (Eg lower quality	1.5	10	4	5	1.6	9.9	40	1.6	3.85	2.2	8.16	9.04	14	2.75	8.14	1.375	7.1
CIL	1.5	4	3.6	2.5	1.6	3.8	16	1.6	2	1	3.75	6.63	11.5	2.05	4.82	1.1	3.9
Other less commercial uses,	1.5	2.5	2.2	2	1.6	2	6.25	1.6	0.975	1	2.24	3.36	3	0.75	2.24	0.825	2.4

Assumed thresholds £/ha	**Hounslow**	**Islington**	**Kensington & Chelsea**	**Kingston on Thames**	**Lambeth V&W1**	**Lewisham**	**Merton WTC2**	**Newham**	**Redbridge**	**Richmond on Thames TC3**	**Southwark**	**Sutton**	**Tower Hamlets**	**Waltham Forest**	**Wandsworth**	**Westminster**
Good quality secondary	7.595	20.6	73.78	8.648	24	3.6	8	17.37	5	10	18	3	15.4	3	15.62	75
CIL Medium (Eg lower quality	3.94	14.3	39.92	4.659	20	2	2	10.98	3	2	12	2	10.01	1	11.62	40
CIL	2.55	9.8	15.65	3.057	14	2	2	3.31	2	2	6	2	5.3	1	6	16
Other less commercial uses,	1.975	5	6.23	2.101	4	1	2	2.24	2	2	3	2	2.99	1	4	6.25

Lambeth Other	**Merton Other**	**Richmond Other**
8.7	4	7.5
7.7	2	2
5.06	2	2
4	2	2

Clarifications:
1 Lambeth V&W = Vauxhall and Waterloo
2 Merton WTC = Wibledon Town Centre
3 Richmond TC = Town Centre

Residential figures as a threshold have been taken out where identified separately, as this is the value derived from the testing

Appendix 5

Evidence of open market values and rental values used to support viability testing

GLA Standards Review
Market Value Assessment

Build type		Barking & Dagenham	Barnet	Bexley	Brent	Bromley	Camden	City of London	Croydon	Ealing	Enfield	Greenwich	Hackney	Hammersmith & Fulham	Haringey	Harrow	Havering	Hillingdon	Hounslow	Islington	Kensington & Chelsea	Kingston on Thames	Lambeth	Lewisham	Merton	Newham	Redbridge	Richmond on Thames	Southwark	Sutton	Tower Hamlets	Waltham Forest	Wandsworth	Westminster
Toolkit assumptions benchmark data Jan 2014																																		
1 bed flat		£ 154,000	£ 308,000	£ 158,000	£ 268,000	£ 247,000	£ 477,000	£ 538,000	£ 214,000	£ 320,000	£ 219,000	£ 233,000	£ 332,000	£ 396,000	£ 280,000	£ 266,000	£ 179,000	£ 225,000	£ 257,000	£ 373,000	£ 876,000	£ 274,000	£ 387,000	£ 234,000	£ 229,000	£ 265,000	£ 227,000	£ 323,000	£ 347,000	£ 203,000	£ 343,000	£ 207,000	£ 404,000	£ 966,000
2 Bed Flat		£ 193,000	£ 384,000	£ 197,000	£ 335,000	£ 309,000	£ 595,000	£ 673,000	£ 268,000	£ 401,000	£ 273,000	£ 290,000	£ 416,000	£ 495,000	£ 350,000	£ 333,000	£ 225,000	£ 281,000	£ 320,000	£ 466,000	£ 1,095,000	£ 342,000	£ 485,000	£ 292,000	£ 286,000	£ 331,000	£ 284,000	£ 403,000	£ 433,000	£ 248,000	£ 429,000	£ 259,000	£ 507,000	£ 1,208,000
3 Bed Flat		£ 232,000	£ 462,000	£ 237,000	£ 402,000	£ 372,000	£ 715,000	£ 806,000	£ 321,000	£ 480,000	£ 327,000	£ 348,000	£ 499,000	£ 595,000	£ 419,000	£ 399,000	£ 269,000	£ 338,000	£ 385,000	£ 559,000	£ 1,314,000	£ 410,000	£ 581,000	£ 350,000	£ 343,000	£ 396,000	£ 341,000	£ 484,000	£ 520,000	£ 297,000	£ 515,000	£ 310,000	£ 607,000	£ 1,449,000
4 Bed Flat		£ 278,000	£ 554,000	£ 284,000	£ 481,000	£ 445,000	£ 858,000	£ 968,000	£ 385,000	£ 577,000	£ 393,000	£ 418,000	£ 597,000	£ 713,000	£ 504,000	£ 479,000	£ 323,000	£ 406,000	£ 462,000	£ 671,000	£ 1,577,000	£ 492,000	£ 697,000	£ 421,000	£ 413,000	£ 476,000	£ 409,000	£ 580,000	£ 623,000	£ 356,000	£ 618,000	£ 373,000	£ 729,000	£ 1,739,000
3 bed Terraced/ Town House		£ 289,000	£ 547,000	£ 301,000	£ 510,000	£ 472,000	£ 1,144,000	£ 2,125,000	£ 408,000	£ 611,000	£ 416,000	£ 443,000	£ 562,000	£ 1,566,000	£ 533,000	£ 507,000	£ 342,000	£ 429,000	£ 490,000	£ 895,000	£ 3,462,000	£ 521,000	£ 656,000	£ 445,000	£ 436,000	£ 490,000	£ 424,000	£ 728,000	£ 586,000	£ 447,000	£ 582,000	£ 389,000	£ 686,000	£ 2,317,000
4 bed Terraced/ Town House		£ 347,000	£ 657,000	£ 360,000	£ 612,000	£ 566,000	£ 1,373,000	£ 2,551,000	£ 489,000	£ 732,000	£ 500,000	£ 532,000	£ 675,000	£ 1,879,000	£ 640,000	£ 609,000	£ 410,000	£ 514,000	£ 587,000	£ 1,073,000	£ 4,155,000	£ 625,000	£ 787,000	£ 534,000	£ 523,000	£ 588,000	£ 510,000	£ 874,000	£ 704,000	£ 537,000	£ 698,000	£ 466,000	£ 823,000	£ 2,781,000
£ per m2 Toolkit	**Size M2**																																	
1 bed flat	50	£ 3,080	£ 6,160	£ 3,160	£ 5,360	£ 4,940	£ 9,540	£ 10,760	£ 4,280	£ 6,400	£ 4,380	£ 4,660	£ 6,640	£ 7,920	£ 5,600	£ 5,320	£ 3,580	£ 4,500	£ 5,140	£ 7,460	£ 17,520	£ 5,480	£ 7,740	£ 4,680	£ 4,580	£ 5,300	£ 4,540	£ 6,460	£ 6,940	£ 4,060	£ 6,860	£ 4,140	£ 8,080	£ 19,320
2 Bed Flat	66	£ 2,924	£ 5,818	£ 2,985	£ 5,076	£ 4,682	£ 9,015	£ 10,197	£ 4,061	£ 6,076	£ 4,136	£ 4,394	£ 6,303	£ 7,500	£ 5,303	£ 5,045	£ 3,409	£ 4,258	£ 4,848	£ 7,061	£ 16,591	£ 5,182	£ 7,348	£ 4,424	£ 4,333	£ 5,015	£ 4,303	£ 6,106	£ 6,561	£ 3,758	£ 6,500	£ 3,924	£ 7,682	£ 18,303
3 Bed Flat	86	£ 2,698	£ 5,372	£ 2,756	£ 4,674	£ 4,326	£ 8,314	£ 9,372	£ 3,733	£ 5,581	£ 3,802	£ 4,047	£ 5,802	£ 6,919	£ 4,872	£ 4,640	£ 3,128	£ 3,930	£ 4,477	£ 6,500	£ 15,279	£ 4,767	£ 6,756	£ 4,070	£ 3,988	£ 4,605	£ 3,965	£ 5,628	£ 6,047	£ 3,453	£ 5,988	£ 3,605	£ 7,058	£ 16,849
4 Bed Flat	95	£ 2,926	£ 5,832	£ 2,989	£ 5,063	£ 4,684	£ 9,032	£ 10,189	£ 4,053	£ 6,074	£ 4,137	£ 4,400	£ 6,284	£ 7,505	£ 5,305	£ 5,042	£ 3,400	£ 4,274	£ 4,863	£ 7,063	£ 16,600	£ 5,179	£ 7,337	£ 4,432	£ 4,347	£ 5,011	£ 4,305	£ 6,105	£ 6,558	£ 3,747	£ 6,505	£ 3,926	£ 7,674	£ 18,305
3 bed Terraced/ Town House	96	£ 3,010	£ 5,698	£ 3,135	£ 5,313	£ 4,917	£ 11,917	£ 22,135	£ 4,250	£ 6,365	£ 4,333	£ 4,615	£ 5,854	£ 16,313	£ 5,552	£ 5,281	£ 3,563	£ 4,469	£ 5,104	£ 9,323	£ 36,063	£ 5,427	£ 6,833	£ 4,635	£ 4,542	£ 5,104	£ 4,417	£ 7,583	£ 6,104	£ 4,656	£ 6,063	£ 4,052	£ 7,146	£ 24,135
4 bed Terraced/ Town House	121	£ 2,868	£ 5,430	£ 2,975	£ 5,058	£ 4,678	£ 11,347	£ 21,083	£ 4,041	£ 6,050	£ 4,132	£ 4,397	£ 5,579	£ 15,529	£ 5,289	£ 5,033	£ 3,388	£ 4,248	£ 4,851	£ 8,868	£ 34,339	£ 5,165	£ 6,504	£ 4,413	£ 4,322	£ 4,860	£ 4,215	£ 7,223	£ 5,818	£ 4,438	£ 5,769	£ 3,851	£ 6,802	£ 22,983
DLA Assessment	**Based on review of what is on the market, what has sold and reported increases in house prices**																																	
1 bed flat		£ 175,000	£ 345,000	£ 185,000	£ 320,000	£ 285,000	£ 550,000	£ 825,000	£ 245,000	£ 360,000	£ 285,000	£ 345,000	£ 425,000	£ 450,000	£ 340,000	£ 300,000	£ 200,000	£ 250,000	£ 280,000	£ 415,000	£ 950,000	£ 315,000	£ 445,000	£ 320,000	£ 280,000	£ 315,000	£ 265,000	£ 385,000	£ 425,000	£ 230,000	£ 425,000	£ 270,000	£ 475,000	£ 1,150,000
2 Bed Flat		£ 230,000	£ 450,000	£ 230,000	£ 415,000	£ 350,000	£ 700,000	£ 975,000	£ 285,000	£ 460,000	£ 335,000	£ 430,000	£ 525,000	£ 625,000	£ 410,000	£ 365,000	£ 260,000	£ 325,000	£ 325,000	£ 600,000	£ 1,300,000	£ 420,000	£ 600,000	£ 395,000	£ 310,000	£ 365,000	£ 335,000	£ 475,000	£ 535,000	£ 280,000	£ 500,000	£ 345,000	£ 575,000	£ 1,450,000
3 Bed Flat		£ 255,000	£ 550,000	£ 260,000	£ 480,000	£ 425,000	£ 850,000	£ 1,300,000	£ 365,000	£ 550,000	£ 400,000	£ 575,000	£ 625,000	£ 775,000	£ 525,000	£ 450,000	£ 295,000	£ 385,000	£ 435,000	£ 700,000	£ 1,500,000	£ 495,000	£ 725,000	£ 485,000	£ 375,000	£ 425,000	£ 375,000	£ 550,000	£ 615,000	£ 325,000	£ 620,000	£ 425,000	£ 725,000	£ 1,650,000
4 Bed Flat		£ 300,000	£ 560,000	£ 310,000	£ 550,000	£ 465,000	£ 950,000	£ 1,400,000	£ 415,000	£ 650,000	£ 450,000	£ 650,000	£ 775,000	£ 895,000	£ 540,000	£ 495,000	£ 345,000	£ 430,000	£ 535,000	£ 750,000	£ 1,750,000	£ 600,000	£ 765,000	£ 550,000	£ 450,000	£ 525,000	£ 445,000	£ 625,000	£ 700,000	£ 375,000	£ 700,000	£ 485,000	£ 825,000	£ 2,150,000
3 bed Terraced/ Town House		£ 325,000	£ 600,000	£ 330,000	£ 725,000	£ 540,000	£ 1,450,000	£ 2,750,000	£ 450,000	£ 700,000	£ 585,000	£ 650,000	£ 800,000	£ 1,650,000	£ 600,000	£ 525,000	£ 350,000	£ 475,000	£ 595,000	£ 925,000	£ 4,500,000	£ 650,000	£ 765,000	£ 500,000	£ 480,000	£ 535,000	£ 465,000	£ 775,000	£ 665,000	£ 500,000	£ 675,000	£ 500,000	£ 750,000	£ 2,750,000
4 bed Terraced/ Town House		£ 385,000	£ 700,000	£ 385,000	£ 800,000	£ 645,000	£ 1,800,000	£ 3,000,000	£ 525,000	£ 800,000	£ 685,000	£ 750,000	£ 900,000	£ 2,000,000	£ 725,000	£ 625,000	£ 420,000	£ 520,000	£ 695,000	£ 1,200,000	£ 5,250,000	£ 775,000	£ 885,000	£ 650,000	£ 600,000	£ 620,000	£ 550,000	£ 950,000	£ 800,000	£ 585,000	£ 775,000	£ 565,000	£ 900,000	£ 3,400,000
£ per m2 based on above	**Size M2**	**Based on proposed standards**																																
1 bed flat	50	£ 3,500	£ 6,900	£ 3,700	£ 6,400	£ 5,700	£ 11,000	£ 16,500	£ 4,900	£ 7,200	£ 5,700	£ 6,900	£ 8,500	£ 9,000	£ 6,800	£ 6,000	£ 4,000	£ 5,000	£ 5,600	£ 8,300	£ 19,000	£ 6,300	£ 8,900	£ 6,400	£ 5,600	£ 6,300	£ 5,300	£ 7,700	£ 8,500	£ 4,600	£ 8,500	£ 5,400	£ 9,500	£ 23,000
2 Bed Flat	70	£ 3,286	£ 6,429	£ 3,286	£ 5,929	£ 5,000	£ 10,000	£ 13,929	£ 4,071	£ 6,571	£ 4,786	£ 6,143	£ 7,500	£ 8,929	£ 5,857	£ 5,214	£ 3,714	£ 4,643	£ 4,643	£ 8,571	£ 18,571	£ 6,000	£ 8,571	£ 5,643	£ 4,429	£ 5,214	£ 4,786	£ 6,786	£ 7,643	£ 4,000	£ 7,143	£ 4,929	£ 8,214	£ 20,714
3 Bed Flat	86	£ 2,965	£ 6,395	£ 3,023	£ 5,581	£ 4,942	£ 9,884	£ 15,116	£ 4,244	£ 6,395	£ 4,651	£ 6,686	£ 7,267	£ 9,012	£ 6,105	£ 5,233	£ 3,430	£ 4,477	£ 5,058	£ 8,140	£ 17,442	£ 5,756	£ 8,430	£ 5,640	£ 4,360	£ 4,942	£ 4,360	£ 6,395	£ 7,151	£ 3,779	£ 7,209	£ 4,942	£ 8,430	£ 19,186
4 Bed Flat	99	£ 3,030	£ 5,657	£ 3,131	£ 5,556	£ 4,697	£ 9,596	£ 14,141	£ 4,192	£ 6,566	£ 4,545	£ 6,566	£ 7,828	£ 9,040	£ 5,455	£ 5,000	£ 3,485	£ 4,343	£ 5,404	£ 7,576	£ 17,677	£ 6,061	£ 7,727	£ 5,556	£ 4,545	£ 5,303	£ 4,495	£ 6,313	£ 7,071	£ 3,788	£ 7,071	£ 4,899	£ 8,333	£ 21,717
3 bed Terraced/ Town House	93	£ 3,495	£ 6,452	£ 3,548	£ 7,796	£ 5,806	£ 15,591	£ 29,570	£ 4,839	£ 7,527	£ 6,290	£ 6,989	£ 8,602	£ 17,742	£ 6,452	£ 5,645	£ 3,763	£ 5,108	£ 6,398	£ 9,946	£ 48,387	£ 6,989	£ 8,226	£ 5,376	£ 5,161	£ 5,753	£ 5,000	£ 8,333	£ 7,151	£ 5,376	£ 7,258	£ 5,376	£ 8,065	£ 29,570
4 bed Terraced/ Town House	121	£ 3,182	£ 5,785	£ 3,182	£ 6,612	£ 5,331	£ 14,876	£ 24,793	£ 4,339	£ 6,612	£ 5,661	£ 6,198	£ 7,438	£ 16,529	£ 5,992	£ 5,165	£ 3,471	£ 4,298	£ 5,744	£ 9,917	£ 43,388	£ 6,405	£ 7,314	£ 5,372	£ 4,959	£ 5,124	£ 4,545	£ 7,851	£ 6,612	£ 4,835	£ 6,405	£ 4,669	£ 7,438	£ 28,099
Percentage increase on Toolkit figures																																		
1 bed flat		1.14	1.12	1.17	1.19	1.15	1.15	1.53	1.14	1.13	1.30	1.48	1.28	1.14	1.21	1.13	1.12	1.11	1.09	1.11	1.08	1.15	1.15	1.37	1.22	1.19	1.17	1.19	1.22	1.13	1.24	1.30	1.18	1.19
2 Bed Flat		1.19	1.17	1.17	1.24	1.13	1.18	1.45	1.06	1.15	1.23	1.48	1.26	1.26	1.17	1.10	1.16	1.16	1.02	1.29	1.19	1.23	1.24	1.35	1.08	1.10	1.18	1.18	1.24	1.13	1.17	1.33	1.13	1.20
3 Bed Flat		1.10	1.19	1.10	1.19	1.14	1.19	1.61	1.14	1.15	1.22	1.65	1.25	1.30	1.25	1.13	1.10	1.14	1.13	1.25	1.14	1.21	1.25	1.39	1.09	1.07	1.10	1.14	1.18	1.09	1.20	1.37	1.19	1.14
4 Bed Flat		1.08	1.01	1.09	1.14	1.04	1.11	1.45	1.08	1.13	1.15	1.56	1.30	1.26	1.07	1.03	1.07	1.06	1.16	1.12	1.11	1.22	1.10	1.31	1.09	1.10	1.09	1.08	1.12	1.05	1.13	1.30	1.13	1.24
3 bed Terraced/ Town House		1.12	1.10	1.10	1.42	1.14	1.27	1.29	1.10	1.15	1.41	1.47	1.42	1.05	1.13	1.04	1.02	1.11	1.21	1.03	1.30	1.25	1.17	1.12	1.10	1.09	1.10	1.06	1.13	1.12	1.16	1.29	1.09	1.19
4 bed Terraced/ Town House		1.11	1.07	1.07	1.31	1.14	1.31	1.18	1.07	1.09	1.37	1.41	1.33	1.06	1.13	1.03	1.02	1.01	1.18	1.12	1.26	1.24	1.12	1.22	1.15	1.05	1.08	1.09	1.14	1.09	1.11	1.21	1.09	1.22
Rightmove annual change (Averaged) Nov 13-14		21.70%	10.90%	14.90%	13.40%	16.70%	-1.30%	Not reported	15.10%	15.7%	17.60%	25%	12.90%	8.80%	29%	6%	18.70%	19.80%	15%	10.50%	14.20%	19.80%	11.60%	19.40%	5.30%	27.60%	17.50%	-3.30%	13.50%	14.50%	22.60%	17.30%	11.30%	23.50%
Home.co.uk annual change		16%	-8%	18%	-1%	20%	1%	Not reported	20%	12%	12%	9%	16%	40%	43%	25%	0%	17%	12%	4%	2%	24%	5%	15%	6%	15%	13%	0%	3%	19%	-10%	39%	43%	17%
(Averaged)							30%							5%	1%		10%				24%		NB terraced 84%								23%	22%	NB +782% detached	
Nov 13 - Nov 14							Camden Town Kentish Town							Hammersmith Fulham	Hornsey Rise N6		Havering Atte Bower RM11				Kensington Chelsea										E14 E15	Walthamstow Chingford		
GLA data sets Oct 13 - 14		19.60%	15.60%	16.80%	16.20%	22.10%	20.20%	Not reported	23.40%	22.10%	16.80%	21.40%	22.50%	23.60%	23.80%	15.20%	15.40%	15.80%	15.60%	22%	9.50%	20.40%	27.90%	25.90%	21.90%	24.10%	11.80%	23.20%	27.80%	18.90%	20.60%	27.20%	22.80%	18.10%
SHLAA figures	**Size M2**																																	
1 bed flat	50	£ 155,000	£ 269,000	£ 157,000	£ 281,000	£ 267,000	£ 465,000	£ 814,000	£ 199,000	£ 319,000	£ 328,000	£ 296,000	£ 389,000	£ 457,000	£ 229,000	£ 231,000	£ 167,000	£ 200,000	£ 351,000	£ 444,000	£ 995,000	£ 344,000	£ 363,000	£ 250,000	£ 223,000	£ 220,000	£ 281,000	£ 355,000	£ 377,000	£ 188,000	£ 323,000	£ 205,000	£ 436,000	£ 921,000
2 Bed Flat	70	£ 182,000	£ 317,000	£ 185,000	£ 330,000	£ 314,000	£ 547,000	£ 958,000	£ 234,000	£ 375,000	£ 386,000	£ 348,000	£ 458,000	£ 538,000	£ 269,000	£ 272,000	£ 197,000	£ 235,000	£ 413,000	£ 523,000	£ 1,170,000	£ 405,000	£ 427,000	£ 295,000	£ 263,000	£ 258,000	£ 330,000	£ 417,000	£ 444,000	£ 221,000	£ 380,000	£ 241,000	£ 512,000	£ 1,084,000
3 Bed Flat	86	£ 210,000	£ 364,000	£ 213,000	£ 380,000	£ 362,000	£ 630,000	£ 1,101,000	£ 269,000	£ 432,000	£ 443,000	£ 400,000	£ 527,000	£ 619,000	£ 310,000	£ 312,000	£ 226,000	£ 271,000	£ 475,000	£ 601,000	£ 1,346,000	£ 466,000	£ 491,000	£ 339,000	£ 302,000	£ 297,000	£ 380,000	£ 480,000	£ 510,000	£ 254,000	£ 437,000	£ 277,000	£ 589,000	£ 1,247,000
4 Bed Flat	99	£ 246,000	£ 427,000	£ 250,000	£ 446,000	£ 425,000	£ 739,000	£ 1,293,000	£ 316,000	£ 507,000	£ 520,000	£ 470,000	£ 618,000	£ 726,000	£ 364,000	£ 367,000	£ 265,000	£ 318,000	£ 557,000	£ 706,000	£ 1,580,000	£ 547,000	£ 577,000	£ 398,000	£ 355,000	£ 349,000	£ 446,000	£ 564,000	£ 599,000	£ 299,000	£ 513,000	£ 325,000	£ 692,000	£ 1,463,000
3 bed Terraced/ Town House	93	£ 235,000	£ 408,000	£ 238,000	£ 426,000	£ 405,000	£ 706,000	£ 1,234,000	£ 301,000	£ 484,000	£ 497,000	£ 449,000	£ 590,000	£ 694,000	£ 347,000	£ 350,000	£ 253,000	£ 303,000	£ 532,000	£ 674,000	£ 1,508,000	£ 522,000	£ 551,000	£ 380,000	£ 339,000	£ 333,000	£ 426,000	£ 538,000	£ 572,000	£ 285,000	£ 490,000	£ 310,000	£ 661,000	£ 1,397,000
4 bed Terraced/ Town House	121	£ 291,000	£ 504,000	£ 295,000	£ 526,000	£ 501,000	£ 873,000	£ 1,526,000	£ 373,000	£ 598,000	£ 614,000	£ 555,000	£ 730,000	£ 858,000	£ 429,000	£ 433,000	£ 313,000	£ 375,000	£ 658,000	£ 833,000	£ 1,865,000	£ 645,000	£ 681,000	£ 470,000	£ 419,000	£ 412,000	£ 526,000	£ 665,000	£ 707,000	£ 353,000	£ 606,000	£ 383,000	£ 817,000	£ 1,728,000
To November 2014 Average Prices Quoted	NB all stock, does not refelct only new stock																																	
Home.co.uk																																		
Detached		N/A	582500	547000	1561500	875000	N/A	N/A	577089	2225000	635000	702000	N/A	4850000	N/A	605200	500000	424988	857750	1375000	N/A	1440250	N/A	525000	1107500	N/A	515365	1622750	N/A	693964	N/A	N/A	12000000	N/A
Semi		367244	513214	386375	735816	717500	N/A	N/A	393565	1154000	495636	912500	754975	2415500	600000	478101	246500	367112	439435	2035333	1410000	694785	N/A	663333	817350	331000	342363	826498	N/A	415072	754975	463000	1900000	N/A
Terraced		273833	445000	314400	689500	467500	1646250	1272143	307155	824318	394097	699145	817133	1581488	690053	402412	313750	386288	491616	1362525	4380920	574918	1204006	456498	665032	288631	298046	862902	958333	335831	797809	439902	1168636	5055196
Flat		181054	312371	185537	436827	298917	711790	732943	227434	418293	239843	367152	425127	662120	410015	245215	235000	207009	286394	574285	2083929	432282	546980	268984	338592	184650	198637	412610	632654	219047	420534	272055	508468	2097731
All		243788	390247	294036	630224	391145	828598	779541	310244	712249	302599	443070	522758	1088747	488739	403491	298643	328884	410020	777656	2423394	610735	637953	367647	529742	254101	289198	652055	653009	334796	518498	389294	834778	2513083
		Barking	Cockfosters	Sidcup	Brent	Beckenham	Camden	Broadgate	Croydon	Ealing	Enfield	Greenwich	Hackney	Hammersmith	Haringey	Harrow	Havering	Hillingdon	Hounslow	Islington	Chelsea	Kingston	Lambeth	Catford	Merton	Newham	Redbridge	Richmond	Southwark	Sutton	Bethnal Green	Walthamstowe	Wandsworth	Belgravia
								Limited evidence, mainly small flats																									NB detached based on only 1 sale	
DLA Assessment -0.5%	**Based on review of what is on the market, what has sold and reported increases in house prices**																																	
1 bed flat		£ 174,125	£ 343,275	£ 184,075	£ 318,400	£ 283,575	£ 547,250	£ 820,875	£ 243,775	£ 358,200	£ 283,575	£ 343,275	£ 422,875	£ 447,750	£ 338,300	£ 298,500	£ 199,000	£ 248,750	£ 278,600	£ 412,925	£ 945,250	£ 313,425	£ 442,775	£ 318,400	£ 278,600	£ 313,425	£ 263,675	£ 383,075	£ 422,875	£ 228,850	£ 422,875	£ 268,650	£ 472,625	£ 1,144,250
2 Bed Flat		£ 228,850	£ 447,750	£ 228,850	£ 412,925	£ 348,250	£ 696,500	£ 970,125	£ 283,575	£ 457,700	£ 333,325	£ 427,850	£ 522,375	£ 621,875	£ 407,950	£ 363,175	£ 258,700	£ 323,375	£ 323,375	£ 597,000	£ 1,293,500	£ 417,900	£ 597,000	£ 393,025	£ 308,450	£ 363,175	£ 333,325	£ 472,625	£ 532,325	£ 278,600	£ 497,500	£ 343,275	£ 572,125	£ 1,442,750
3 Bed Flat		£ 253,725	£ 547,250	£ 258,700	£ 477,600	£ 422,875	£ 845,750	£ 1,293,500	£ 363,175	£ 547,250	£ 398,000	£ 572,125	£ 621,875	£ 771,125	£ 522,375	£ 447,750	£ 293,525	£ 383,075	£ 432,825	£ 696,500	£ 1,492,500	£ 492,525	£ 721,375	£ 482,575	£ 373,125	£ 422,875	£ 373,125	£ 547,250	£ 611,925	£ 323,375	£ 616,900	£ 422,875	£ 721,375	£ 1,641,750
4 Bed Flat		£ 298,500	£ 557,200	£ 308,450	£ 547,250	£ 462,675	£ 945,250	£ 1,393,000	£ 412,925	£ 646,750	£ 447,750	£ 646,750	£ 771,125	£ 890,525	£ 537,300	£ 492,525	£ 343,275	£ 427,850	£ 532,325	£ 746,250	£ 1,741,250	£ 597,000	£ 761,175	£ 547,250	£ 447,750	£ 522,375	£ 442,775	£ 621,875	£ 696,500	£ 373,125	£ 696,500	£ 482,575	£ 820,875	£ 2,139,250
3 bed Terraced/ Town House		£ 323,375	£ 597,000	£ 328,350	£ 721,375	£ 537,300	£ 1,442,750	£ 2,736,250	£ 447,750	£ 696,500	£ 582,075	£ 646,750	£ 796,000	£ 1,641,750	£ 597,000	£ 522,375	£ 348,250	£ 472,625	£ 592,025	£ 920,375	£ 4,477,500	£ 646,750	£ 761,175	£ 497,500	£ 477,600	£ 532,325	£ 462,675	£ 771,125	£ 661,675	£ 497,500	£ 671,625	£ 497,500	£ 746,250	£ 2,736,250
4 bed Terraced/ Town House		£ 383,075	£ 696,500	£ 383,075	£ 796,000	£ 641,775	£ 1,791,000	£ 2,985,000	£ 522,375	£ 796,000	£ 681,575	£ 746,250	£ 895,500	£ 1,990,000	£ 721,375	£ 621,875	£ 417,900	£ 517,400	£ 691,525	£ 1,194,000	£ 5,223,750	£ 771,125	£ 880,575	£ 646,750	£ 597,000	£ 616,900	£ 547,250	£ 945,250	£ 796,000	£ 582,075	£ 771,125	£ 562,175	£ 895,500	£ 3,383,000
DLA Assessment +3%%	**Based on review of what is on the market, what has sold and reported increases in house prices**																																	
1 bed flat		£ 180,250	£ 355,350	£ 190,550	£ 329,600	£ 293,550	£ 566,500	£ 849,750	£ 252,350	£ 370,800	£ 293,550	£ 355,350	£ 437,750	£ 463,500	£ 350,200	£ 309,000	£ 206,000	£ 257,500	£ 288,400	£ 427,450	£ 978,500	£ 324,450	£ 458,350	£ 329,600	£ 288,400	£ 324,450	£ 272,950	£ 396,550	£ 437,750	£ 236,900	£ 437,750	£ 278,100	£ 489,250	£ 1,184,500
2 Bed Flat		£ 236,900	£ 463,500	£ 236,900	£ 427,450	£ 360,500	£ 721,000	£ 1,004,250	£ 293,550	£ 473,800	£ 345,050	£ 442,900	£ 540,750	£ 643,750	£ 422,300	£ 375,950	£ 267,800	£ 334,750	£ 334,750	£ 618,000	£ 1,339,000	£ 432,600	£ 618,000	£ 406,850	£ 319,300	£ 375,950	£ 345,050	£ 489,250	£ 551,050	£ 288,400	£ 515,000	£ 355,350	£ 592,250	£ 1,493,500
3 Bed Flat		£ 262,650	£ 566,500	£ 267,800	£ 494,400	£ 437,750	£ 875,500	£ 1,339,000	£ 375,950	£ 566,500	£ 412,000	£ 592,250	£ 643,750	£ 798,250	£ 540,750	£ 463,500	£ 303,850	£ 396,550	£ 448,050	£ 721,000	£ 1,545,000	£ 509,850	£ 746,750	£ 499,550	£ 386,250	£ 437,750	£ 386,250	£ 566,500	£ 633,450	£ 334,750	£ 638,600	£ 437,750	£ 746,750	£ 1,699,500
4 Bed Flat		£ 309,000	£ 576,800	£ 319,300	£ 566,500	£ 478,950	£ 978,500	£ 1,442,000	£ 427,450	£ 669,500	£ 463,500	£ 669,500	£ 798,250	£ 921,850	£ 556,200	£ 509,850	£ 355,350	£ 442,900	£ 551,050	£ 772,500	£ 1,802,500	£ 618,000	£ 787,950	£ 566,500	£ 463,500	£ 540,750	£ 458,350	£ 643,750	£ 721,000	£ 386,250	£ 721,000	£ 499,550	£ 849,750	£ 2,214,500
3 bed Terraced/ Town House		£ 334,750	£ 618,000	£ 339,900	£ 746,750	£ 556,200	£ 1,493,500	£ 2,832,500	£ 463,500	£ 721,000	£ 602,550	£ 669,500	£ 824,000	£ 1,699,500	£ 618,000	£ 540,750	£ 360,500	£ 489,250	£ 612,850	£ 952,750	£ 4,635,000	£ 669,500	£ 787,950	£ 515,000	£ 494,400	£ 551,050	£ 478,950	£ 798,250	£ 684,950	£ 515,000	£ 695,250	£ 515,000	£ 772,500	£ 2,832,500
4 bed Terraced/ Town House		£ 396,550	£ 721,000	£ 396,550	£ 824,000	£ 664,350	£ 1,854,000	£ 3,090,000	£ 540,750	£ 824,000	£ 705,550	£ 772,500	£ 927,000	£ 2,060,000	£ 746,750	£ 643,750	£ 432,600	£ 535,600	£ 715,850	£ 1,236,000	£ 5,407,500	£ 798,250	£ 911,550	£ 669,500	£ 618,000	£ 638,600	£ 566,500	£ 978,500	£ 824,000	£ 602,550	£ 798,250	£ 581,950	£ 927,000	£ 3,502,000

GLA Standards Review

Market Value Rental

Build type	Barking & Dagenham	Barnet	Bexley	Brent	Bromley	Camden	City of London	Croydon	Ealing	Enfield	Greenwich	Hackney	Hammersmith & Fulham	Haringey	Harrow	Havering	Hillingdon	Hounslow	Islington	Kensington & Chelsea	Kingston on Thames	Lambeth	Lewisham	Merton	Newham	Redbridge	Richmond on Thames	Southwark	Sutton	Tower Hamlets	Waltham Forest	Wandsworth	Westminster
Toolkit assumptions benchmark data Jan 2014																																	
	£ 162	£ 190	£ 155	£ 197	£ 162	£ 320	£ 385	£ 169	£ 197	£ 176	£ 162	£ 237	£ 257	£ 215	£ 176	£ 155	£ 176	£ 183	£ 308	£ 430	£ 183	£ 219	£ 134	£ 176	£ 169	£ 162	£ 226	£ 228	£ 169	£ 292	£ 169	£ 237	£ 382
1 bed flat	£ 190	£ 232	£ 183	£ 239	£ 197	£ 387	£ 534	£ 204	£ 232	£ 211	£ 197	£ 291	£ 319	£ 265	£ 211	£ 183	£ 211	£ 218	£ 361	£ 552	£ 232	£ 270	£ 232	£ 218	£ 204	£ 204	£ 276	£ 281	£ 204	£ 302	£ 197	£ 306	£ 519
2 Bed Flat	£ 211	£ 281	£ 211	£ 281	£ 232	£ 474	£ 588	£ 239	£ 267	£ 246	£ 225	£ 364	£ 381	£ 314	£ 253	£ 218	£ 239	£ 246	£ 478	£ 673	£ 267	£ 329	£ 316	£ 260	£ 239	£ 239	£ 309	£ 333	£ 232	£ 403	£ 239	£ 365	£ 562
3 Bed Flat	£ 246	£ 316	£ 232	£ 316	£ 274	£ 571	£ 662	£ 274	£ 295	£ 274	£ 253	£ 446	£ 435	£ 364	£ 274	£ 246	£ 267	£ 274	£ 606	£ 828	£ 302	£ 388	£ 387	£ 288	£ 267	£ 267	£ 343	£ 394	£ 260	£ 312	£ 267	£ 405	£ 657
4 Bed Flat	£ 211	£ 281	£ 211	£ 281	£ 232	£ 474	£ 588	£ 239	£ 267	£ 246	£ 225	£ 364	£ 381	£ 314	£ 253	£ 218	£ 239	£ 246	£ 478	£ 673	£ 267	£ 329	£ 316	£ 260	£ 239	£ 239	£ 309	£ 333	£ 232	£ 403	£ 239	£ 365	£ 562
3 bed Terraced/ Town House	£ 246	£ 316	£ 232	£ 316	£ 274	£ 571	£ 662	£ 274	£ 295	£ 274	£ 253	£ 446	£ 435	£ 364	£ 274	£ 246	£ 267	£ 274	£ 606	£ 829	£ 302	£ 388	£ 387	£ 288	£ 267	£ 267	£ 343	£ 394	£ 260	£ 312	£ 267	£ 405	£ 657
4 bed Terraced/ Town House																																	

DLA analysis

Market Value Rental

Build type	Barking & Dagenham	Barnet	Bexley	Brent	Bromley	Camden	City of London	Croydon	Ealing	Enfield	Greenwich	Hackney	Hammersmith & Fulham	Haringey	Harrow	Havering	Hillingdon	Hounslow	Islington	Kensington & Chelsea	Kingston on Thames	Lambeth	Lewisham	Merton	Newham	Redbridge	Richmond on Thames	Southwark	Sutton	Tower Hamlets	Waltham Forest	Wandsworth	Westminster
1 bed flat	£ 190	£ 230	£ 175	£ 240	£ 200	£ 355	£ 425	£ 190	£ 245	£ 200	£ 200	£ 265	£ 285	£ 250	£ 200	£ 185	£ 200	£ 210	£ 335	£ 540	£ 240	£ 265	£ 200	£ 230	£ 220	£ 195	£ 285	£ 295	£ 195	£ 300	£ 220	£ 285	£ 435
2 Bed Flat	£ 230	£ 260	£ 215	£ 270	£ 235	£ 465	£ 575	£ 240	£ 290	£ 245	£ 235	£ 320	£ 350	£ 300	£ 265	£ 225	£ 240	£ 240	£ 420	£ 600	£ 285	£ 330	£ 285	£ 285	£ 260	£ 240	£ 350	£ 355	£ 240	£ 360	£ 265	£ 330	£ 535
3 Bed Flat	£ 265	£ 310	£ 250	£ 315	£ 275	£ 570	£ 675	£ 275	£ 335	£ 300	£ 300	£ 400	£ 435	£ 365	£ 325	£ 265	£ 300	£ 330	£ 550	£ 745	£ 375	£ 385	£ 365	£ 375	£ 325	£ 345	£ 400	£ 450	£ 335	£ 450	£ 345	£ 415	£ 675
4 Bed Flat	£ 290	£ 345	£ 285	£ 355	£ 320	£ 680	£ 780	£ 325	£ 450	£ 345	£ 355	£ 485	£ 525	£ 425	£ 400	£ 320	£ 355	£ 365	£ 685	£ 980	£ 465	£ 465	£ 425	£ 480	£ 395	£ 435	£ 485	£ 550	£ 395	£ 575	£ 440	£ 495	£ 820
3 bed Terraced/ Town House	£ 265	£ 310	£ 250	£ 315	£ 275	£ 565	£ 700	£ 275	£ 335	£ 300	£ 300	£ 400	£ 435	£ 365	£ 325	£ 265	£ 300	£ 330	£ 550	£ 745	£ 375	£ 400	£ 370	£ 375	£ 330	£ 345	£ 435	£ 450	£ 335	£ 450	£ 345	£ 415	£ 675
4 bed Terraced/ Town House	£ 290	£ 345	£ 285	£ 355	£ 320	£ 685	£ 820	£ 325	£ 450	£ 345	£ 355	£ 485	£ 525	£ 425	£ 400	£ 320	£ 355	£ 365	£ 685	£ 980	£ 465	£ 475	£ 425	£ 480	£ 400	£ 435	£ 520	£ 550	£ 395	£ 575	£ 440	£ 495	£ 820

Affordable rent at 65% OMV

Build type	Barking & Dagenham	Barnet	Bexley	Brent	Bromley	Camden	City of London	Croydon	Ealing	Enfield	Greenwich	Hackney	Hammersmith & Fulham	Haringey	Harrow	Havering	Hillingdon	Hounslow	Islington	Kensington & Chelsea	Kingston on Thames	Lambeth	Lewisham	Merton	Newham	Redbridge	Richmond on Thames	Southwark	Sutton	Tower Hamlets	Waltham Forest	Wandsworth	Westminster
						61%	51%												60%	42%													51%
1 bed flat	£ 124	£ 150	£ 114	£ 156	£ 130	£ 217	£ 217	£ 124	£ 159	£ 130	£ 130	£ 172	£ 185	£ 163	£ 130	£ 120	£ 130	£ 137	£ 211	£ 227	£ 156	£ 172	£ 130	£ 150	£ 143	£ 127	£ 185	£ 192	£ 127	£ 195	£ 143	£ 185	£ 222
2 Bed Flat	£ 150	£ 169	£ 140	£ 176	£ 153	£ 284	£ 293	£ 156	£ 189	£ 159	£ 153	£ 208	£ 228	£ 195	£ 172	£ 146	£ 156	£ 156	£ 265	£ 252	£ 185	£ 215	£ 185	£ 185	£ 169	£ 156	£ 228	£ 231	£ 156	£ 234	£ 172	£ 215	£ 273
3 Bed Flat	£ 172	£ 202	£ 163	£ 205	£ 179	£ 348	£ 344	£ 179	£ 218	£ 195	£ 195	£ 260	£ 283	£ 237	£ 211	£ 172	£ 195	£ 215	£ 347	£ 313	£ 244	£ 250	£ 237	£ 244	£ 211	£ 224	£ 260	£ 293	£ 218	£ 293	£ 224	£ 270	£ 344
4 Bed Flat	£ 189	£ 224	£ 185	£ 231	£ 208	£ 415	£ 398	£ 211	£ 293	£ 224	£ 231	£ 315	£ 341	£ 276	£ 260	£ 208	£ 231	£ 237	£ 432	£ 412	£ 302	£ 302	£ 276	£ 312	£ 257	£ 283	£ 315	£ 358	£ 257	£ 374	£ 286	£ 322	£ 418
3 bed Terraced/ Town House	£ 172	£ 202	£ 163	£ 205	£ 179	£ 345	£ 357	£ 179	£ 218	£ 195	£ 195	£ 260	£ 283	£ 237	£ 211	£ 172	£ 195	£ 215	£ 347	£ 313	£ 244	£ 260	£ 241	£ 244	£ 215	£ 224	£ 283	£ 293	£ 218	£ 293	£ 224	£ 270	£ 344
4 bed Terraced/ Town House	£ 189	£ 224	£ 185	£ 231	£ 208	£ 418	£ 418	£ 211	£ 293	£ 224	£ 231	£ 315	£ 341	£ 276	£ 260	£ 208	£ 231	£ 237	£ 432	£ 412	£ 302	£ 309	£ 276	£ 312	£ 260	£ 283	£ 338	£ 358	£ 257	£ 374	£ 286	£ 322	£ 418

SHLAA affordable rent figures

Build type	Barking & Dagenham	Barnet	Bexley	Brent	Bromley	Camden	City of London	Croydon	Ealing	Enfield	Greenwich	Hackney	Hammersmith & Fulham	Haringey	Harrow	Havering	Hillingdon	Hounslow	Islington	Kensington & Chelsea	Kingston on Thames	Lambeth	Lewisham	Merton	Newham	Redbridge	Richmond on Thames	Southwark	Sutton	Tower Hamlets	Waltham Forest	Wandsworth	Westminster
1 bed flat	£ 106	£ 161	£ 112	£ 165	£ 143	£ 226	£ 229	£ 119	£ 166	£ 135	£ 132	£ 186	£ 215	£ 171	£ 149	£ 116	£ 136	£ 152	£ 178	£ 225	£ 152	£ 181	£ 141	£ 150	£ 109	£ 143	£ 162	£ 170	£ 127	£ 163	£ 142	£ 198	£ 228
2 Bed Flat	£ 122	£ 184	£ 129	£ 188	£ 164	£ 256	£ 258	£ 137	£ 189	£ 155	£ 152	£ 212	£ 243	£ 195	£ 171	£ 134	£ 156	£ 174	£ 202	£ 254	£ 174	£ 207	£ 162	£ 171	£ 125	£ 164	£ 184	£ 195	£ 146	£ 186	£ 163	£ 225	£ 258
3 Bed Flat	£ 138	£ 205	£ 145	£ 210	£ 184	£ 284	£ 286	£ 154	£ 211	£ 174	£ 170	£ 237	£ 270	£ 218	£ 191	£ 151	£ 175	£ 195	£ 225	£ 283	£ 195	£ 231	£ 182	£ 192	£ 141	£ 184	£ 205	£ 217	£ 164	£ 208	£ 183	£ 249	£ 286
4 Bed Flat	£ 158	£ 232	£ 166	£ 238	£ 208	£ 319	£ 322	£ 176	£ 239	£ 198	£ 194	£ 267	£ 304	£ 247	£ 217	£ 172	£ 199	£ 221	£ 253	£ 325	£ 220	£ 261	£ 207	£ 217	£ 162	£ 209	£ 231	£ 246	£ 187	£ 235	£ 208	£ 281	£ 322
3 bed Terraced/ Town House	£ 152	£ 224	£ 160	£ 229	£ 201	£ 309	£ 312	£ 169	£ 231	£ 191	£ 187	£ 258	£ 294	£ 238	£ 209	£ 166	£ 192	£ 213	£ 245	£ 312	£ 213	£ 252	£ 199	£ 210	£ 156	£ 201	£ 223	£ 237	£ 181	£ 227	£ 201	£ 272	£ 311
4 bed Terraced/ Town House	£ 181	£ 263	£ 190	£ 269	£ 237	£ 362	£ 366	£ 201	£ 271	£ 226	£ 221	£ 302	£ 344	£ 280	£ 246	£ 197	£ 226	£ 251	£ 286	£ 386	£ 250	£ 295	£ 235	£ 246	£ 185	£ 237	£ 261	£ 278	£ 214	£ 267	£ 237	£ 317	£ 367

Appendix 6

Key modelling assumptions for affordable housing

The approach to modelling and key assumptions adopted are set out in Section 3 of the housing Standards Review Viability Study document.

Further assumptions used in the modelling and the source of the data are set out below.

Affordable Housing

The level of Affordable housing allowed for each borough has been based on their policy (*Source - London Plan Annual Monitoring Report 2014*). It has been assumed that the affordable housing provided will be split 60% affordable rent and 40% shared ownership in line with Policy 3.11 of the London Plan 2015, with a 40% share being acquired. See Figure 2 below showing the Tenure Mix by Percentage.

It has been assumed that there is generally no grant available; however, in some relevant cases boroughs sensitivity testing has been undertaken assuming a £30,000 grant per affordable unit is available.

The affordable housing percentage requirements for each borough and the average delivered level of affordable housing 2010 -2013 are set out levels in Table 1 overleaf.

Other affordable housing cost assumptions are set out below in Figure 1 below:

Figure 1

Affordable Rent			
Management	6% of AR rent		
Maintenance	1260		
Voids	3%		
Major repairs	Adjusted in cap rate		
Rental Growth	Adjusted in cap rate		
Lettings fee	0%		
Capitalisation rate	5.50%		
Shared Ownership			
Share sold	40%		
Rent on retained equity	2.75%		
Capitalisation rate	6.50%		

The affordable rents adopted for the viability assessments are set out at Appendix 5.

Affordable Rent levels of 65% of market rent (of the dwelling) have been tested against a “floor” of the target low rent social rent, and a “ceiling” of the lowest Local Housing Allowance (capped according to LHA regulations), for each Borough. In most cases the 65% level worked within the floor and ceiling, but in five Boroughs, with the highest values and with a low LHA Broad Market Rental Area, 65% of market rents exceeded the LHA ceiling with an estimated service charge included (at 7.0% of base rent). In general it was the larger family sized dwellings which exceeded the capped LHA ceiling. Adjustments have been made to the modelled AR rent levels in these boroughs to bring gross Affordable Rents within the cap as follows:

Camden	61% of open market rent
City of London	51%

Islington	60%
Kensington and Chelsea	42%
Westminster	51%

All rents used in the testing are net of service charges.

Table 1 target affordable housing percentages by borough, and average percentages delivered.

Borough	Threshold	Target %	London Plan AMR average over 2010-2013 period	Additional comments
Barking & Dagenham	No threshold	**No target**	40%	AMR 2013/14
Barnet	>10 units or 0.5ha	40%	31%	AMR 2012/13
Bexley	>10 units	**35% min. (aspiration 50%)**	34%	AMR 2013/14
Brent	>10 units	50%	51%	AMR 2011/12
Bromley	>10 units or 0.4ha	35%	29%	Affordable Housing SPD
Camden	>15 units or 0.5ha	50%	34%	AMR 2011/12
City of London	>10 units	30%	1%	AMR 2010/11
Croydon	>10 units	30%	43%	MR Homes 2014
Ealing	>10 units	50%	36%	AMR 2012/13
Enfield	>10 units	40%	41%	AMR 2011/12
Greenwich	>10 units or 0.5ha	35%	47%	AMR 2012/13
Hackney	>10 units	50%	41%	AMR 2012/13
Hammersmith & Fulham	>10 units	40%	27%	AMR 2012/13
Haringey	>10 units	50%	46%	AMR 2012/13
Harrow	>10 units	40%	40%	AMR 2012/13
Havering	>10 units or 0.5ha	50%	44%	AMR 2012/13
Hillingdon	>10 units	35%	33%	AMR 2012/13
Hounslow	>10 units	40%	48%	AMR 2012/13
Islington	>10 units	50%	24%	AMR 2013
Kensington & Chelsea	>10 units	50% or 800m²	24%	AMR 2013

Kingston upon Thames	>10 units	50%	30%	AMR 2013
Lambeth	>10 units or 0.1ha	50%	48%	AMR 2013
Lewisham	>10 units	50%	38%	AMR 2013/14
Merton	>10 units	40%	24%	AMR 2013/14
Newham	>10 units	50%	43%	AMR 2010/11
Redbridge	>10 units or 0.5ha	50%	19%	AMR 2012/13
Richmond upon Thames	>10 units	50%	28%	AME 2012/13
Southwark	>10 units	35%	43%	AMR 2010/11
Sutton	>10 units	50%	49%	AMR 2012/13
Tower Hamlets	>10 units	50%	37%	AMR 2012/13
Waltham Forest	>10 units	50%	63%	AMR 2013/14
Wandsworth	>10 units	33%	29%	AMR 2013/14
Westminster	>10 units or 0.3ha	30%	16%	AMR 2012/13

Costs of long term finance vary between providers and products. There is evidence to suggest that the cost of long-term finance for the larger developing Registered Providers can be secured at approximate rates of interest for 30 year funds for London's larger associations of between 4.5 and 5%. We have modelled development finance costs at a cautious 7% and long-term finance at 6.5%.

Rent losses through void periods and bad debts reflect that the Affordable Rent product as rents are higher and the time to find a new tenant with the appropriate income level might be longer. The losses have been assessed at 3.0% of annual rental. This compares with London RP performance on existing, mainly Social Rent stock, of nearer 2%.

Management costs at 6% of annual rent represent about 60% of the costs reported in HCA Global Accounts 2012 for those Registered Providers with most of their operation in London. This recognises the common practice of applying marginal management costing to the investment appraisal of additional supply. The assumption being that most fixed costs and overheads remain unchanged.

Maintenance costs however are not amenable to marginal costing. Most outgoings are for labour and materials which have a direct and variable cost. For appraisal purposes we have adopted the GLA toolkit default value of £1,260 for 2013/14.

Appendix 7

Cost assumptions

The costs for the 1 ha tile viability tests were assessed by Gardiner and Theobald, and are as follows:

G&T Assesments Jan 2015 Base

Borough	Quality Rating	Target Affordable	Flats over 40 storeys [Private]	Flats over 40 storeys [Notional incl Affordable at 15%]	Var	Flats 16-40 storeys [Private]	Flats 16-40 storeys [Notional incl affordable at 15%]	Var	Flats 6-15 storeys [Private]	Flats 6-15 storeys [Notional incl Affordable 35%]	Var
Barking & Dagenham	4	40	£ 2,960	£ 2,925	0.84	£ 2,886	£ 2,851	1.09	£ 2,393	£ 2,205	1.08
Barnet	4	40	£ 2,960	£ 2,925	0.84	£ 2,886	£ 2,851	1.03	£ 2,393	£ 2,205	1.03
Bexley	4	35	£ 2,960	£ 2,925	0.84	£ 2,886	£ 2,851	1.02	£ 2,393	£ 2,205	1.01
Brent	4	50	£ 2,960	£ 2,925	0.84	£ 2,886	£ 2,851	1.03	£ 2,393	£ 2,205	1.02
Bromley	4	35	£ 2,960	£ 2,925	0.84	£ 2,886	£ 2,851	1.05	£ 2,393	£ 2,205	1.05
Camden	2	50	£ 3,782	£ 3,701	1.06	£ 3,186	£ 3,105	1.01	£ 2,693	£ 2,512	1.06
City of London	2	30	£ 3,782	£ 3,701	1.06	£ 3,186	£ 3,105	1.06	£ 2,693	£ 2,512	1.11
Croydon	4	30	£ 2,960	£ 2,925	0.84	£ 2,886	£ 2,851	1.02	£ 2,393	£ 2,205	1.01
Ealing	2	50	£ 3,632	£ 3,551	1.02	£ 3,186	£ 3,105	1.11	£ 2,693	£ 2,512	1.15
Enfield	4	40	£ 2,960	£ 2,925	0.84	£ 2,886	£ 2,851	1.07	£ 2,393	£ 2,205	1.07
Greenwich	2	35	£ 3,632	£ 3,551	1.02	£ 3,186	£ 3,105	1.11	£ 2,693	£ 2,512	1.15
Hackney	2	50	£ 3,782	£ 3,701	1.06	£ 3,186	£ 3,105	1.06	£ 2,693	£ 2,512	1.11
Hammersmith & Fulham	2	40	£ 3,482	£ 3,401	0.97	£ 3,186	£ 3,105	1.04	£ 2,693	£ 2,512	1.09
Haringey	4	50	£ 2,960	£ 2,925	0.84	£ 2,886	£ 2,851	0.96	£ 2,393	£ 2,205	0.95
Harrow	4	40	£ 2,960	£ 2,925	0.84	£ 2,886	£ 2,851	1.05	£ 2,393	£ 2,205	1.05
Havering	4	50	£ 2,960	£ 2,925	0.84	£ 2,886	£ 2,851	1.14	£ 2,393	£ 2,205	1.13
Hillingdon	4	35	£ 2,960	£ 2,925	0.84	£ 2,886	£ 2,851	1.07	£ 2,393	£ 2,205	1.07
Hounslow	5	40	£ 2,910	£ 2,875	0.82	£ 2,836	£ 2,801	1.05	£ 2,312	£ 2,131	1.03
Islington	2	50	£ 3,782	£ 3,701	1.06	£ 3,186	£ 3,105	1.06	£ 2,693	£ 2,512	1.11
Kensington & Chelsea	1	50	£ 4,082	£ 3,956	1.13	£ 3,486	£ 3,360	1.10	£ 2,933	£ 2,752	1.16
Kingston on Thames	2	50	£ 3,632	£ 3,551	1.02	£ 3,186	£ 3,105	1.08	£ 2,683	£ 2,512	1.12
Lambeth	2	50	£ 3,782	£ 3,701	1.06	£ 3,186	£ 3,105	1.04	£ 2,693	£ 2,512	1.09
Lewisham	3	50	£ 3,632	£ 3,551	1.02	£ 3,036	£ 2,955	1.09	£ 2,543	£ 2,362	1.12
Merton	5	40	£ 2,910	£ 2,875	0.82	£ 2,836	£ 2,801	1.01	£ 2,312	£ 2,131	0.99
Newham	4	50	£ 2,960	£ 2,925	0.84	£ 2,886	£ 2,851	1.09	£ 2,393	£ 2,205	1.08
Redbridge	5	50	£ 2,910	£ 2,875	0.82	£ 2,836	£ 2,801	1.07	£ 2,312	£ 2,131	1.05
Richmond on Thames	2	50	£ 3,632	£ 3,551	1.02	£ 3,186	£ 3,105	1.11	£ 2,693	£ 2,512	1.15
Southwark	2	35	£ 3,782	£ 3,701	1.06	£ 3,186	£ 3,105	1.04	£ 2,693	£ 2,512	1.09
Sutton	4	50	£ 2,960	£ 2,925	0.84	£ 2,886	£ 2,851	1.05	£ 2,393	£ 2,205	1.05
Tower Hamlets	3	50	£ 3,632	£ 3,551	1.02	£ 3,036	£ 2,955	1.03	£ 2,543	£ 2,362	1.06
Waltham Forest	5	50	£ 2,910	£ 2,875	0.82	£ 2,836	£ 2,801	1.02	£ 2,312	£ 2,131	1.00
Wandsworth	2	33	£ 3,632	£ 3,551	1.02	£ 3,186	£ 3,105	1.08	£ 2,693	£ 2,512	1.12
Westminster	1	50	£ 4,082	£ 3,956	1.13	£ 3,486	£ 3,360	1.10	£ 2,933	£ 2,752	1.16

Borough	Flats 5 storeys [Private]	Flats 5 storeys [Affordable]	Flats 5 storeys [Notional Incl Affordable Based on Targets]	Var	Houses <=75M2 [Private]	Houses <=75M2 [Affordable]	Houses <=75M2 [Notional incl Affordable Based on Targets]	Var	Houses > 75M2 [Private]	Houses > 75M2 [Affordable]	Houses <=75M2 [Notional incl Affordable Based on Targets]	Var
Barking & Dagenham	£ 1,940	£ 1,506	£ 1,766	1.18	£ 1,345	£ 1,238	£ 1,302	1.17	£ 1,300	£ 1,300	£ 1,300	1.33
Barnet	£ 1,940	£ 1,506	£ 1,766	1.12	£ 1,500	£ 1,291	£ 1,416	1.21	£ 1,425	£ 1,356	£ 1,397	1.36
Bexley	£ 1,940	£ 1,506	£ 1,766	1.10	£ 1,500	£ 1,291	£ 1,427	1.20	£ 1,425	£ 1,356	£ 1,401	1.34
Brent	£ 1,940	£ 1,506	£ 1,766	1.11	£ 1,500	£ 1,291	£ 1,396	1.18	£ 1,425	£ 1,356	£ 1,390	1.34
Bromley	£ 1,940	£ 1,506	£ 1,766	1.14	£ 1,500	£ 1,291	£ 1,427	1.24	£ 1,425	£ 1,356	£ 1,401	1.39
Camden	£ 2,583	£ 1,937	£ 2,325	1.33	£ 2,690	£ 1,453	£ 2,072	1.59	£ 2,556	£ 1,526	£ 2,041	1.79
City of London	£ 2,583	£ 1,937	£ 2,325	1.40	n/a	n/a	n/a		n/a	n/a	n/a	
Croydon	£ 1,940	£ 1,506	£ 1,766	1.10	£ 1,500	£ 1,291	1437	1.21	£ 1,425	£ 1,356	1404	1.35
Ealing	£ 1,940	£ 1,506	£ 1,766	1.10	£ 1,940	£ 1,453	£ 1,697	1.42	£ 1,843	£ 1,526	£ 1,684	1.61
Enfield	£ 1,940	£ 1,506	£ 1,766	1.16	£ 1,500	£ 1,291	£ 1,416	1.25	£ 1,425	£ 1,356	£ 1,397	1.41
Greenwich	£ 2,422	£ 1,722	£ 2,142	1.34	£ 1,940	£ 1,453	£ 1,770	1.49	£ 1,843	£ 1,526	£ 1,732	1.66
Hackney	£ 1,940	£ 1,506	£ 1,766	1.06	£ 1,500	£ 1,291	£ 1,396	1.13	£ 1,425	£ 1,356	£ 1,390	1.25
Hammersmith & Fulham	£ 2,583	£ 1,722	£ 2,239	1.32	£ 2,150	£ 1,453	£ 1,871	1.48	£ 2,043	£ 1,526	£ 1,836	1.66
Haringey	£ 1,940	£ 1,506	£ 1,766	1.04	£ 1,500	£ 1,291	£ 1,396	1.10	£ 1,425	£ 1,356	£ 1,390	1.26
Harrow	£ 1,940	£ 1,506	£ 1,766	1.14	£ 1,500	£ 1,291	£ 1,416	1.23	£ 1,425	£ 1,356	£ 1,397	1.39
Havering	£ 1,940	£ 1,506	£ 1,766	1.23	£ 1,500	£ 1,291	£ 1,396	1.31	£ 1,425	£ 1,356	£ 1,390	1.49
Hillingdon	£ 1,940	£ 1,506	£ 1,766	1.16	£ 1,500	£ 1,291	£ 1,427	1.26	£ 1,425	£ 1,356	£ 1,401	1.41
Hounslow	£ 1,940	£ 1,506	£ 1,766	1.16	£ 1,345	£ 1,238	£ 1,302	1.15	£ 1,300	£ 1,300	£ 1,300	1.31
Islington	£ 2,583	£ 1,722	£ 2,239	1.34	£ 2,690	£ 1,453	£ 2,072	1.67	£ 2,556	£ 1,526	£ 2,041	1.84
Kensington & Chelsea	£ 2,933	£ 2,152	£ 2,621	1.50	£ 3,020	£ 1,500	£ 2,260	1.74	£ 2,869	£ 1,575	£ 2,222	1.95
Kingston on Thames	£ 2,422	£ 1,722	£ 2,142	1.30	£ 1,940	£ 1,291	£ 1,616	1.32	£ 1,843	£ 1,356	£ 1,599	1.49
Lambeth	£ 2,422	£ 1,722	£ 2,142	1.26	£ 1,500	£ 1,291	£ 1,396	1.10	£ 1,425	£ 1,356	£ 1,390	1.26
Lewisham	£ 1,940	£ 1,506	£ 1,766	1.14	£ 1,500	£ 1,291	£ 1,396	1.21	£ 1,425	£ 1,356	£ 1,390	1.38
Merton	£ 1,940	£ 1,506	£ 1,766	1.11	£ 1,345	£ 1,238	£ 1,302	1.10	£ 1,278	£ 1,300	£ 1,287	1.24
Newham	£ 1,940	£ 1,506	£ 1,766	1.18	£ 1,500	£ 1,291	£ 1,396	1.25	£ 1,425	£ 1,356	£ 1,390	1.42
Redbridge	£ 1,940	£ 1,506	£ 1,766	1.18	£ 1,345	£ 1,238	£ 1,292	1.16	£ 1,300	£ 1,300	£ 1,300	1.33
Richmond on Thames	£ 2,583	£ 1,937	£ 2,325	1.45	£ 2,150	£ 1,453	£ 1,802	1.51	£ 2,043	£ 1,526	£ 1,784	1.71
Southwark	£ 2,583	£ 1,937	£ 2,325	1.37	£ 1,500	£ 1,291	£ 1,427	1.13	£ 1,425	£ 1,356	£ 1,401	1.27
Sutton	£ 1,940	£ 1,506	£ 1,766	1.14	£ 1,345	£ 1,238	£ 1,292	1.12	£ 1,278	£ 1,300	£ 1,289	1.28
Tower Hamlets	£ 1,940	£ 1,506	£ 1,766	1.08	£ 1,345	£ 1,238	£ 1,292	1.06	£ 1,278	£ 1,300	£ 1,289	1.20
Waltham Forest	£ 1,940	£ 1,506	£ 1,766	1.12	£ 1,345	£ 1,238	£ 1,292	1.10	£ 1,278	£ 1,300	£ 1,289	1.26
Wandsworth	£ 2,152	£ 1,614	£ 1,937	1.18	£ 2,150	£ 1,453	£ 1,920	1.57	£ 2,043	£ 1,526	£ 1,872	1.75
Westminster	£ 2,800	£ 2,152	£ 2,541	1.45	£ 3,020	£ 1,500	£ 2,260	1.74	£ 2,869	£ 1,575	£ 2,222	1.95

Professional fees are exclude
Abnormals are excluded
Site Infrastructure is excluded
Off Site Works are excluded
Super Prime Residential is excluded

Sensitivity testing figures showing baseline, +5% costs, +8% costs

Build type	Barking & Dagenham	Barnet	Bexley	Brent	Bromley	Camden	City of London	Croydon	Ealing	Enfield	Greenwich	Hackney	Hammersmith & Fulham	Haringey	Harrow	Havering
G + T assessment	£/M2 GEA															
Flats over 40 storeys	£ 2,925	£ 2,925	£ 2,925	£ 2,925	£ 2,925	£ 3,701	£ 3,701	£ 2,925	£ 3,551	£ 2,925	£ 3,551	£ 3,701	£ 3,401	£ 2,925	£ 2,925	£ 2,925
Flats 16-40 storeys	£ 2,851	£ 2,851	£ 2,851	£ 2,851	£ 2,851	£ 3,105	£ 3,105	£ 2,851	£ 3,105	£ 2,851	£ 3,105	£ 3,105	£ 3,105	£ 2,851	£ 2,851	£ 2,851
Flats 6-15 storeys	£ 2,205	£ 2,205	£ 2,205	£ 2,205	£ 2,205	£ 2,512	£ 2,512	£ 2,205	£ 2,512	£ 2,205	£ 2,512	£ 2,512	£ 2,512	£ 2,205	£ 2,205	£ 2,205
Flats 5 storeys	£ 1,766	£ 1,766	£ 1,766	£ 1,766	£ 1,766	£ 2,325	£ 2,325	£ 1,766	£ 1,766	£ 1,766	£ 2,142	£ 1,766	£ 2,239	£ 1,766	£ 1,766	£ 1,766
Houses <=75M2	£ 1,302	£ 1,416	£ 1,427	£ 1,396	£ 1,427	£ 2,072	N/A	£ 1,437	£ 1,697	£ 1,416	£ 1,770	£ 1,396	£ 1,871	£ 1,396	£ 1,416	£ 1,396
Houses > 75M2	£ 1,300	£ 1,397	£ 1,401	£ 1,390	£ 1,401	£ 2,041	N/A	£ 1,404	£ 1,684	£ 1,397	£ 1,732	£ 1,390	£ 1,836	£ 1,390	£ 1,397	£ 1,390

Build type	Hillingdon	Hounslow	Islington	Kensington & Chelsea	Kingston on Thames	Lambeth	Lewisham	Merton	Newham	Redbridge	Richmond on Thames	Southwark	Sutton	Tower Hamlets	Waltham Forest	Wandsworth	Westminster
G + T assessment																	
Flats over 40 storeys	£ 2,925	£ 2,875	£ 3,701	£ 3,956	£ 3,551	£ 3,701	£ 3,551	£ 2,875	£ 2,925	£ 2,875	£ 3,551	£ 3,701	£ 2,925	£ 3,551	£ 2,875	£ 3,551	£ 3,956
Flats 16-40 storeys	£ 2,851	£ 2,801	£ 3,105	£ 3,360	£ 3,105	£ 3,105	£ 2,955	£ 2,801	£ 2,851	£ 2,801	£ 3,105	£ 3,105	£ 2,851	£ 2,955	£ 2,801	£ 3,105	£ 3,360
Flats 6-15 storeys	£ 2,205	£ 2,131	£ 2,512	£ 2,752	£ 2,512	£ 2,512	£ 2,362	£ 2,131	£ 2,205	£ 2,131	£ 2,512	£ 2,512	£ 2,205	£ 2,362	£ 2,131	£ 2,512	£ 2,752
Flats 5 storeys	£ 1,766	£ 1,766	£ 2,239	£ 2,621	£ 2,142	£ 2,142	£ 1,766	£ 1,766	£ 1,766	£ 1,766	£ 2,325	£ 2,325	£ 1,766	£ 1,766	£ 1,766	£ 1,937	£ 2,541
Houses <=75M2	£ 1,427	£ 1,302	£ 2,072	£ 2,260	£ 1,616	£ 1,396	£ 1,396	£ 1,302	£ 1,396	£ 1,292	£ 1,802	£ 1,427	£ 1,292	£ 1,292	£ 1,292	£ 1,920	£ 2,260
Houses > 75M2	£ 1,401	£ 1,300	£ 2,041	£ 2,222	£ 1,599	£ 1,390	£ 1,390	£ 1,287	£ 1,390	£ 1,289	£ 1,784	£ 1,401	£ 1,289	£ 1,289	£ 1,289	£ 1,872	£ 2,222

costs plus 5%

Build type	Barking & Dagenham	Barnet	Bexley	Brent	Bromley	Camden	City of London	Croydon	Ealing	Enfield	Greenwich	Hackney	Hammersmith & Fulham	Haringey	Harrow	Havering
G + T assessment	£/M2 GEA															
Flats over 40 storeys	£ 3,071	£ 3,071	£ 3,071	£ 3,071	£ 3,071	£ 3,886	£ 3,886	£ 3,071	£ 3,729	£ 3,071	£ 3,729	£ 3,886	£ 3,571	£ 3,071	£ 3,071	£ 3,071
Flats 16-40 storeys	£ 2,994	£ 2,994	£ 2,994	£ 2,994	£ 2,994	£ 3,260	£ 3,260	£ 2,994	£ 3,260	£ 2,994	£ 3,260	£ 3,260	£ 3,260	£ 2,994	£ 2,994	£ 2,994
Flats 6-15 storeys	£ 2,315	£ 2,315	£ 2,315	£ 2,315	£ 2,315	£ 2,638	£ 2,638	£ 2,315	£ 2,638	£ 2,315	£ 2,638	£ 2,638	£ 2,638	£ 2,315	£ 2,315	£ 2,315
Flats 5 storeys	£ 1,854	£ 1,854	£ 1,854	£ 1,854	£ 1,854	£ 2,441	£ 2,441	£ 1,854	£ 1,854	£ 1,854	£ 2,249	£ 1,854	£ 2,351	£ 1,854	£ 1,854	£ 1,854
Houses <=75M2	£ 1,367	£ 1,487	£ 1,498	£ 1,466	£ 1,498	£ 2,176	#VALUE!	£ 1,509	£ 1,782	£ 1,487	£ 1,859	£ 1,466	£ 1,965	£ 1,466	£ 1,487	£ 1,466
Houses > 75M2	£ 1,365	£ 1,467	£ 1,471	£ 1,460	£ 1,471	£ 2,143	#VALUE!	£ 1,474	£ 1,768	£ 1,467	£ 1,819	£ 1,460	£ 1,928	£ 1,460	£ 1,467	£ 1,460

Build type	Hillingdon	Hounslow	Islington	Kensington & Chelsea	Kingston on Thames	Lambeth	Lewisham	Merton	Newham	Redbridge	Richmond on Thames	Southwark	Sutton	Tower Hamlets	Waltham Forest	Wandsworth	Westminster
G + T assessment																	
Flats over 40 storeys	£ 3,071	£ 3,019	£ 3,886	£ 4,154	£ 3,729	£ 3,886	£ 3,729	£ 3,019	£ 3,071	£ 3,019	£ 3,729	£ 3,886	£ 3,071	£ 3,729	£ 3,019	£ 3,729	£ 4,154
Flats 16-40 storeys	£ 2,994	£ 2,941	£ 3,260	£ 3,528	£ 3,260	£ 3,260	£ 3,103	£ 2,941	£ 2,994	£ 2,941	£ 3,260	£ 3,260	£ 2,994	£ 3,103	£ 2,941	£ 3,260	£ 3,528
Flats 6-15 storeys	£ 2,315	£ 2,238	£ 2,638	£ 2,890	£ 2,638	£ 2,638	£ 2,480	£ 2,238	£ 2,315	£ 2,238	£ 2,638	£ 2,638	£ 2,315	£ 2,480	£ 2,238	£ 2,638	£ 2,890
Flats 5 storeys	£ 1,854	£ 1,854	£ 2,351	£ 2,752	£ 2,249	£ 2,249	£ 1,854	£ 1,854	£ 1,854	£ 1,854	£ 2,441	£ 2,441	£ 1,854	£ 1,854	£ 1,854	£ 2,034	£ 2,668
Houses <=75M2	£ 1,498	£ 1,367	£ 2,176	£ 2,373	£ 1,697	£ 1,466	£ 1,466	£ 1,367	£ 1,466	£ 1,357	£ 1,892	£ 1,498	£ 1,357	£ 1,357	£ 1,357	£ 2,016	£ 2,373
Houses > 75M2	£ 1,471	£ 1,365	£ 2,143	£ 2,333	£ 1,679	£ 1,460	£ 1,460	£ 1,351	£ 1,460	£ 1,353	£ 1,873	£ 1,471	£ 1,353	£ 1,353	£ 1,353	£ 1,966	£ 2,333

Costs plus 8%

Build type	Barking & Dagenham	Barnet	Bexley	Brent	Bromley	Camden	City of London	Croydon	Ealing	Enfield	Greenwich	Hackney	Hammersmith & Fulham	Haringey	Harrow	Havering
G + T assessment	£/M2 GEA															
Flats over 40 storeys	£ 3,159	£ 3,159	£ 3,159	£ 3,159	£ 3,159	£ 3,997	£ 3,997	£ 3,159	£ 3,835	£ 3,159	£ 3,835	£ 3,997	£ 3,673	£ 3,159	£ 3,159	£ 3,159
Flats 16-40 storeys	£ 3,079	£ 3,079	£ 3,079	£ 3,079	£ 3,079	£ 3,353	£ 3,353	£ 3,079	£ 3,353	£ 3,079	£ 3,353	£ 3,353	£ 3,353	£ 3,079	£ 3,079	£ 3,079
Flats 6-15 storeys	£ 2,381	£ 2,381	£ 2,381	£ 2,381	£ 2,381	£ 2,713	£ 2,713	£ 2,381	£ 2,713	£ 2,381	£ 2,713	£ 2,713	£ 2,713	£ 2,381	£ 2,381	£ 2,381
Flats 5 storeys	£ 1,907	£ 1,907	£ 1,907	£ 1,907	£ 1,907	£ 2,511	£ 2,511	£ 1,907	£ 1,907	£ 1,907	£ 2,313	£ 1,907	£ 2,418	£ 1,907	£ 1,907	£ 1,907
Houses <=75M2	£ 1,406	£ 1,529	£ 1,541	£ 1,508	£ 1,541	£ 2,238	#VALUE!	£ 1,552	£ 1,833	£ 1,529	£ 1,912	£ 1,508	£ 2,021	£ 1,508	£ 1,529	£ 1,508
Houses > 75M2	£ 1,404	£ 1,509	£ 1,513	£ 1,501	£ 1,513	£ 2,204	#VALUE!	£ 1,516	£ 1,819	£ 1,509	£ 1,871	£ 1,501	£ 1,983	£ 1,501	£ 1,509	£ 1,501

Build type	Hillingdon	Hounslow	Islington	Kensington & Chelsea	Kingston on Thames	Lambeth	Lewisham	Merton	Newham	Redbridge	Richmond on Thames	Southwark	Sutton	Tower Hamlets	Waltham Forest	Wandsworth	Westminster
G + T assessment																	
Flats over 40 storeys	£ 3,159	£ 3,105	£ 3,997	£ 4,272	£ 3,835	£ 3,997	£ 3,835	£ 3,105	£ 3,159	£ 3,105	£ 3,835	£ 3,997	£ 3,159	£ 3,835	£ 3,105	£ 3,835	£ 4,272
Flats 16-40 storeys	£ 3,079	£ 3,025	£ 3,353	£ 3,629	£ 3,353	£ 3,353	£ 3,191	£ 3,025	£ 3,079	£ 3,025	£ 3,353	£ 3,353	£ 3,079	£ 3,191	£ 3,025	£ 3,353	£ 3,629
Flats 6-15 storeys	£ 2,381	£ 2,301	£ 2,713	£ 2,972	£ 2,713	£ 2,713	£ 2,551	£ 2,301	£ 2,381	£ 2,301	£ 2,713	£ 2,713	£ 2,381	£ 2,551	£ 2,301	£ 2,713	£ 2,972
Flats 5 storeys	£ 1,907	£ 1,907	£ 2,418	£ 2,831	£ 2,313	£ 2,313	£ 1,907	£ 1,907	£ 1,907	£ 1,907	£ 2,511	£ 2,511	£ 1,907	£ 1,907	£ 1,907	£ 2,092	£ 2,744
Houses <=75M2	£ 1,541	£ 1,406	£ 2,238	£ 2,441	£ 1,745	£ 1,508	£ 1,508	£ 1,406	£ 1,508	£ 1,395	£ 1,946	£ 1,541	£ 1,395	£ 1,395	£ 1,395	£ 2,074	£ 2,441
Houses > 75M2	£ 1,513	£ 1,404	£ 2,204	£ 2,400	£ 1,727	£ 1,501	£ 1,501	£ 1,390	£ 1,501	£ 1,392	£ 1,927	£ 1,513	£ 1,392	£ 1,392	£ 1,392	£ 2,022	£ 2,400

Premium per m2 for Additional Wheelchair Access Space

Borough	Quality Rating	Target Affordable	Flats 12 storeys [Private]	Flats 12 storeys [Notional incl Affordable 35%]	Flats up to 5 storeys [Private]	Flats up to 5 storeys [Affordable]	Flats up to 5 storeys [Notional Incl Affordable Based on Targets]
Barking & Dagenham	4	40	£ 1,675	£ 1,544	£ 1,358	£ 1,054	£ 1,236
Barnet	4	40	£ 1,675	£ 1,544	£ 1,358	£ 1,054	£ 1,236
Bexley	4	35	£ 1,675	£ 1,544	£ 1,358	£ 1,054	£ 1,236
Brent	4	50	£ 1,675	£ 1,544	£ 1,358	£ 1,054	£ 1,236
Bromley	4	35	£ 1,675	£ 1,544	£ 1,358	£ 1,054	£ 1,236
Camden	2	50	£ 1,885	£ 1,758	£ 1,808	£ 1,356	£ 1,627
City of London	2	30	£ 1,885	£ 1,758	£ 1,808	£ 1,356	£ 1,627
Croydon	4	30	£ 1,675	£ 1,544	£ 1,358	£ 1,054	£ 1,236
Ealing	2	50	£ 1,885	£ 1,758	£ 1,358	£ 1,054	£ 1,236
Enfield	4	40	£ 1,675	£ 1,544	£ 1,358	£ 1,054	£ 1,236
Greenwich	2	35	£ 1,885	£ 1,758	£ 1,695	£ 1,205	£ 1,499
Hackney	2	50	£ 1,885	£ 1,758	£ 1,358	£ 1,054	£ 1,236
Hammersmith & Fulham	2	40	£ 1,885	£ 1,758	£ 1,808	£ 1,205	£ 1,567
Haringey	4	50	£ 1,675	£ 1,544	£ 1,358	£ 1,054	£ 1,236
Harrow	4	40	£ 1,675	£ 1,544	£ 1,358	£ 1,054	£ 1,236
Havering	4	50	£ 1,675	£ 1,544	£ 1,358	£ 1,054	£ 1,236
Hillingdon	4	35	£ 1,675	£ 1,544	£ 1,358	£ 1,054	£ 1,236
Hounslow	5	40	£ 1,618	£ 1,492	£ 1,358	£ 1,054	£ 1,236
Islington	2	50	£ 1,885	£ 1,758	£ 1,808	£ 1,205	£ 1,567
Kensington & Chelsea	1	50	£ 2,053	£ 1,926	£ 1,960	£ 1,506	£ 1,779
Kingston on Thames	2	50	£ 1,885	£ 1,758	£ 1,695	£ 1,205	£ 1,499
Lambeth	2	50	£ 1,885	£ 1,758	£ 1,695	£ 1,205	£ 1,499
Lewisham	3	50	£ 1,780	£ 1,653	£ 1,358	£ 1,054	£ 1,236
Merton	5	40	£ 1,618	£ 1,492	£ 1,358	£ 1,054	£ 1,236
Newham	4	50	£ 1,675	£ 1,544	£ 1,358	£ 1,054	£ 1,236
Redbridge	5	50	£ 1,618	£ 1,492	£ 1,358	£ 1,054	£ 1,236
Richmond on Thames	2	50	£ 1,885	£ 1,758	£ 1,808	£ 1,356	£ 1,627
Southwark	2	35	£ 1,885	£ 1,758	£ 1,808	£ 1,356	£ 1,627
Sutton	4	50	£ 1,675	£ 1,544	£ 1,358	£ 1,054	£ 1,236
Tower Hamlets	3	50	£ 1,780	£ 1,653	£ 1,358	£ 1,054	£ 1,236
Waltham Forest	5	50	£ 1,618	£ 1,492	£ 1,358	£ 1,054	£ 1,236
Wandsworth	2	33	£ 1,885	£ 1,758	£ 1,506	£ 1,130	£ 1,356
Westminster	1	50	£ 2,053	£ 1,926	£ 1,960	£ 1,506	£ 1,779

Professional fees are excluded

LIFT COSTS

Borough	Quality Rating	Target Affordable	Flats 3storeys [Private]	Flats 3 storeys [Affordable]	Flats 3 storeys [Notional Incl Affordable Based on Targets]
Barking & Dagenham	4	40	£ 50,000	£ 50,000	£ 50,000
Barnet	4	40	£ 50,000	£ 50,000	£ 50,000
Bexley	4	35	£ 50,000	£ 50,000	£ 50,000
Brent	4	50	£ 50,000	£ 50,000	£ 50,000
Bromley	4	35	£ 50,000	£ 50,000	£ 50,000
Camden	2	50	£ 53,500	£ 50,000	£ 52,100
City of London	2	30	£ 65,000	£ 50,000	£ 59,000
Croydon	4	30	£ 50,000	£ 50,000	£ 50,000
Ealing	2	50	£ 53,500	£ 50,000	£ 52,100
Enfield	4	40	£ 50,000	£ 50,000	£ 50,000
Greenwich	2	35	£ 53,500	£ 50,000	£ 52,100
Hackney	2	50	£ 50,000	£ 50,000	£ 50,000
Hammersmith & Fulham	2	40	£ 53,500	£ 50,000	£ 52,100
Haringey	4	50	£ 50,000	£ 50,000	£ 50,000
Harrow	4	40	£ 50,000	£ 50,000	£ 50,000
Havering	4	50	£ 50,000	£ 50,000	£ 50,000
Hillingdon	4	35	£ 50,000	£ 50,000	£ 50,000
Hounslow	5	40	£ 50,000	£ 50,000	£ 50,000
Islington	2	50	£ 53,500	£ 50,000	£ 52,100
Kensington & Chelsea	1	50	£ 65,000	£ 50,000	£ 59,000
Kingston on Thames	2	50	£ 53,500	£ 50,000	£ 52,100
Lambeth	2	50	£ 53,500	£ 50,000	£ 52,100
Lewisham	3	50	£ 50,000	£ 50,000	£ 50,000
Merton	5	40	£ 50,000	£ 50,000	£ 50,000
Newham	4	50	£ 50,000	£ 50,000	£ 50,000
Redbridge	5	50	£ 50,000	£ 50,000	£ 50,000
Richmond on Thames	2	50	£ 53,500	£ 50,000	£ 52,100
Southwark	2	35	£ 53,500	£ 50,000	£ 52,100
Sutton	4	50	£ 50,000	£ 50,000	£ 50,000
Tower Hamlets	3	50	£ 50,000	£ 50,000	£ 50,000
Waltham Forest	5	50	£ 50,000	£ 50,000	£ 50,000
Wandsworth	2	33	£ 53,500	£ 50,000	£ 52,100
Westminster	1	50	£ 65,000	£ 50,000	£ 59,000

Professional fees are excluded

Appendix 8

Details of CIL charging rates applied

Local authority	CIL status	Date	Residential Charges	Rates used for 1 ha tile testing where range applies	Mayoral CIL
Barking and Dagenham	Adopted	25/11/2014	Three residential charging zones, with rates of £70, £25 and £10 per square metre.	£25	£20
Barnet	Adopted	16/04/2013	Residential developments will be charged £135 per square metre, this includes all C1 - C3, sui generis and HMOs developments.		£35
Bexley	Examination Report Published	30/12/2014	Two charging zones for residential, hotel and student housing developments with rates of £40 and £60 per square metre. Care homes and sheltered accommodation will be charged £10 per square metre.	£50	£20
Brent	Adopted	25/02/2013	Residential developments including residential institutions will be charged £200 per square metre. Hotel developments will be charged £100 per square metre.		£35
Bromley	none			£10000 s.106 per unit	£35
Camden	Examination Report Published	16/12/2014	Small residential developments will be charged £500 per square metre. Three large residential development and private care home development charging zones with rates of £500, £250 and £150 per square metre. Two student housing development charging zones with rates of £400 and £175 per square metre. Two hotel development charging zones with rates of £40 and £30 per square metre.	£250	£50
City of London	Adopted	08/04/2014	Two residential charging zones with rates of £95 and £150 per square metre.	£120	£50
Croydon	Adopted	26/02/2013	Two residential charging zones with rates of £120 and £0 per square metre. Residential instituion developments will not be charged CIL.	£120	£20
Ealing	Preliminary Draft Charging Schedule Published	28/02/2014	Two residential charging zones with rates of £100 and £50 per square metre.	£75	£35
Enfield	Draft Charging Schedule Published	03/12/2014	Three residential charging zones with rates of £120, £60 and £40 per square metre.	£60	£20
Greenwich	Charging Schedule Submitted	17/11/2014	Residential developments will be charged £70 per square metre. Extra care housing developments are exempt from the residential charge. Hotels will be charged £100 per square metre. Student housing developments will be charged £65 per square metre.		£35
Hackney	Examination Report Published	24/12/2014	Four residential charging zones with rates of £190, £55, £25 and £0 per square metre. Student accommodation developments are to be charged £373 per square metre. Two hotel development charging zones with rates of £80 and £55 per square metre.	£55	£35
Hammersmith and Fulham	Charging Schedule Submitted	10/11/2014	Four residential, HMO and hostel development charging zones with rates of £400, £200, £100 and £0 per square metre. Hotel developments will not be charged.	£200	£50
Haringey	Adopted	21/07/2014	Three residential and student accommodation developments charging zones with rates of £265, £165 and £15 per square metre.	£100	£35
Harrow	Adopted	16/09/2013	Residential developments will be charged £110 per square metre. Hotel, residential institution, student accommodation, hostel and HMO developments will be charged £55 per square metre.		£35
Havering	Not known	Not Known	North of the A1306 £70, south of the A1306 £50	£60	£20
Hillingdon	Adopted	24/04/2014	Residential developments are to be charged £95 per square metre. Hotel developments are to be charged £40 per square metre.		£35
Hounslow	Draft Charging Schedule Published	19/09/2014	Three residential charging zones with rates of £200, £110 and £70 per square metre.	£150	£35

Local authority	CIL status	Date	Residential Charges	Rates used for 1 ha tile testing where range applies	Mayoral CIL
Islington	Adopted	26/06/2014	Two charging zones for residential dwellings and residential institution developments with rates of £250 and £300 per square metre. Student accommodation developments are to be charged £400 per square metre. Two hotel charging zones with rates of £250 and £350 per square metre.	£300	£50
Kensington and Chelsea	Adopted	21/01/2015	Seven residential charging zones with rates of £750, £590, £430, £270, £190, £110 and £0 per square metre. Five extra care accommodation charging zones with rates of £510, £230, £300, £160, and £0 per square metre. Two hotel development charging zones with rates of £160 and £0 per square metre. Two student accommodation development charging zones with rates of £125 and £0 per square metre.	£370	£50
Kingston upon Thames	Draft Charging Schedule Published	10/01/2014	Four residential charging zones with rates of £210, £130, £85 and £50 per square metre. Two care and retirement home charging zones with rates of £50 and £20 per square metre. Extra care housing developments are to be charged £20 per square metre. Student accommodation developments are to be charged £220 per square metre.	£130	£35
Lambeth	Adopted	23/07/2014	Three residential charging zones with rates of £265, £150 and £50 per square metre. Two hotel development charging zones with rates of £100 and	£150	£35
Lewisham	Examination Report Published	23/01/2014	Two residential charging zones with rates of £100 and £70 per square metre.	£85	£35
Merton	Adopted	20/11/2013	Two residential charging zones with rates of £220 and £115 per square metre.	£175	£35
Newham	Adopted	30/09/2013	Two residential development (C3 and 4) charging zones with rates of £80 and £40 per square metre. Hotel developments will be charged £120 per square metre. Student accommodation developments will be charged £130 per square metre.	£60	£20
Redbridge	Adopted	17/11/2011	Residential developments will be charged £70 per square metre, this includes all C1 - C3, sui generis and HMOs developments.		£35
Richmond upon Thames	Adopted	22/07/2014	Two residential charging zones with rates of £250 and £190 per square metre. Two care home and hotel development charging zones with rates of £25 and £0 per square metre.	£220	£50
Southwark	Charging Schedule Submitted	22/04/2014	Three residential charging zones, with rates of £400, £200 and £50 per square metre. Two hotel development charging zones with rates of £250 and £125 per square metre. Direct let student housing developments are to be charged £100 per square metre. No charge for nominated student housing schemes.	£250	£35
Sutton	Adopted	03/03/2014	Residential developments will be charged £100 per square metre.		£20
Tower Hamlets	Adopted	04/02/2015	Four residential charging zones with rates of £200, £65, £35 per square metre and £0 per square metre for large allocated sies. Two charging zones for hotel developments with rates of £180 and £0 per square metre. Two charging zones for student housing developments that are to be let at market rates with rates of £425 and £0 per square metre. No charge for student housing developments that are to be let at below market rents.	£130	£35
Waltham Forest	Adopted	19/03/2014	Two residential and retirement home development charging zones with rates of £70 and £65 per square metre. Hotel developments will be charged £20 per square metre. No charge for publically funded care homes.	£70	£20
Wandsworth	Adopted	11/07/2014	Two residential charging zones with rates of £575 and £265 per square metre.	£265	£50
Westminster	Preliminary Draft Charging Schedule Published	19/09/2014	Three residential charging zones with rates of £550, £400 and £200 per square metre. Three hotel development charging zones with rates of £200, £150 and £50 per square metre.	£400	£50
				NB Consistent with assumptions in SHLAA viability assessment 2014	

Appendix 9

Details of carbon cost analysis

Carbon cost testing for 1 ha tiles

Mix allowing for wheelchair units 10%

				Density						Floorspace					
	Toolkit	Proposed	10% WC unit sizes	80 dph	WC No	160 dph	WC No	320 dph	WC No	size 80	80 WC	160	160 WC	320	320 WC
Unit	Size M2	Size M3													
1 bed flat	50	50	58	17.5%	3	27%	5	36%	13	700	174	2160	290	5760	754
2 Bed Flat	66	70	87	20%	4	36%	6	32%	11	1120	348	4032	522	7056	957
3 Bed Flat	86	86	103			27%	5	23%	8	0		3715.2	515	6192	824
4 Bed Flat	95	99	118							0		0		0	
3 bed Ter	96	93	119	23.75%	1					1767	119	0		0	
4 bed Ter	103	121	135	30%						2904		0		0	
		Storeys		3		5		12		**6491**	**641**	**9907.2**	**1327**	**19008**	**2535**
										Total	**7132**	**Total**	**11234.2**	**Total**	**21543**

Carbon costs				**k/M2**												
	Flats			**15.5**												
	Houses			**13**												
			M2	**CO2/M2**	**Kilos**	**35%**	**Rest**	**Tonnes**	**Offset/T**	**Cost**	**30 yrs**		**Av per unit**	**lowest Base build cost/M2**	**Smallest size unit**	**Lowest base build total per unit**	**Additional cost as % of lowest unit cost**
80 DPH tiles	**Flats**		2342	15.5	36301	12705.35	23595.65	23.59565	£60	£1,415.74	£42,472.17		£ 1,180	1766	50	88300	1.3%
	Houses		4790	13	62270	21794.5	40475.5	40.4755	£60	£2,428.53	£72,855.90		£ 1,656	1300	93	120900	1.4%
											£0.00					0	
160 DPH tiles	**Flats**		11234.2	15.5	174130.1	60945.54	113184.6	113.1846	£60	£6,791.07	£203,732.22		£1,273.33	1766	50	88300	1.4%
											£0.00					0	
320 DPH tiles	**Flats**		21543	15.5	333916.5	116870.8	217045.7	217.0457	£60	£13,022.74	£390,682.31		£1,220.88	1766	50	88300	1.4%
										80 dph total	£115,328.07						

Appendix 10

Full details of the 1 ha tile tests

Baseline results:

Target affordable, 10% wheelchair housing units, current London Plan Standards, (proposed size standards as very close to LP standards)								Affordable as per target 60% of affordable AR remainder S/O @ 40% purchase							
80DPH															
	Barking & Da	Barnet	Bexley	Bromley	Ealing	Enfield	Harrow	Havering	Hillingdon	Hounslow	Kingston	Merton	Redbridge	Richmond	Sutton
Net area (ha)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Gross area (ha)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Total dwellings	80	80	80	80	80	80	80	80	80	80	320	80	80	80	80
Density/net ha	80	80	80	80	80	80	80	80	80	80	320	80	80	80	80
Density/gross ha	80	80	80	80	80	80	80	80	80	80	320	80	80	80	80
Storeys	3	3	3	3	3	3	3	3	3	3	12	3	3	3	3
Base result	£ 4,963,000	£ 11,985,000	£ 1,756,000	£ 9,699,000	£ 12,326,000	£ 11,343,000	£ 9,485,000	£ 1,897,000	£ 7,022,000	£ 10,804,000	£ 7,234,000	£ 8,761,000	£ 7,091,000	£ 13,397,000	£ 6,797,000
House price 2 bed flat	£ 230,000	£ 450,000	£ 230,000	£ 350,000	£ 460,000	£ 335,000	£ 365,000	£ 260,000	£ 325,000	£ 325,000	£ 420,000	£ 310,000	£ 335,000	£ 475,000	£ 280,000
Tenure mix															
Market housing %	100%	60%	65%	65%	50%	60%	60%	50%	50%	60%	50%	60%	50%	50%	50%
Affordable %		40%	35%	35%	50%	40%	40%	50%	50%	40%	50%	40%	50%	50%	50%
Shared ownership %		16%	14%	14%	20%	16%	16%	20%	20%	16%	20%	16%	20%	20%	20%
Affordable rent %		24%	21%	21%	30%	24%	24%	30%	30%	24%	30%	24%	30%	30%	30%
Development details															
1 bed flat	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
2 bed flat	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
3 bed flat															
4 bed flat															
2 bed terrace															
3 bed terrace	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
4 bed terrace	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%
Build costs															
Flats per M2	£ 1,766	£ 1,766	£ 1,766	£ 1,766	£ 1,766	£ 1,766	£ 1,766	£ 1,766	£ 1,766	£ 1,766	£ 2,142	£ 1,766	£ 1,766	£ 2,325	£ 1,766
Houses per M2	£ 1,300	£ 1,397	£ 1,401	£ 1,390	£ 1,684	£ 1,397	£ 1,397	£ 1,390	£ 1,401	£ 1,300	£ 1,599	£ 1,287	£ 1,289	£ 1,784	£ 1,289
Cil on market housing	£ 321,000	£ 727,000	£ 325,000	£ 162,000	£ 125,000	£ 342,000	£ 620,000	£ 71,000	£ 603,000	£ 150,000	£ 588,000	£ 899,000	£ 374,000	£ 963,000	£ 428,000
S 106 total	£ 160,000	£ 160,000	£ 160,000	£ 800,000	£ 800,000	£ 160,000	£ 160,000	£ 800,000	£ 160,000	£ 800,000	£ 160,000	£ 160,000	£ 160,000	£ 160,000	£ 160,000
Additional WC housing costs	£ 139,192	£ 141,000	£ 141,000	£ 141,000	£ 281,000	£ 141,000	£ 141,000	£ 141,000	£ 141,000	£ 139,000	£ 169,000	£ 139,000	£ 139,000	£ 185,000	£ 139,000

160 dph	Croydon	Haringey	Newham	Kingston
Net area (ha)	1	1	1	1
Gross area (ha)	1	1	1	1
Total dwellings	160	160	160	160
Density/net ha	160	160	160	160
Density/gross ha	160	160	160	160
Storeys	5	5	5	5
Base result	£ 4,648,000	£ 12,814,000	£ 8,100,000	£ 6,536,000
House price 2 bed flat	£ 285,000	£ 415,000	£ 365,000	£ 420,000
Tenure mix				
Market housing %	70%	50%	50%	50%
Affordable %	30%	50%	50%	50%
Shared ownership %	12%	20%	20%	20%
Affordable rent %	18%	30%	30%	30%
Development details				
1 bed flat	30%	30%	30%	30%
2 bed flat	40%	40%	40%	40%
3 bed flat	30%	30%	30%	30%
Build costs				
Flats per M2	£ 1,766	£ 1,766	£ 1,766	£ 2,142
Houses per M2	N/A			£ 1
Cil on market housing	£ 1,101,000	£ 758,000	£ 449,000	£ 927,000
S 106 total	£ 320,000	£ 320,000	£ 320,000	£ 320,000
Additional WC housing costs	£ 281,000	£ 281,000	£ 281,000	£ 340,000

320 dph	Brent	Camden	City of London	Greenwich	Hackney	Hammersmith & Fulham	Islington	Kensington & Chelsea
Net area (ha)	1	1	1	1	1	1	1	1
Gross area (ha)	1	1	1	1	1	1	1	1
Total dwellings	320	320	320	320	320	320	320	320
Density/net ha	320	320	320	320	320	320	320	320
Density/gross ha	320	320	320	320	320	320	320	320
Storeys	12	12	12	12	12	12	12	12
Base result	£ 5,901,000	£ 43,613,000	£ 111,201,000	£ 10,626,000	£ 17,126,000	£ 34,862,000	£ 24,985,000	£ 109,014,000
House price 2 bed flat	£ 415,000	£ 700,000	£ 975,000	£ 430,000	£ 525,000	£ 625,000	£ 600,000	£ 1,300,000
Tenure mix								
Market housing %	50%	50%	70%	65%	50%	60%	50%	50%
Affordable %	50%	50%	30%	35%	50%	40%	50%	50%
Shared ownership %	20%	20%	12%	14%	20%	26%	20%	20%
Affordable rent %	30%	30%	18%	21%	30%	24%	30%	30%
Development details								
1 bed flat	40%	40%	40%	40%	40%	40%	40%	40%
2 bed flat	35%	35%	35%	35%	35%	35%	35%	35%
3 bed flat	25%	25%	25%	25%	25%	25%	25%	25%
Build costs								
Flats per M2	£ 2,205	£ 2,512	£ 2,512	£ 2,512	£ 2,512	£ 2,512	£ 2,512	£ 2,752
Houses per M2	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Cil on market housing	£ 2,531,000	£ 2,323,000	£ 2,564,000	£ 1,470,315	£ 969,000	£ 3,231,500	£ 3,501,000	£ 4,524,000
S 106 total	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000
Additional WC housing costs	£ 659,000	£ 751,000	£ 751,000	£ 751,000	£ 751,000	£ 751,000	£ 751,000	£ 822,400

320 dph	Lambeth	Lewisham	Southwark	Tower Hamlets	Waltham Forest	Wandsworth	City of Westminster
Net area (ha)	1	1	1	1	1	1	1
Gross area (ha)	1	1	1	1	1	1	1
Total dwellings	320	320	320	320	320	320	320
Density/net ha	320	320	320	320	320	320	320
Density/gross ha	320	320	320	320	320	320	320
Storeys	12	12	12	12	12	12	12
Base result	£ 25,064,000	£ 2,201,000	£ 24,856,000	£ 21,314,000	£ 908,000	£ 34,615,000	£ 165,434,000
House price 2 bed flat	£ 600,000	£ 395,000	£ 535,000	£ 500,000	£ 345,000	£ 575,000	£ 1,450,000
Tenure mix							
Market housing %	50%	50%	65%	50%	50%	67%	70%
Affordable %	50%	50%	35%	50%	50%	33%	30%
Shared ownership %	20%	20%	14%	20%	20%	13%	12%
Affordable rent %	30%	30%	21%	30%	30%	20%	18%
Development details							
1 bed flat	40%	40%	40%	40%	40%	40%	40%
2 bed flat	35%	35%	35%	35%	35%	35%	35%
3 bed flat	25%	25%	25%	25%	25%	25%	25%
Build costs							
Flats per M2	£ 2,512	£ 2,362	£ 2,512	£ 2,362	£ 2,131	£ 2,512	£ 2,752
Houses per M2	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Cil on market housing	£ 1,993,000	£ 1,293,000	£ 3,991,000	£ 1,777,000	£ 969,000	£ 4,547,000	£ 754,000
S 106 total	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 3,200,000
Additional WC housing costs	£ 751,000	£ 706,000	£ 751,000	£ 706,000	£ 637,000	£ 751,000	£ 822,400

Summary table	80dph									
Land values	0-5m/ha		5-10m/ha		10-15m/ha		15-30m/ha		over 30m/ha	
	Bexley	£ 1,756,000	Harrow	£ 9,485,000	Barnet	£ 11,985,000				
	Havering	£ 1,897,000	Hillingdon	£ 7,022,000	Ealing	£ 12,326,000				
	Barking & Dag	£ 4,963,000	Kingston	£ 7,234,000	Enfield	£ 11,343,000				
			Merton	£ 8,761,000	Hounslow	£ 10,804,000				
			Redbridge	£ 7,091,000	Richmond	£ 13,397,000				
			Sutton	£ 6,797,000						
			Bromley	£ 9,699,000						

Summary table	160 dph									
Land values	0-5m/ha		5-10m/ha		10-15m/ha		15-30m/ha		over 30m/ha	
	Croydon	£ 4,648,000	Kingston	£ 6,536,000	Haringey	£ 12,814,000				
			Newham	£ 8,100,000						

Summary table	320 dph									
Land values	0-5m/ha		5-10m/ha		10-15m/ha		15-30m/ha		over 30m/ha	
	Lewisham	£ 2,201,000	Brent	£ 5,901,000	Greenwich	£ 10,626,000	Hackney	£ 17,126,000	Camden	£ 43,613,000
	Waltham Fores	£ 908,000					Lambeth	£ 25,064,000	City of London	£ 111,201,000
							Southwark	£ 24,856,000	Hammersmith & Fulham	£ 34,862,000
							Tower Hamlets	£ 21,314,000	Kensington & Chelsea	£ 109,014,000
							Islington	£ 24,985,000	Wandsworth	£ 34,615,000
									City of Westminster	£ 165,434,000

15 london boroughs 80 dph baseline		
4 CIL threshold values for each		
Total	60	100%
Viable	52	87%
Unviable	8	13%

CIL threshold ba	No. of Boroughs Viable	% Viable
CIL Highest	10	67%
CIL Medium high	14	93%
CIL Medium low	14	93%
Cil low	14	93%

Assumed thresholds £/ha	Barking & Dagenham	Barnet	Bexley	Brent	Bromley	Camden	City of London	Croydon	Ealing	Enfield	Greenwich
	80	80	80		80				80	80	
CIL High (e.g Good quality secondary offices)	1.5	22	5	5	4.4	17.3	75	4.4	8	4.15	14.31
CIL Medium (Eg lower quality secondary offices/higher other employment)	1.5	10	4	5	1.6	9.9	40	1.6	3.85	2.2	8.16
CIL Medium/low (e.g Industry)	1.5	4	3.6	2.5	1.6	3.8	16	1.6	2	1	3.75
CIL Low (e.g Other less commercial uses, community use)	1.5	2.5	2.2	2	1.6	2	6.25	1.6	0.975	1	2.24

Assumed thresholds £/ha	Hackney	Hammersmith & Fulham	Haringey	Harrow	Havering	Hillingdon	Hounslow	Islington	Kensington & Chelsea	Kingston on Thames	Lambeth V&W1	Lewisham
				80	80	80	80			80		
CIL High (e.g Good quality secondary offices)	15.77	23	4	12.24	1.65	8.8	7.595	20.6	73.78	8.648	24	3.6
CIL Medium (Eg lower quality secondary offices/higher other employment)	9.04	14	2.75	8.14	1.375	7.1	3.94	14.3	39.92	4.659	20	2
CIL Medium/low (e.g Industry)	6.63	11.5	2.05	4.82	1.1	3.9	2.55	9.8	15.65	3.057	14	2
CIL Low (e.g Other less commercial uses, community use)	3.36	3	0.75	2.24	0.825	2.4	1.975	5	6.23	2.101	4	1

Assumed thresholds £/ha	Merton WTC2	Newham	Redbridge	Richmond on Thames	Southwark	Sutton	Tower Hamlets	Waltham Forest	Wandsworth	Westminster
	80		80	80			80			
CIL High (e.g Good quality secondary offices)	8	17.37	5	10	18	3	15.4	3	15.62	75
CIL Medium (Eg lower quality secondary offices/higher other employment)	2	10.98	3	2	12	2	10.01	1	11.62	40
CIL Medium/low (e.g Industry)	2	3.31	2	2	6	2	5.3	1	6	16
CIL Low (e.g Other less commercial uses, community use)	2	2.24	2	2	3	2	2.99	1	4	6.25

Lambeth Other	Merton Other	Richmond Other
8.7	4	7.5
7.7	2	2
5.06	2	2
4	2	2

Clarifications:

1 Lambeth V&W = Vauxhall and Waterloo

2 Merton WTC = Wibledon Town Centre

3 Richmond TC = Town Centre

33 london boroughs		
4 CIL threshold values for each		
Total	**132**	100%
Viable	**116**	88%
Unviable	**16**	12%

If additional Merton, richmond and Lambeth bands are included

Total	**144**	100%
Viable	**127**	88%
Unviable	**17**	12%
Marginal	**0**	0%

Most challenging locations Bexley
Waltham Forest

CIL threshold bands	No. of Boroughs Viable	% Viable
CIL Highest	24	73%
CIL Medium high	30	91%
CIL Medium low	31	94%
Cil low	31	94%
	33	

Sub £10 m locations

Assumed thresholds £/ha	Barking & Dagenham	Bexley	Brent	Bromley	Croydon	Harrow	Havering	Hillingdon	Kingston on Thames	Lewisham	Merton WTC2	Newham	Redbridge	Sutton	Waltham Forest
CIL High (e.g Good quality secondary offices)	1.5	5	5	4.4	4.4	12.24	1.65	8.8	8.648	3.6	8	17.37	5	3	3
CIL Medium (Eg lower quality secondary offices/higher other employment)	1.5	4	5	1.6	1.6	8.14	1.375	7.1	4.659	2	2	10.98	3	2	1
CIL Medium/low (e.g Industry)	1.5	3.6	2.5	1.6	1.6	4.82	1.1	3.9	3.057	2	2	3.31	2	2	1
CIL Low (e.g Other less commercial uses, community use)	1.5	2.2	2	1.6	1.6	2.24	0.825	2.4	2.101	1	2	2.24	2	2	1

15 london boroughs		
4 CIL threshold values for each		
Total	**60**	100%
Viable	**46**	77%
Unviable	**14**	23%

CIL threshold bands	No. of Boroughs Viable	% Viable
CIL Highest	8	53%
CIL Medium high	12	80%
CIL Medium low	13	87%
CIL low	13	87%

Baseline results – applying average affordable delivery percentages

As baseline, but adopting average affordable levels as evidenced by GLA Monitoring reports

80dph

	Barking & Dagenham	Barnet	Bexley	Bromley	Ealing	Enfield	Harrow	Havering	Hillingdon	Hounslow	Kingston	Merton	Redbridge	Richmond	Sutton
Net area (ha)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Gross area (ha)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Total dwellings	80	80	80	80	80	80	80	80	80	80	320	80	80	80	80
Density/net ha	80	80	80	80	80	80	80	80	80	80	320	80	80	80	80
Density/gross ha	80	80	80	80	80	80	80	80	80	80	320	80	80	80	80
Storeys	3	3	3	3	3	3	3	3	3	3	12	3	3	3	3
Base result	£ 4,963,000	£ 13,777,767	£ 1,797,370	£ 10,602,450	£ 14,641,000	£ 11,343,000	£ 9,485,000	£ 2,421,000	£ 7,222,813	£ 10,804,000	£ 11,408,789	£ 10,249,405	£ 10,288,132	£ 17,139,872	£ 6,941,754
House price 2 bed flat	£ 230,000	£ 450,000	£ 230,000	£ 350,000	£ 460,000	£ 335,000	£ 365,000	£ 260,000	£ 325,000	£ 325,000	£ 420,000	£ 310,000	£ 335,000	£ 475,000	£ 280,000
Tenure mix															
Market housing %	100%	60%	65%	65%	50%	60%	60%	50%	50%	60%	50%	60%	50%	50%	50%
Affordable %		40%	35%	35%	50%	40%	40%	50%	50%	40%	50%	40%	50%	50%	50%
Shared ownership %		16%	14%	14%	20%	16%	16%	20%	20%	16%	20%	16%	20%	20%	20%
Affordable rent %		24%	21%	21%	30%	24%	24%	30%	30%	24%	30%	24%	30%	30%	30%
Development details															
1 bed flat	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
2 bed flat	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
3 bed flat															
4 bed flat															
2 bed terrace															
3 bed terrace	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
4 bed terrace	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%
Build costs															
Flats per M2	£ 1,766	£ 1,766	£ 1,766	£ 1,766	£ 1,766	£ 1,766	£ 1,766	£ 1,766	£ 1,766	£ 1,766	£ 2,142	£ 1,766	£ 1,766	£ 2,325	£ 1,766
Houses per M2	£ 1,300	£ 1,397	£ 1,401	£ 1,390	£ 1,684	£ 1,397	£ 1,397	£ 1,390	£ 1,401	£ 1,300	£ 1,599	£ 1,287	£ 1,289	£ 1,784	£ 1,289
Cil on market housing	£ 321,000	£ 837,000	£ 329,000	£ 177,000	£ 160,000	£ 342,000	£ 620,000	£ 80,000	£ 620,000	£ 150,000	£ 824,000	£ 1,138,000	£ 607,000	£ 1,386,000	£ 436,000
S 106 total	£ 160,000	£ 160,000	£ 160,000	£ 160,000	£ 800,000	£ 160,000	£ 160,000	£ 800,000	£ 160,000	£ 800,000	£ 160,000	£ 160,000	£ 160,000	£ 160,000	£ 160,000
Additional WC housing costs	£ 139,192	£ 141,000	£ 141,000	£ 141,000	£ 281,000	£ 141,000	£ 141,000	£ 141,000	£ 141,000	£ 139,000	£ 169,000	£ 139,000	£ 139,000	£ 185,000	£ 139,000
L P AMR average affordable 2010-13	40%	31%	34%	29%	36%	41%	40%	44%	33%	48%	30%	24%	19%	28%	49%

160 dph

	Croydon	Haringey	Newham	Kingston
Net area (ha)	1	1	1	1
Gross area (ha)	1	1	1	1
Total dwellings	160	160	160	160
Density/net ha	160	160	160	160
Density/gross ha	160	160	160	160
Storeys	5	5	5	5
Base result	£ 4,648,000	£ 13,535,305	£ 9,348,116	£ 10,471,138
House price 2 bed flat	£ 285,000	£ 415,000	£ 365,000	£ 420,000
Tenure mix				
Market housing %	70%	50%	50%	50%
Affordable %	30%	50%	50%	50%
Shared ownership %	12%	20%	20%	20%
Affordable rent %	18%	30%	30%	30%
Development details				
1 bed flat	30%	30%	30%	30%
2 bed flat	40%	40%	40%	40%
3 bed flat	30%	30%	30%	30%
Build costs				
Flats per M2	£ 1,766	£ 1,766	£ 1,766	£ 2,142
Houses per M2	N/A			
Cil on market housing	£ 1,101,000	£ 819,000	£ 512,000	£ 1,298,000
S 106 total	£ 320,000	£ 320,000	£ 320,000	£ 320,000
Additional WC housing costs	£ 281,000	£ 281,000	£ 281,000	£ 340,000
L P AMR average affordable 2010-13	43%	46%	43%	30%

320 dph	Brent	Camden	City of London	Greenwich	Hackney	Hammersmith & Fulham	Islington	Kensington & Chelsea	Kingston	Lambeth	Lewisham	Southwark	Tower Hamlets	Waltham Forest	Wandsworth	City of Westminster
Net area (ha)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Gross area (ha)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Total dwellings	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320
Density/net ha	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320
Density/gross ha	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320
Storeys	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
Base result	£ 5,901,000	£ 53,825,433	£ 141,902,357	£ 10,626,000	£ 22,371,589	£ 42,663,682	£ 37,267,000	£ 145,889,289	£ 7,716,194	£ 26,139,763	£ 6,825,421	£ 24,856,000	£ 27,432,100	£ 908,000	£ 37,165,989	£ 186,142,000
House price 2 bed flat	£ 415,000	£ 700,000	£ 975,000	£ 430,000	£ 525,000	£ 625,000	£ 600,000	£ 1,300,000	£ 420,000	£ 600,000	£ 395,000	£ 535,000	£ 500,000	£ 345,000	£ 575,000	£ 1,450,000
Tenure mix																
Market housing %	50%	50%	70%	65%	50%	60%	50%	50%	50%	50%	50%	65%	50%	50%	67%	70%
Affordable %	50%	50%	30%	35%	50%	40%	50%	50%	50%	50%	50%	35%	50%	50%	33%	30%
Shared ownership %	20%	20%	12%	14%	20%	26%	20%	20%	20%	20%	20%	14%	20%	20%	13%	12%
Affordable rent %	30%	30%	18%	21%	30%	24%	30%	30%	30%	30%	30%	21%	30%	30%	20%	18%
Development details																
1 bed flat	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
2 bed flat	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%
3 bed flat	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
Build costs																
Flats per M2	£ 2,205	£ 2,512	£ 2,512	£ 2,512	£ 2,512	£ 2,512	£ 2,512	£ 2,752	£ 2,512	£ 2,512	£ 2,362	£ 2,512	£ 2,362	£ 2,131	£ 2,512	£ 2,752
Houses per M2	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Cil on market housing	£ 2,531,000	£ 4,265,000	£ 3,626,000	£ 1,470,315	£ 1,144,000	£ 2,932,000	£ 5,321,000	£ 6,877,000	£ 2,488,000	£ 2,072,000	£ 1,603,000	£ 3,991,000	£ 2,239,000	£ 969,000	£ 4,818,000	£ 905,000
S 106 total	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 3,200,000
Additional WC housing costs	£ 659,000	£ 751,000	£ 751,000	£ 751,000	£ 751,000	£ 751,000	£ 751,000	£ 822,400	£ 751,000	£ 751,000	£ 706,000	£ 751,000	£ 706,000	£ 637,000	£ 751,000	£ 822,400
L P AMR average affordable 2010-13	51%	34%	1%	47%	41%	27%	24%	24%	30%	48%	38%	43%	37%	63%	29%	16%

Summary table	80dph									
Land values	0-5m/ha		5-10m/ha		10-15m/ha		15-30m/ha		over 30m/ha	
Movers up a category shaded	Bexley	£ 1,797,370	Harrow	£ 9,485,000	Barnet	£ 13,777,767	Richmond	£ 17,139,872		
	Havering	£ 2,421,000	Hillingdon	£ 7,222,813	Bromley	£ 10,602,450				
	Barking & Dagei	£ 4,963,000	Sutton	£ 6,941,754	Enfield	£ 11,343,000				
					Hounslow	£ 10,804,000				
					Merton	£ 10,249,405				
					Kingston	£ 11,408,789				
					Redbridge	£ 10,288,132				
					Ealing	£ 14,641,000				

Summary table	160 dph									
Land values	0-5m/ha		5-10m/ha		10-15m/ha		15-30m/ha		over 30m/ha	
Movers up a category shaded	Croydon	£ 4,648,000	Newham	£ 9,348,116	Kingston	£ 10,471,138				
					Haringey	£ 13,535,305				

Summary table	320 dph									
Land values	0-5m/ha		5-10m/ha		10-15m/ha		15-30m/ha		over 30m/ha	
Movers up a category shaded	Waltham Forest	£ 908,000	Brent	£ 5,901,000	Greenwich	£ 10,626,000	Hackney	£ 22,371,589	Camden	£ 53,825,433
			Kingston	£ 7,716,194			Southwark	£ 24,856,000	City of London	£ 141,902,357
			Lewisham	£ 6,825,421			Lambeth	£ 26,139,763	Hammersmith & Fulham	£ 42,663,682
							Tower Hamlets	£ 27,432,100	Islington	£ 37,267,000
									Kensington & Chelsea	£ 145,889,289
									Wandsworth	£ 37,165,989
									City of Westminster	£ 186,142,000

Assumed thresholds £/ha	Barking & Dagenham	Barnet	Bexley	Brent	Bromley	Camden	City of London	Croydon	Ealing	Enfield	Greenwich
CIL High (e.g Good quality secondary offices)	1.5	22	5	5	4.4	17.3	75	4.4	8	4.15	14.31
CIL Medium (Eg lower quality secondary offices/higher other employment)	1.5	10	4	5	1.6	9.9	40	1.6	3.85	2.2	8.16
CIL Medium/low (e.g Industry)	1.5	4	3.6	2.5	1.6	3.8	16	1.6	2	1	3.75
CIL Low (e.g Other less commercial uses, community use)	1.5	2.5	2.2	2	1.6	2	6.25	1.6	0.975	1	2.24

Assumed thresholds £/ha	Hackney	Hammersmith & Fulham	Haringey	Harrow	Havering	Hillingdon	Hounslow	Islington	Kensington & Chelsea	Kingston on Thames	Lambeth V&W1
CIL High (e.g Good quality secondary offices)	15.77	23	4	12.24	1.65	8.8	7.595	20.6	73.78	8.648	24
CIL Medium (Eg lower quality secondary offices/higher other employment)	9.04	14	2.75	8.14	1.375	7.1	3.94	14.3	39.92	4.659	20
CIL Medium/low (e.g Industry)	6.63	11.5	2.05	4.82	1.1	3.9	2.55	9.8	15.65	3.057	14
CIL Low (e.g Other less commercial uses, community use)	3.36	3	0.75	2.24	0.825	2.4	1.975	5	6.23	2.101	4

Assumed thresholds £/ha	Lewisham	Merton WTC2	Newham	Redbridge	Richmond on Thames TC3	Southwark	Sutton	Tower Hamlets	Waltham Forest	Wandsworth	Westminster
CIL High (e.g Good quality secondary offices)	3.6	8	17.37	5	10	18	3	15.4	3	15.62	75
CIL Medium (Eg lower quality secondary offices/higher other employment)	2	2	10.98	3	2	12	2	10.01	1	11.62	40
CIL Medium/low (e.g Industry)	2	2	3.31	2	2	6	2	5.3	1	6	16
CIL Low (e.g Other less commercial uses, community use)	1	2	2.24	2	2	3	2	2.99	1	4	6.25

Lambeth Other	Merton Other	Richmond Other
8.7	4	7.5
7.7	2	2
5.06	2	2
4	2	2

Clarifications:

1 Lambeth V&W = Vauxhall and Waterloo
2 Merton WTC = Wibledon Town Centre
3 Richmond TC = Town Centre

33 london boroughs		
4 CIL threshold values for each		
Total	**132**	100%
Viable	**117**	89%
Unviable	**15**	11%

Most challenging locations Bexley, Waltham Forest

If additional Merton, richmond and Lambeth bands are included

Total	**144**	100%
Viable	**129**	90%
Unviable	**15**	10%
Marginal	**0**	0%

	No. of Boroughs Viable	% Viable
CIL Highest	25	76%
CIL Medium high	30	91%
CIL Medium low	31	94%
CIL low	31	94%

80dph tile tests with lifts included to test impact of optional access requirement M4(2)

Baseline assumptions plus costs of on lift to each 3 storey flatted block (2 blocks) in the tile tests													Lifts to all floors in flatted development		
80DPH															
	Barking & Dagenham	**Barnet**	**Bexley**	**Bromley**	**Ealing**	**Enfield**	**Harrow**	**Havering**	**Hillingdon**	**Hounslow**	**Kingston**	**Merton**	**Redbridge**	**Richmond**	**Sutton**
Net area (ha)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Gross area (ha)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Total dwellings	80	80	80	80	80	80	80	80	80	80	320	80	80	80	80
Density/net ha	80	80	80	80	80	80	80	80	80	80	320	80	80	80	80
Density/gross ha	80	80	80	80	80	80	80	80	80	80	320	80	80	80	80
Storeys	3	3	3	3	3	3	3	3	3	3	12	3	3	3	3
Base result	£ 4,868,000	£ 11,890,000	£ 1,664,000	£ 9,603,000	£ 12,227,000	£ 11,244,000	£ 9,390,000	£ 1,802,000	£ 6,926,000	£ 10,709,000	£ 7,134,000	£ 8,669,000	£ 6,995,000	£ 13,298,000	£ 6,702,000
House price 2 bed flat	£ 230,000	£ 450,000	£ 230,000	£ 350,000	£ 460,000	£ 335,000	£ 365,000	£ 260,000	£ 325,000	£ 325,000	£ 420,000	£ 310,000	£ 335,000	£ 475,000	£ 280,000
Tenure mix															
Market housing %	100%	60%	65%	65%	50%	60%	60%	50%	50%	60%	50%	60%	50%	50%	50%
Affordable %		40%	35%	35%	50%	40%	40%	50%	50%	40%	50%	40%	50%	50%	50%
Shared ownership %		16%	14%	14%	20%	16%	16%	20%	20%	16%	20%	16%	20%	20%	20%
Affordable rent %		24%	21%	21%	30%	24%	24%	30%	30%	24%	30%	24%	30%	30%	30%
Development details															
1 bed flat	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
2 bed flat	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
3 bed flat															
4 bed flat															
2 bed terrace															
3 bed terrace	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
4 bed terrace	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%
Build costs															
Flats per M2	£ 1,766	£ 1,766	£ 1,766	£ 1,766	£ 1,766	£ 1,766	£ 1,766	£ 1,766	£ 1,766	£ 1,766	£ 2,142	£ 1,766	£ 1,766	£ 2,325	£ 1,766
Houses per M2	£ 1,300	£ 1,397	£ 1,401	£ 1,390	£ 1,684	£ 1,397	£ 1,397	£ 1,390	£ 1,401	£ 1,300	£ 1,599	£ 1,287	£ 1,289	£ 1,784	£ 1,289
Cil on market housing	£ 321,000	£ 727,000	£ 325,000	£ 162,000	£ 125,000	£ 342,000	£ 620,000	£ 71,000	£ 603,000	£ 150,000	£ 588,000	£ 899,000	£ 374,000	£ 963,000	£ 428,000
S 106 total	£ 160,000	£ 160,000	£ 160,000	£ 800,000	£ 800,000	£ 160,000	£ 160,000	£ 800,000	£ 160,000	£ 800,000	£ 160,000	£ 160,000	£ 160,000	£ 160,000	£ 160,000
Additional WC housing costs	£ 139,192	£ 141,000	£ 141,000	£ 141,000	£ 281,000	£ 141,000	£ 141,000	£ 141,000	£ 141,000	£ 139,000	£ 169,000	£ 139,000	£ 139,000	£ 185,000	£ 139,000

80 ha mix:		Units	1 beds	2 beds
1 x 3 storey blocks with 8 units per floor	1 lift	24	9	15
1 x 3 storey block with 4 units per floor	1 lift	12	6	6
20 x 3 bed terraced houses				
24 x 4 bed terraced houses				

Summary table	**80dph with lifts in each block of flats**									
Land values	**0-5m/ha**		**5-10m/ha**		**10-15m/ha**		**15-30m/ha**		**over 30m/ha**	
	Bexley	£ 1,664,000	Harrow	£ 9,390,000	Barnet	£ 11,890,000				
	Havering	£ 1,802,000	Hillingdon	£ 6,926,000	Ealing	£ 12,227,000				
	Barking & Dager	£ 4,868,000	Sutton	£ 6,702,000	Enfield	£ 11,244,000				
			Kingston	£ 7,134,000	Hounslow	£ 10,709,000				
			Bromley	£ 9,603,000	Richmond	£ 13,298,000				
			Merton	£ 8,669,000						
			Redbridge	£ 6,995,000						

Cost analysis	Barking & Dagenham	Barnet	Bexley	Bromley	Ealing	Enfield	Harrow	Havering	Hillingdon	Hounslow	Kingston on Thames	Merton WTC2	Redbridge	Richmond on Thames TC3	Sutton
Overall lift cost per M2	£ 40.56	£ 40.56	£ 39.28	£ 40.99	£ 42.27	£ 42.27	£ 40.56	£ 40.56	£ 40.99	£ 40.56	£ 42.70	£ 39.28	£ 40.99	£ 42.27	£ 40.56
Average flat cost per M2 no lift	£ 1,766	£ 1,766	£ 1,766	£ 1,766	£ 1,766	£ 1,766	£ 1,766	£ 1,766	£ 1,766	£ 1,766	£ 2,142	£ 1,766	£ 1,766	£ 2,325	£ 1,766
Additional cost as a % of base build cost per M2 for flats	2.30%	2.30%	2.22%	2.32%	2.39%	2.39%	2.30%	2.30%	2.32%	2.30%	1.99%	2.22%	2.32%	1.82%	2.30%

i.e. less that 2.5% impact on flat base build costs, excluding on-costs
less than 1 % for entire scheme at 80 dph including houses
Issue for testing in case studies is potential impact on mix.

Assumed thresholds £/ha	Barking & Dagenham	Barnet	Bexley	Bromley	Ealing	Enfield	Harrow	Havering	Hillingdon (Changed)	Hounslow	Kingston on Thames	Merton WTC2	Redbridge	Richmond on Thames TC3	Sutton
CIL High (e.g Good quality secondary offices)	1.5	22	5	4.4	8	4.15	12.24	1.65	8.8	7.595	8.648	8	5	10	3
CIL Medium (Eg lower quality secondary offices/higher other employment)	1.5	10	4	1.6	3.85	2.2	8.14	1.375	7.1	3.94	4.659	2	3	2	2
CIL Medium/low (e.g Industry)	1.5	4	3.6	1.6	2	1	4.82	1.1	3.9	2.55	3.057	2	2	2	2
CIL Low (e.g Other less commercial uses, community use)	1.5	2.5	2.2	1.6	0.975	1	2.24	0.825	2.4	1.975	2.101	2	2	2	2

	Merton Other	Richmond Other
	4	7.5
	2	2
	2	2
	2	2

Clarifications:
1 Lambeth V&W = Vauxhall and Waterloo
2 Merton WTC = Wibledon Town Centre
3 Richmond TC = Town Centre

15 London Boroughs 4 CIL threshold values for each		
Total	**60**	100%
Viable	**51**	85%
Unviable	**9**	15%

If additional Merton, and Richmond bands are included

Total	**72**	100%
Viable	**62**	86%
Unviable	**10**	14%
Marginal	**0**	0%

Most challenging locations Bexley

CIL threshold bands	No. of Boroughs Viable	% Viable
CIL Highest	10	67%
CIL Medium high	13	87%
CIL Medium low	14	93%
CIL low	14	93%

Tile test results including lift costs (M4(2)) and carbon costs to achieve zero carbon:

Baseline plus lift costs, plus additional carbon offset costs above London Plan current level to achieve zero carbon - see calculations below															
80DPH											**Lifts to all floors in flatted development, Zero Carbon**				
	Barking & Dagenham	**Barnet**	**Bexley**	**Bromley**	**Ealing**	**Enfield**	**Harrow**	**Havering**	**Hillingdon**	**Hounslow**	**Kingston**	**Merton**	**Redbridge**	**Richmond**	**Sutton**
Net area (ha)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Gross area (ha)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Total dwellings	80	80	80	80	80	80	80	80	80	80	320	80	80	80	80
Density/net ha	80	80	80	80	80	80	80	80	80	80	320	80	80	80	80
Density/gross ha	80	80	80	80	80	80	80	80	80	80	320	80	80	80	80
Storeys	3	3	3	3	3	3	3	3	3	3	12	3	3	3	3
	£ 4,755,000	£ 11,778,000	£ 1,550,000	£ 9,490,000	£ 12,117,000	£ 11,132,000	£ 9,277,000	£ 1,690,000	£ 6,813,000	£ 10,595,000	£ 7,021,000	£ 8,555,000	£ 6,883,000	£ 13,185,000	£ 6,589,000
House price 2 bed flat	£ 230,000	£ 450,000	£ 230,000	£ 350,000	£ 460,000	£ 335,000	£ 365,000	£ 260,000	£ 325,000	£ 325,000	£ 420,000	£ 310,000	£ 335,000	£ 475,000	£ 280,000
Tenure mix															
Market housing %	100%	60%	65%	65%	50%	60%	60%	50%	50%	60%	50%	60%	50%	50%	50%
Affordable %		40%	35%	35%	50%	40%	40%	50%	50%	40%	50%	40%	50%	50%	50%
Shared ownership %		16%	14%	14%	20%	16%	16%	20%	20%	16%	20%	16%	20%	20%	20%
Affordable rent %		24%	21%	21%	30%	24%	24%	30%	30%	24%	30%	24%	30%	30%	30%
Development details															
1 bed flat	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
2 bed flat	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
3 bed flat															
4 bed flat															
2 bed terrace															
3 bed terrace	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
4 bed terrace	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%
Build costs															
Flats per M2	£ 1,766	£ 1,766	£ 1,766	£ 1,766	£ 1,766	£ 1,766	£ 1,766	£ 1,766	£ 1,766	£ 1,766	£ 2,142	£ 1,766	£ 1,766	£ 2,325	£ 1,766
Houses per M2	£ 1,300	£ 1,397	£ 1,401	£ 1,390	£ 1,684	£ 1,397	£ 1,397	£ 1,390	£ 1,401	£ 1,300	£ 1,599	£ 1,287	£ 1,289	£ 1,784	£ 1,289
Cil on market housing	£ 321,000	£ 727,000	£ 325,000	£ 162,000	£ 125,000	£ 342,000	£ 620,000	£ 71,000	£ 603,000	£ 150,000	£ 588,000	£ 899,000	£ 374,000	£ 963,000	£ 428,000
S 106 total	£ 160,000	£ 160,000	£ 160,000	£ 800,000	£ 800,000	£ 160,000	£ 160,000	£ 800,000	£ 160,000	£ 800,000	£ 160,000	£ 160,000	£ 160,000	£ 160,000	£ 160,000
Additional WC housing c	£ 139,192	£ 141,000	£ 141,000	£ 141,000	£ 281,000	£ 141,000	£ 141,000	£ 141,000	£ 141,000	£ 139,000	£ 169,000	£ 139,000	£ 139,000	£ 185,000	£ 139,000

160 dph	**Croydon**	**Haringey**	**Newham**	**Kingston**
Net area (ha)	1	1	1	1
Gross area (ha)	1	1	1	1
Total dwellings	160	160	160	160
Density/net ha	160	160	160	160
Density/gross ha	160	160	160	160
Storeys	5	5	5	5
Base result	£ 4,458,000	£ 12,624,000	£ 7,911,000	£ 6,345,000
House price 2 bed flat	£ 285,000	£ 415,000	£ 365,000	£ 420,000
Tenure mix				
Market housing %	70%	50%	50%	50%
Affordable %	30%	50%	50%	50%
Shared ownership %	12%	20%	20%	20%
Affordable rent %	18%	30%	30%	30%
Development details				
1 bed flat	30%	30%	30%	30%
2 bed flat	40%	40%	40%	40%
3 bed flat	30%	30%	30%	30%
Build costs				
Flats per M2	£ 1,766	£ 1,766	£ 1,766	£ 2,142
Houses per M2	N/A			£ 1
Cil on market housing	£ 1,101,000	£ 758,000	£ 449,000	£ 927,000
S 106 total	£ 320,000	£ 320,000	£ 320,000	£ 320,000
Additional WC housing c	£ 281,000	£ 281,000	£ 281,000	£ 340,000

320 dph	Brent	Camden	City of London	Greenwich	Hackney	Hammersmith & Fulham	Islington	Kensington & Chelsea	Lambeth	Lewisham	Southwark	Tower Hamlets	Waltham Forest	Wandsworth	City of Westminster
Net area (ha)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Gross area (ha)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Total dwellings	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320
Density/net ha	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320
Density/gross ha	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320
Storeys	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
Base result	£ 5,544,000	£ 43,257,000	£ 110,845,000	£ 10,270,000	£ 17,370,000	£ 34,506,000	£ 24,629,000	£ 108,657,000	£ 24,708,000	£ 1,841,000	£ 24,500,000	£ 20,957,000	£ 541,425	£ 34,259,000	£ 163,994,000
House price 2 bed flat	£ 415,000	£ 700,000	£ 975,000	£ 430,000	£ 525,000	£ 625,000	£ 600,000	£ 1,300,000	£ 600,000	£ 395,000	£ 535,000	£ 500,000	£ 345,000	£ 575,000	£ 1,450,000
Tenure mix															
Market housing %	50%	50%	70%	65%	50%	60%	50%	50%	50%	50%	65%	50%	50%	67%	70%
Affordable %	50%	50%	30%	35%	50%	40%	50%	50%	50%	50%	35%	50%	50%	33%	30%
Shared ownership %	20%	20%	12%	14%	20%	26%	20%	20%	20%	20%	14%	20%	20%	13%	12%
Affordable rent %	30%	30%	18%	21%	30%	24%	30%	30%	30%	30%	21%	30%	30%	20%	18%
Development details															
1 bed flat	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
2 bed flat	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%
3 bed flat	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
Build costs															
Flats per M2	£ 2,205	£ 2,512	£ 2,512	£ 2,512	£ 2,512	£ 2,512	£ 2,512	£ 2,752	£ 2,512	£ 2,362	£ 2,512	£ 2,362	£ 2,131	£ 2,512	£ 2,752
Houses per M2	N/A	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
Cil on market housing	£ 2,531,000	£ 2,323,000	£ 2,564,000	£ 1,470,315	£ 969,000	£ 3,231,500	£ 3,501,000	£ 4,524,000	£ 1,993,000	£ 1,293,000	£ 3,991,000	£ 1,777,000	£ 969,000	£ 4,547,000	£ 754,000
S 106 total	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 3,200,000
Additional WC housing c	£ 659,000	£ 751,000	£ 751,000	£ 751,000	£ 751,000	£ 751,000	£ 751,000	£ 822,400	£ 751,000	£ 706,000	£ 751,000	£ 706,000	£ 637,000	£ 751,000	£ 822,400

Summary table	**80dph**									
Land values	**0-5m/ha**		**5-10m/ha**		**10-15m/ha**		**15-30m/ha**		**over 30m/ha**	
	Bexley	£ 1,550,000	Harrow	£ 9,277,000	Barnet	£ 11,778,000				
	Havering	£ 1,690,000	Hillingdon	£ 6,813,000	Ealing	£ 12,117,000				
	Barking & Dager	£ 4,755,000	Kingston	£ 7,021,000	Enfield	£ 11,132,000				
			Merton	£ 8,555,000	Hounslow	£ 10,595,000				
			Redbridge	£ 6,883,000	Richmond	£ 13,185,000				
			Sutton	£ 6,589,000						
			Bromley	£ 9,490,000						
Summary table	**160 dph**									
Land values	**0-5m/ha**		**5-10m/ha**		**10-15m/ha**		**15-30m/ha**		**over 30m/ha**	
	Croydon	£ 4,458,000	Kingston	£ 6,345,000	Haringey	£ 12,624,000				
			Newham	£ 7,911,000						
Summary table	**320 dph**									
Land values	**0-5m/ha**		**5-10m/ha**		**10-15m/ha**		**15-30m/ha**		**over 30m/ha**	
	Lewisham	£ 1,841,000	Brent	£ 5,544,000	Greenwich	£ 10,270,000	Hackney	£ 17,370,000	Camden	£ 43,257,000
	Waltham Forest	£ 541,425					Lambeth	£ 24,708,000	City of London	£ 110,845,000
							Southwark	£ 24,500,000	Hammersmith & Fulham	£ 34,506,000
							Tower Hamlets	£ 20,957,000	Kensington & Chelsea	£ 108,657,000
							Islington	£ 24,629,000	Wandsworth	£ 34,259,000
									City of Westminster	£ 163,994,000

Assumed thresholds £/ha	Barking & Dagenham	Barnet	Bexley	Brent	Bromley	Camden	City of London	Croydon	Ealing	Enfield
CIL High (e.g Good quality secondary offices)	1.5	22	5	5	4.4	17.3	75	4.4	8	4.15
CIL Medium (Eg lower quality secondary offices/higher other employment)	1.5	10	4	5	1.6	9.9	40	1.6	3.85	2.2
CIL Medium/low (e.g Industry)	1.5	4	3.6	2.5	1.6	3.8	16	1.6	2	1
CIL Low (e.g Other less commercial uses, community use)	1.5	2.5	2.2	2	1.6	2	6.25	1.6	0.975	1

Assumed thresholds £/ha	Greenwich	Hackney	Hammersmith & Fulham	Haringey	Harrow	Havering	Hillingdon	Hounslow	Islington	Kensington & Chelsea	Kingston on Thames
CIL High (e.g Good quality secondary offices)	14.31	15.77	23	4	12.24	1.65	8.8	7.595	20.6	73.78	8.648
CIL Medium (Eg lower quality secondary offices/higher other employment)	8.16	9.04	14	2.75	8.14	1.375	7.1	3.94	14.3	39.92	4.659
CIL Medium/low (e.g Industry)	3.75	6.63	11.5	2.05	4.82	1.1	3.9	2.55	9.8	15.65	3.057
CIL Low (e.g Other less commercial uses, community use)	2.24	3.36	3	0.75	2.24	0.825	2.4	1.975	5	6.23	2.101

Assumed thresholds £/ha	Lambeth V&W1	Lewisham	Merton WTC2	Newham	Redbridge	Richmond on Thames TC3	Southwark	Sutton	Tower Hamlets	Waltham Forest	Wandsworth	Westminster
CIL High (e.g Good quality secondary offices)	24	3.6	8	17.37	5	10	18	3	15.4	3	15.62	75
CIL Medium (Eg lower quality secondary offices/higher other employment)	20	2	2	10.98	3	2	12	2	10.01	1	11.62	40
CIL Medium/low (e.g Industry)	14	2	2	3.31	2	2	6	2	5.3	1	6	16
CIL Low (e.g Other less commercial uses, community use)	4	1	2	2.24	2	2	3	2	2.99	1	4	6.25

Lambeth Other	Merton Other	Richmond Other
8.7	4	7.5
7.7	2	2
5.06	2	2
4	2	2

Clarifications:

1 Lambeth V&W = Vauxhall and Waterloo
2 Merton WTC = Wibledon Town Centre
3 Richmond TC = Town Centre

33 london boroughs		
4 CIL threshold values for each		
Total	**132**	100%
Viable	**113**	86%
Unviable	**19**	14%

If additional Merton, richmond and Lambeth bands are included

Total	**144**	100%
Viable	**123**	85%
Unviable	**21**	15%
Marginal	**0**	0%

Most challenging locations: Bexley
Waltham Forest
Lewisham

CIL threshold bands	No. of Boroughs Viable	% Viable
CIL Highest	24	73%
CIL Medium high	28	85%
CIL Medium low	30	91%
CIL low	31	94%
	33	

Sub 5M

Assumed thresholds £/ha	Barking & Dagenham	Bexley	Croydon	Havering	Lewisham	Waltham Forest
CIL High (e.g Good quality secondary offices)	1.5	5	4.4	1.65	3.6	3
CIL Medium (Eg lower quality secondary offices/higher other employment)	1.5	4	1.6	1.375	2	1
CIL Medium/low (e.g Industry)	1.5	3.6	1.6	1.1	2	1
CIL Low (e.g Other less commercial uses, community use)	1.5	2.2	1.6	0.825	1	1

6 london boroughs		
4 CIL threshold values for each		
Total	**24**	100%
Viable	**13**	54%
Unviable	**11**	46%

CIL threshold bands	No. of Boroughs Viable	% Viable
CIL Highest	3	50%
CIL Medium high	3	50%
CIL Medium low	3	50%
CIL low	4	67%

Sensitivity test 1: All additional costs plus 5% increase in build costs:

All costs for lifts, carbon plus increase in costs of 5%

80 dph	Barking & Dagenham	Barnet	Bexley	Bromley	Ealing	Enfield	Harrow	Havering	Hillingdon	Hounslow	Kingston	Merton	Redbridge	Richmond	Sutton
Net area (ha)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Gross area (ha)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Total dwellings	80	80	80	80	80	80	80	80	80	80	320	80	80	80	80
Density/net ha	80	80	80	80	80	80	80	80	80	80	320	80	80	80	80
Density/gross ha	80	80	80	80	80	80	80	80	80	80	320	80	80	80	80
Storeys	3	3	3	3	3	3	3	3	3	3	12	3	3	3	3
	£ 4,183,000	£ 11,454,000	£ 920,000	£ 8,861,000	£ 11,392,000	£ 10,498,000	£ 8,643,000	£ 1,047,000	£ 6,184,000	£ 9,990,000	£ 6,269,000	£ 7,956,000	£ 6,275,000	£ 12,357,000	£ 5,982,000
Tenure mix															
Market housing %	100%	60%	65%	65%	50%	60%	60%	50%	50%	60%	50%	60%	50%	50%	50%
Affordable %		40%	35%	35%	50%	40%	40%	50%	50%	40%	50%	40%	50%	50%	50%
Shared ownership %		16%	14%	14%	20%	16%	16%	20%	20%	16%	20%	16%	20%	20%	20%
Affordable rent %		24%	21%	21%	30%	24%	24%	30%	30%	24%	30%	24%	30%	30%	30%
Development details															
1 bed flat	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
2 bed flat	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
3 bed flat															
4 bed flat															
2 bed terrace															
3 bed terrace	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
4 bed terrace	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%
Cil on market housing	£ 321,000	£ 727,000	£ 325,000	£ 162,000	£ 125,000	£ 342,000	£ 620,000	£ 71,000	£ 603,000	£ 150,000	£ 588,000	£ 899,000	£ 374,000	£ 963,000	£ 428,000
S 106 total	£ 160,000	£ 160,000	£ 160,000	£ 800,000	£ 800,000	£ 160,000	£ 160,000	£ 800,000	£ 160,000	£ 800,000	£ 160,000	£ 160,000	£ 160,000	£ 160,000	£ 160,000

160 dph	Croydon	Haringey	Newham	Kingston
Net area (ha)	1	1	1	1
Gross area (ha)	1	1	1	1
Total dwellings	160	160	160	160
Density/net ha	160	160	160	160
Density/gross ha	160	160	160	160
Storeys	5	5	5	5
Base result	£ 3,316,000	£ 11,451,000	£ 6,738,000	£ 4,919,000
Tenure mix				
Market housing %	70%	50%	50%	50%
Affordable %	30%	50%	50%	50%
Shared ownership %	12%	20%	20%	20%
Affordable rent %	18%	30%	30%	30%
Development details				
1 bed flat	30%	30%	30%	30%
2 bed flat	40%	40%	40%	40%
3 bed flat	30%	30%	30%	30%
Cil on market housing	£ 1,101,000	£ 758,000	£ 449,000	£ 927,000
S 106 total	£ 320,000	£ 320,000	£ 320,000	£ 320,000

320 dph	Brent	Camden	City of London	Greenwich	Hackney	Hammersmith & Fulham	Islington	Kensington & Chelsea	Lambeth	Lewisham	Southwark	Tower Hamlets	Waltham Forest	Wandsworth	City of Westminster
Net area (ha)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Gross area (ha)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Total dwellings	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320
Density/net ha	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320
Density/gross ha	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320
Storeys	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
Base result	£ 2,770,000	£ 46,885,000	£ 114,393,000	£ 7,138,000	£ 14,195,000	£ 31,357,000	£ 21,454,000	£ 105,180,000	£ 21,532,000	-£ 1,237,000	£ 21,368,000	£ 17,983,000	-£ 2,315,000	£ 31,142,000	£ 161,676,000
Tenure mix															
Market housing %	50%	50%	70%	65%	50%	60%	50%	50%	50%	50%	65%	50%	50%	67%	70%
Affordable %	50%	50%	30%	35%	50%	40%	50%	50%	50%	50%	35%	50%	50%	33%	30%
Shared ownership %	20%	20%	12%	14%	20%	26%	20%	20%	20%	20%	14%	20%	20%	13%	12%
Affordable rent %	30%	30%	18%	21%	30%	24%	30%	30%	30%	30%	21%	30%	30%	20%	18%
Development details															
1 bed flat	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
2 bed flat	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%
3 bed flat	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
Cil on market housing	£ 2,531,000	£ 2,323,000	£ 2,564,000	£ 1,470,315	£ 969,000	£ 3,231,500	£ 3,501,000	£ 4,524,000	£ 1,993,000	£ 1,293,000	£ 3,991,000	£ 1,777,000	£ 969,000	£ 4,547,000	£ 754,000
S 106 total	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 3,200,000

Summary table	80dph									
Land values	**0-5m/ha**		**5-10m/ha**		**10-15m/ha**		**15-30m/ha**		**over 30m/ha**	
	Bexley	£ 920,000	Harrow	£ 8,643,000	Barnet	£ 11,454,000				
	Havering	£ 1,047,000	Hillingdon	£ 6,184,000	Ealing	£ 11,392,000				
	Barking & Dagei	£ 4,183,000	Kingston	£ 6,269,000	Enfield	£ 10,498,000				
			Hounslow	£ 9,990,000	Richmond	£ 12,357,000				
			Merton	£ 7,956,000						
			Redbridge	£ 6,275,000						
			Sutton	£ 5,982,000						
			Bromley	£ 8,861,000						
Summary table	**160 dph**									
Land values	**0-5m/ha**		**5-10m/ha**		**10-15m/ha**		**15-30m/ha**		**over 30m/ha**	
	Croydon	£ 3,316,000	Newham	£ 6,738,000	Haringey	£ 11,451,000				
	Kingston	£ 4,919,000								
Summary table	**320 dph**									
Land values	**0-5m/ha**		**5-10m/ha**		**10-15m/ha**		**15-30m/ha**		**over 30m/ha**	
	Lewisham	-£ 1,237,000	Greenwich	£ 7,138,000	Hackney	£ 14,195,000	Lambeth	£ 21,532,000	Camden	£ 46,885,000
	Waltham Forest	-£ 2,315,000					Southwark	£ 21,368,000	City of London	£ 114,393,000
	Brent	£ 2,770,000					Tower Hamlets	£ 17,983,000	Hammersmith & Fulham	£ 31,357,000
							Islington	£ 21,454,000	Kensington & Chelsea	£ 105,180,000
									Wandsworth	£ 31,142,000
									City of Westminster	£ 161,676,000

Assumed thresholds £/ha	Barking & Dagenham	Barnet	Bexley	Brent	Bromley	Camden	City of London	Croydon	Ealing	Enfield
				Changed				Changed		
CIL High (e.g Good quality secondary offices)	1.5	22	5	5	4.4	17.3	75	4.4	8	4.15
CIL Medium (Eg lower quality secondary offices/higher other employment)	1.5	10	4	5	1.6	9.9	40	1.6	3.85	2.2
CIL Medium/low (e.g Industry)	1.5	4	3.6	2.5	1.6	3.8	16	1.6	2	1
CIL Low (e.g Other less commercial uses, community use)	1.5	2.5	2.2	2	1.6	2	6.25	1.6	0.975	1

Assumed thresholds £/ha	Greenwich	Hackney	Hammersmith & Fulham	Haringey	Harrow	Havering	Hillingdon	Hounslow	Islington	Kensington & Chelsea	Kingston on Thames
	Changed	Changed				Changed					
CIL High (e.g Good quality secondary offices)	14.31	15.77	23	4	12.24	1.65	8.8	7.595	20.6	73.78	8.648
CIL Medium (Eg lower quality secondary offices/higher other employment)	8.16	9.04	14	2.75	8.14	1.375	7.1	3.94	14.3	39.92	4.659
CIL Medium/low (e.g Industry)	3.75	6.63	11.5	2.05	4.82	1.1	3.9	2.55	9.8	15.65	3.057
CIL Low (e.g Other less commercial uses, community use)	2.24	3.36	3	0.75	2.24	0.825	2.4	1.975	5	6.23	2.101

Assumed thresholds £/ha	Lambeth V&W1	Lewisham	Merton WTC2	Newham	Redbridge	Richmond on Thames TC3	Southwark	Sutton	Tower Hamlets	Waltham Forest	Wandsworth	Westminster
	Changed	Changed	Changed									
CIL High (e.g Good quality secondary offices)	24	3.6	8	17.37	5	10	18	3	15.4	3	15.62	75
CIL Medium (Eg lower quality secondary offices/higher other employment)	20	2	2	10.98	3	2	12	2	10.01	1	11.62	40
CIL Medium/low (e.g Industry)	14	2	2	3.31	2	2	6	2	5.3	1	6	16
CIL Low (e.g Other less commercial uses, community use)	4	1	2	2.24	2	2	3	2	2.99	1	4	6.25

Lambeth Other	Merton Other	Richmond Other
8.7	4	7.5
7.7	2	2
5.06	2	2
4	2	2

Clarifications:

1	Lambeth V&W = Vauxhall and Waterloo
2	Merton WTC = Wibledon Town Centre
3	Richmond TC = Town Centre

33 London boroughs		
4 CIL threshold values for each		
Total	**132**	100%
Viable	**102**	77%
Unviable	**30**	23%
Most challenging loca	Bexley	
	Waltham Forest	
	Lewisham	

If additional Merton, richmond and Lambeth bands are included		
Total	**144**	100%
Viable	**113**	78%
Unviable	**31**	22%
Marginal	**0**	0%

CIL threshold bands	No. of Boroughs Viable	% Viable
CIL Highest	18	55%
CIL Medium high	25	76%
CIL Medium low	29	88%
CIL low	30	91%

Sensitivity test 2: All additional costs plus 8% increase in build costs:

All costs for lifts, carbon plus increase in costs of 8%

80dph	**Barking & Dagenham**	**Barnet**	**Bexley**	**Bromley**	**Ealing**	**Enfield**	**Harrow**	**Havering**	**Hillingdon**	**Hounslow**	**Kingston**	**Merton**	**Redbridge**	**Richmond**	**Sutton**
Net area (ha)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Gross area (ha)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Total dwellings	80	80	80	80	80	80	80	80	80	80	320	80	80	80	80
Density/net ha	80	80	80	80	80	80	80	80	80	80	320	80	80	80	80
Density/gross ha	80	80	80	80	80	80	80	80	80	80	320	80	80	80	80
Storeys	3	3	3	3	3	3	3	3	3	3	12	3	3	3	3
	£ 3,840,000	£ 11,074,000	£ 542,000	£ 8,428,000	£ 10,952,000	£ 10,118,000	£ 8,262,000	£ 666,000	£ 5,805,000	£ 9,627,000	£ 5,819,000	£ 7,593,000	£ 5,906,000	£ 11,855,000	£ 5,612,000
Tenure mix															
Market housing %	100%	60%	65%	65%	50%	60%	60%	50%	50%	60%	50%	60%	50%	50%	50%
Affordable %		40%	35%	35%	50%	40%	40%	50%	50%	40%	50%	40%	50%	50%	50%
Shared ownership %		16%	14%	14%	20%	16%	16%	20%	20%	16%	20%	16%	20%	20%	20%
Affordable rent %		24%	21%	21%	30%	24%	24%	30%	30%	24%	30%	24%	30%	30%	30%
Development details															
1 bed flat	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
2 bed flat	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
3 bed flat															
4 bed flat															
2 bed terrace															
3 bed terrace	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
4 bed terrace	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%
Cil on market housing	£ 321,000	£ 727,000	£ 325,000	£ 162,000	£ 125,000	£ 342,000	£ 620,000	£ 71,000	£ 603,000	£ 150,000	£ 588,000	£ 899,000	£ 374,000	£ 963,000	£ 428,000
S 106 total	£ 160,000	£ 160,000	£ 160,000	£ 800,000	£ 800,000	£ 160,000	£ 160,000	£ 800,000	£ 160,000	£ 800,000	£ 160,000	£ 160,000	£ 160,000	£ 160,000	£ 160,000

160 dph	**Croydon**	**Haringey**	**Newham**	**Kingston**
Net area (ha)	1	1	1	1
Gross area (ha)	1	1	1	1
Total dwellings	160	160	160	160
Density/net ha	160	160	160	160
Density/gross ha	160	160	160	160
Storeys	5	5	5	5
Base result	£ 2,628,000	£ 10,745,000	£ 6,032,000	£ 4,066,000
Tenure mix				
Market housing %	70%	50%	50%	50%
Affordable %	30%	50%	50%	50%
Shared ownership %	12%	20%	20%	20%
Affordable rent %	18%	30%	30%	30%
Development details				
1 bed flat	30%	30%	30%	30%
2 bed flat	40%	40%	40%	40%
3 bed flat	30%	30%	30%	30%
Cil on market housing	£ 1,101,000	£ 758,000	£ 449,000	£ 927,000
S 106 total	£ 320,000	£ 320,000	£ 320,000	£ 320,000

320 dph	**Brent**	**Camden**	**City of London**	**Greenwich**	**Hackney**	**Hammersmith & Fulham**	**Islington**	**Kensington & Chelsea**	**Lambeth**	**Lewisham**	**Southwark**	**Tower Hamlets**	**Waltham Forest**	**Wandsworth**	**City of Westminster**
Net area (ha)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Gross area (ha)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Total dwellings	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320
Density/net ha	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320
Density/gross ha	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320
Storeys	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
Base result	£ 1,101,000	£ 38,191,000	£ 105,894,000	£ 5,273,000	£ 12,305,000	£ 29,483,000	£ 19,565,000	£ 103,113,000	£ 19,642,000	-£ 3,142,000	£ 19,503,000	£ 16,194,000	-£ 4,005,000	£ 29,286,000	£ 159,656,000
Tenure mix															
Market housing %	50%	50%	70%	65%	50%	60%	50%	50%	50%	50%	65%	50%	50%	67%	70%
Affordable %	50%	50%	30%	35%	50%	40%	50%	50%	50%	50%	35%	50%	50%	33%	30%
Shared ownership %	20%	20%	12%	14%	20%	26%	20%	20%	20%	20%	14%	20%	20%	13%	12%
Affordable rent %	30%	30%	18%	21%	30%	24%	30%	30%	30%	30%	21%	30%	30%	20%	18%
Development details															
1 bed flat	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
2 bed flat	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%
3 bed flat	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
Cil on market housing	£ 2,531,000	£ 2,323,000	£ 2,564,000	£ 1,470,315	£ 969,000	£ 3,231,500	£ 3,501,000	£ 4,524,000	£ 1,993,000	£ 1,293,000	£ 3,991,000	£ 1,777,000	£ 969,000	£ 4,547,000	£ 754,000
S 106 total	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 3,200,000

Summary table	80dph									
Land values	**0-5m/ha**		**5-10m/ha**		**10-15m/ha**		**15-30m/ha**		**over 30m/ha**	
	Bexley	£ 542,000	Harrow	£ 8,262,000	Barnet	£ 11,074,000				
	Havering	£ 666,000	Hillingdon	£ 5,805,000	Ealing	£ 10,952,000				
	Barking & Dage	£ 3,840,000	Kingston	£ 5,819,000	Enfield	£ 10,118,000				
			Hounslow	£ 9,627,000	Richmond	£ 11,855,000				
			Merton	£ 7,593,000						
			Redbridge	£ 5,906,000						
			Sutton	£ 5,612,000						
			Bromley	£ 8,428,000						
Summary table	**160 dph**									
Land values	**0-5m/ha**		**5-10m/ha**		**10-15m/ha**		**15-30m/ha**		**over 30m/ha**	
	Croydon	£ 2,628,000	Newham	£ 6,032,000	Haringey	£ 10,745,000				
	Kingston	£ 4,066,000								
Summary table	**320 dph**									
Land values	**0-5m/ha**		**5-10m/ha**		**10-15m/ha**		**15-30m/ha**		**over 30m/ha**	
	Lewisham	-£ 3,142,000	Greenwich	£ 5,273,000	Hackney	£ 12,305,000	Lambeth	£ 19,642,000	Camden	£ 38,191,000
	Waltham Forest	-£ 4,005,000					Southwark	£ 19,503,000	City of London	£ 105,894,000
	Brent	£ 1,101,000					Tower Hamlets	£ 16,194,000	Kensington & Chelsea	£ 103,113,000
							Islington	£ 19,565,000	City of Westminster	£ 159,656,000
							Hammersmith & Fulham	£ 29,483,000		
							Wandsworth	£ 29,286,000		

Assumed thresholds £/ha	Barking & Dagenham	Barnet	Bexley	Brent (Changed)	Bromley	Camden	City of London	Croydon	Ealing	Enfield
CIL High (e.g Good quality secondary offices)	1.5	22	5	5	4.4	17.3	75	4.4	8	4.15
CIL Medium (Eg lower quality secondary offices/higher other employment)	1.5	10	4	5	1.6	9.9	40	1.6	3.85	2.2
CIL Medium/low (e.g Industry)	1.5	4	3.6	2.5	1.6	3.8	16	1.6	2	1
CIL Low (e.g Other less commercial uses, community use)	1.5	2.5	2.2	2	1.6	2	6.25	1.6	0.975	1

Assumed thresholds £/ha	Greenwich	Hackney	Hammersmith & Fulham	Haringey	Harrow	Havering	Hillingdon	Hounslow	Islington (Changed)	Kensington & Chelsea	Kingston on Thames (Changed)	Lambeth V&W1 (Changed)
CIL High (e.g Good quality secondary offices)	14.31	15.77	23	4	12.24	1.65	8.8	7.595	20.6	73.78	8.648	24
CIL Medium (Eg lower quality secondary offices/higher other employment)	8.16	9.04	14	2.75	8.14	1.375	7.1	3.94	14.3	39.92	4.659	20
CIL Medium/low (e.g Industry)	3.75	6.63	11.5	2.05	4.82	1.1	3.9	2.55	9.8	15.65	3.057	14
CIL Low (e.g Other less commercial uses, community use)	2.24	3.36	3	0.75	2.24	0.825	2.4	1.975	5	6.23	2.101	4

Assumed thresholds £/ha	Lewisham	Merton WTC2	Newham	Redbridge	Richmond on Thames TC3	Southwark	Sutton	Tower Hamlets	Waltham Forest	Wandsworth	Westminster
CIL High (e.g Good quality secondary offices)	3.6	8	17.37	5	10	18	3	15.4	3	15.62	75
CIL Medium (Eg lower quality secondary offices/higher other employment)	2	2	10.98	3	2	12	2	10.01	1	11.62	40
CIL Medium/low (e.g Industry)	2	2	3.31	2	2	6	2	5.3	1	6	16
CIL Low (e.g Other less commercial uses, community use)	1	2	2.24	2	2	3	2	2.99	1	4	6.25

	Lambeth Other	Merton Other	Richmond Other
	8.7	4	7.5
	7.7	2	2
	5.06	2	2
	4	2	2

Clarifications:
1 Lambeth V&W = Vauxhall and Waterloo
2 Merton WTC = Wibledon Town Centre
3 Richmond TC = Town Centre

33 london boroughs 4 CIL threshold values for each		
Total	**132**	100%
Viable	**97**	73.5%
Unviable	**35**	26.5%

If additional Merton, richmond and Lambeth bands are included		
Total	**144**	100%
Viable	**108**	75.0%
Unviable	**35**	24.3%
Marginal	**1**	0.7%

Most challenging loca	Bexley
	Waltham Forest
	Lewisham
	Brent
	Havering

CIL threshold bands	No. of Boroughs Viable	% Viable
CIL Highest	17	52%
CIL Medium high	23	70%
CIL Medium low	28	85%
CIL low	28	85%

Sensitivity test 3: All additional costs plus 8% increase in build costs and 0.5% decrease in values :

All costs for lifts, carbon plus increase in costs of 8%, and decrease in values of 0.5%

	Barking & Dagenham	Barnet	Bexley	Bromley	Ealing	Enfield	Harrow	Havering
Net area (ha)	1	1	1	1	1	1	1	1
Gross area (ha)	1	1	1	1	1	1	1	1
Total dwellings	80	80	80	80	80	80	80	80
Density/net ha	80	80	80	80	80	80	80	80
Density/gross ha	80	80	80	80	80	80	80	80
Storeys	3	3	3	3	3	3	3	3
	£ 3,755,000	£ 10,956,000	£ 475,000	£ 8,376,000	£ 10,834,000	£ 10,012,000	£ 8,161,000	£ 603,000
Tenure mix								
Market housing %	100%	60%	65%	65%	50%	60%	60%	50%
Affordable %		40%	35%	35%	50%	40%	40%	50%
Shared ownership %		16%	14%	14%	20%	16%	16%	20%
Affordable rent %		24%	21%	21%	30%	24%	24%	30%
Development details								
1 bed flat	20%	20%	20%	20%	20%	20%	20%	20%
2 bed flat	25%	25%	25%	25%	25%	25%	25%	25%
3 bed flat								
4 bed flat								
2 bed terrace								
3 bed terrace	25%	25%	25%	25%	25%	25%	25%	25%
4 bed terrace	30%	30%	30%	30%	30%	30%	30%	30%
Cil on market housing	£ 321,000	£ 727,000	£ 325,000	£ 162,000	£ 125,000	£ 342,000	£ 620,000	£ 71,000
S 106 total	£ 160,000	£ 160,000	£ 160,000	£ 800,000	£ 800,000	£ 160,000	£ 160,000	£ 800,000

	Hillingdon	Hounslow	Kingston	Merton	Redbridge	Richmond	Sutton
Net area (ha)	1	1	1	1	1	1	1
Gross area (ha)	1	1	1	1	1	1	1
Total dwellings	80	80	320	80	80	80	80
Density/net ha	80	80	320	80	80	80	80
Density/gross ha	80	80	320	80	80	80	80
Storeys	3	3	12	3	3	3	3
	£ 5,712,000	£ 9,520,000	£ 5,708,000	£ 7,499,000	£ 5,823,000	£ 11,725,000	£ 5,537,000
Tenure mix							
Market housing %	50%	60%	50%	60%	50%	50%	50%
Affordable %	50%	40%	50%	40%	50%	50%	50%
Shared ownership %	20%	16%	20%	16%	20%	20%	20%
Affordable rent %	30%	24%	30%	24%	30%	30%	30%
Development details							
1 bed flat	20%	20%	20%	20%	20%	20%	20%
2 bed flat	25%	25%	25%	25%	25%	25%	25%
3 bed flat							
4 bed flat							
2 bed terrace							
3 bed terrace	25%	25%	25%	25%	25%	25%	25%
4 bed terrace	30%	30%	30%	30%	30%	30%	30%
Cil on market housing	£ 603,000	£ 150,000	£ 588,000	£ 899,000	£ 374,000	£ 963,000	£ 428,000
S 106 total	£ 160,000	£ 800,000	£ 160,000	£ 160,000	£ 160,000	£ 160,000	£ 160,000

160 dph	Croydon	Haringey	Newham	Kingston
Net area (ha)	1	1	1	1
Gross area (ha)	1	1	1	1
Total dwellings	160	160	160	160
Density/net ha	160	160	160	160
Density/gross ha	160	160	160	160
Storeys	5	5	5	5
Base result	£ 2,497,000	£ 10,589,000	£ 5,896,000	£ 3,914,000
Tenure mix				
Market housing %	70%	50%	50%	50%
Affordable %	30%	50%	50%	50%
Shared ownership %	12%	20%	20%	20%
Affordable rent %	18%	30%	30%	30%
Development details				
1 bed flat	30%	30%	30%	30%
2 bed flat	40%	40%	40%	40%
3 bed flat	30%	30%	30%	30%
Cil on market housing	£ 1,101,000	£ 758,000	£ 449,000	£ 927,000
S 106 total	£ 320,000	£ 320,000	£ 320,000	£ 320,000

320 dph	Brent	Camden	City of London	Greenwich	Hackney	Hammersmith & Fulham	Islington	Kensington & Chelsea
Net area (ha)	1	1	1	1	1	1	1	1
Gross area (ha)	1	1	1	1	1	1	1	1
Total dwellings	320	320	320	320	320	320	320	320
Density/net ha	320	320	320	320	320	320	320	320
Density/gross ha	320	320	320	320	320	320	320	320
Storeys	12	12	12	12	12	12	12	12
Base result	£ 827,000	£ 37,722,000	£ 105,062,000	£ 4,927,000	£ 11,952,000	£ 29,030,000	£ 19,183,000	£ 102,276,000
Tenure mix								
Market housing %	50%	50%	70%	65%	50%	60%	50%	50%
Affordable %	50%	50%	30%	35%	50%	40%	50%	50%
Shared ownership %	20%	20%	12%	14%	20%	26%	20%	20%
Affordable rent %	30%	30%	18%	21%	30%	24%	30%	30%
Development details								
1 bed flat	40%	40%	40%	40%	40%	40%	40%	40%
2 bed flat	35%	35%	35%	35%	35%	35%	35%	35%
3 bed flat	25%	25%	25%	25%	25%	25%	25%	25%
Cil on market housing	£ 2,531,000	£ 2,323,000	£ 2,564,000	£ 1,470,315	£ 969,000	£ 3,231,500	£ 3,501,000	£ 4,524,000
S 106 total	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000

320 dph	Lambeth	Lewisham	Southwark	Tower Hamlets	Waltham Forest	Wandsworth	City of Westminster
Net area (ha)	1	1	1	1	1	1	1
Gross area (ha)	1	1	1	1	1	1	1
Total dwellings	320	320	320	320	320	320	320
Density/net ha	320	320	320	320	320	320	320
Density/gross ha	320	320	320	320	320	320	320
Storeys	12	12	12	12	12	12	12
Base result	£ 19,249,000	-£ 3,428,000	£ 19,094,000	£ 15,848,000	-£ 4,252,000	£ 28,822,000	£ 158,373,000
Tenure mix							
Market housing %	50%	50%	65%	50%	50%	67%	70%
Affordable %	50%	50%	35%	50%	50%	33%	30%
Shared ownership %	20%	20%	14%	20%	20%	13%	12%
Affordable rent %	30%	30%	21%	30%	30%	20%	18%
Development details							
1 bed flat	40%	40%	40%	40%	40%	40%	40%
2 bed flat	35%	35%	35%	35%	35%	35%	35%
3 bed flat	25%	25%	25%	25%	25%	25%	25%
Cil on market housing	£ 1,993,000	£ 1,293,000	£ 3,991,000	£ 1,777,000	£ 969,000	£ 4,547,000	£ 754,000
S 106 total	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 640,000	£ 3,200,000

Summary table	80dph									
Land values	**0-5m/ha**		**5-10m/ha**		**10-15m/ha**		**15-30m/ha**		**over 30m/ha**	
	Bexley	£ 475,000	Harrow	£ 8,161,000	Barnet	£ 10,956,000				
	Havering	£ 603,000	Hillingdon	£ 5,712,000	Ealing	£ 10,834,000				
	Barking & Dagei	£ 3,755,000	Kingston	£ 5,708,000	Enfield	£ 10,012,000				
			Hounslow	£ 9,520,000	Richmond	£ 11,725,000				
			Merton	£ 7,499,000						
			Redbridge	£ 5,823,000						
			Sutton	£ 5,537,000						
			Bromley	£ 8,376,000						
Summary table	**160 dph**									
Land values	**0-5m/ha**		**5-10m/ha**		**10-15m/ha**		**15-30m/ha**		**over 30m/ha**	
	Croydon	£ 2,497,000	Newham	£ 5,896,000	Haringey	£ 10,589,000				
	Kingston	£ 3,914,000								
Summary table	**320 dph**									
Land values	**0-5m/ha**		**5-10m/ha**		**10-15m/ha**		**15-30m/ha**		**over 30m/ha**	
	Lewisham	-£ 3,428,000			Hackney	£ 11,952,000	Lambeth	£ 19,249,000	Camden	£ 37,722,000
	Waltham Forest	-£ 4,252,000					Southwark	£ 19,094,000	City of London	£ 105,062,000
	Brent	£ 827,000					Tower Hamlets	£ 15,848,000	Kensington & Chelsea	£ 102,276,000
	Greenwich	£ 4,927,000					Islington	£ 19,183,000	City of Westminster	£ 158,373,000
							Hammersmith & Fulham	£ 29,030,000		
							Wandsworth	£ 28,822,000		

Assumed thresholds £/ha	Barking & Dagenham	Barnet	Bexley	Brent	Bromley	Camden	City of London	Croydon	Ealing	Enfield	Greenwich
CIL High (e.g Good quality secondary offices)	1.5	22	5	5	4.4	17.3	75	4.4	8	4.15	14.31
CIL Medium (Eg lower quality secondary offices/higher other employment)	1.5	10	4	5	1.6	9.9	40	1.6	3.85	2.2	8.16
CIL Medium/low (e.g Industry)	1.5	4	3.6	2.5	1.6	3.8	16	1.6	2	1	3.75
CIL Low (e.g Other less commercial uses, community use)	1.5	2.5	2.2	2	1.6	2	6.25	1.6	0.975	1	2.24

Assumed thresholds £/ha	Hackney	Hammersmith & Fulham	Haringey	Changed Harrow	Havering	Hillingdon	Hounslow	Islington	Kensington & Chelsea	Kingston on Thames	Lambeth V&W1
CIL High (e.g Good quality secondary offices)	15.77	23	4	12.24	1.65	8.8	7.595	20.6	73.78	8.648	24
CIL Medium (Eg lower quality secondary offices/higher other employment)	9.04	14	2.75	8.14	1.375	7.1	3.94	14.3	39.92	4.659	20
CIL Medium/low (e.g Industry)	6.63	11.5	2.05	4.82	1.1	3.9	2.55	9.8	15.65	3.057	14
CIL Low (e.g Other less commercial uses, community use)	3.36	3	0.75	2.24	0.825	2.4	1.975	5	6.23	2.101	4

Assumed thresholds £/ha	Lewisham	Merton WTC2	Newham	Redbridge	Richmond on Thames TC3	Southwark	Sutton	Tower Hamlets	Waltham Forest	Wandsworth	Westminster
CIL High (e.g Good quality secondary offices)	3.6	8	17.37	5	10	18	3	15.4	3	15.62	75
CIL Medium (Eg lower quality secondary offices/higher other employment)	2	2	10.98	3	2	12	2	10.01	1	11.62	40
CIL Medium/low (e.g Industry)	2	2	3.31	2	2	6	2	5.3	1	6	16
CIL Low (e.g Other less commercial uses, community use)	1	2	2.24	2	2	3	2	2.99	1	4	6.25

Lambeth Other	Merton Other	Richmond Other
8.7	4	7.5
7.7	2	2
5.06	2	2
4	2	2

Clarifications:
1 Lambeth V&W = Vauxhall and Waterloo
2 Merton WTC = Wibledon Town Centre
3 Richmond TC = Town Centre

33 london boroughs		
4 CIL threshold values for each		
Total	**132**	100%
Viable	**97**	73%
Unviable	**35**	27%

If additional Merton, richmond and Lambeth bands are included

Total	**144**	100%
Viable	**107**	74%
Unviable	**35**	24%
Marginal	**2**	1%

Most challenging loca	Bexley
	Brent
	Havering
	Lewisham
	Waltham Forest

CIL threshold bands	No. of Boroughs Viable	% Viable
CIL Highest	17	52%
CIL Medium high	22	67%
CIL Medium low	28	85%
CIL low	28	85%

Sub £10m RLV

Assumed thresholds £/ha	Barking & Dagenham	Bexley	Brent	Bromley	Croydon	Greenwich	Harrow	Havering	Hillingdon	Hounslow	Kingston on Thames	Lewisham	Merton WTC2	Newham	Redbridge	Sutton	Waltham Forest
CIL High (e.g Good quality secondary offices)	1.5	5	5	4.4	4.4	14.31	12.24	1.65	8.8	7.595	8.648	3.6	8	17.37	5	3	3
CIL Medium (Eg lower quality secondary offices/higher other employment)	1.5	4	5	1.6	1.6	8.16	8.14	1.375	7.1	3.94	4.659	2	2	10.98	3	2	1
CIL Medium/low (e.g Industry)	1.5	3.6	2.5	1.6	1.6	3.75	4.82	1.1	3.9	2.55	3.057	2	2	3.31	2	2	1
CIL Low (e.g Other less commercial uses, community use)	1.5	2.2	2	1.6	1.6	2.24	2.24	0.825	2.4	1.975	2.101	1	2	2.24	2	2	1

17 london boroughs		
4 CIL threshold values for each		
Total	**68**	100%
Viable	**38**	56%
Unviable	**30**	44%

CIL threshold bands	No. of Boroughs Viable	% Viable
CIL Highest	5	29%
CIL Medium high	9	53%
CIL Medium low	12	71%
CIL low	12	71%

Sub 5 Million RLV

Assumed thresholds £/ha	Barking & Dagenham	Bexley	Brent	Croydon	Greenwich	Havering	Lewisham	Waltham Forest
CIL High (e.g Good quality secondary offices)	1.5	5	5	4.4	14.31	1.65	3.6	3
CIL Medium (Eg lower quality secondary offices/higher other employment)	1.5	4	5	1.6	8.16	1.375	2	1
CIL Medium/low (e.g Industry)	1.5	3.6	2.5	1.6	3.75	1.1	2	1
CIL Low (e.g Other less commercial uses, community use)	1.5	2.2	2	1.6	2.24	0.825	1	1

8 london boroughs		
4 CIL threshold values for each		
Total	**32**	100%
Viable	**9**	28%
Unviable	**23**	72%

CIL threshold bands	No. of Boroughs Viable	% Viable
CIL Highest	1	13%
CIL Medium high	2	25%
CIL Medium low	3	38%
CIL low	3	38%

Sensitivity test 4: All additional costs plus 8% increase in build costs + 3% increase in value for sub £10m RLV locations:

Sensitivity 4 All costs plus 8% increase in costs plus 3% increase in value - applied only to sub £10m/ha RLV at Sensitivity 2

80 dph	Barking & Dagenham	Bexley	Bromley	Harrow	Havering	Hillingdon	Hounslow	Kingston	Merton	Redbridge	Sutton
Net area (ha)	1	1	1	1	1	1	1	1	1	1	1
Gross area (ha)	1	1	1	1	1	1	1	1	1	1	1
Total dwellings	80	80	80	80	80	80	80	320	80	80	80
Density/net ha	80	80	80	80	80	80	80	320	80	80	80
Density/gross ha	80	80	80	80	80	80	80	320	80	80	80
Storeys	3	3	3	3	3	3	3	12	3	3	3
	£ 4,262,000	£ 938,000	£ 9,124,000	£ 8,871,000	£ 1,042,000	£ 6,354,000	£ 10,268,000	£ 6,483,000	£ 8,155,000	£ 6,399,000	£ 6,104,000
Tenure mix											
Market housing %	100%	65%	65%	60%	50%	50%	60%	50%	60%	50%	50%
Affordable %		35%	35%	40%	50%	50%	40%	50%	40%	50%	50%
Shared ownership %		14%	14%	16%	20%	20%	16%	20%	16%	20%	20%
Affordable rent %		21%	21%	24%	30%	30%	24%	30%	24%	30%	30%
Development details											
1 bed flat	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
2 bed flat	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
3 bed flat											
4 bed flat											
2 bed terrace											
3 bed terrace	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
4 bed terrace	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%
Cil on market housing	£ 321,000	£ 325,000	£ 162,000	£ 620,000	£ 71,000	£ 603,000	£ 150,000	£ 588,000	£ 899,000	£ 374,000	£ 428,000
S 106 total	£ 160,000	£ 160,000	£ 800,000	£ 160,000	£ 800,000	£ 160,000	£ 800,000	£ 160,000	£ 160,000	£ 160,000	£ 160,000

160 dph	Croydon	Newham	Kingston
Net area (ha)	1	1	1
Gross area (ha)	1	1	1
Total dwellings	160	160	160
Density/net ha	160	160	160
Density/gross ha	160	160	160
Storeys	5	5	5
Base result	£ 3,417,000	£ 6,846,000	£ 4,975,000
Tenure mix			
Market housing %	70%	50%	50%
Affordable %	30%	50%	50%
Shared ownership %	12%	20%	20%
Affordable rent %	18%	30%	30%
Development details			
1 bed flat	30%	30%	30%
2 bed flat	40%	40%	40%
3 bed flat	30%	30%	30%
Cil on market housing	£ 1,101,000	£ 449,000	£ 927,000
S 106 total	£ 320,000	£ 320,000	£ 320,000

320 dph	Brent	Greenwich	Lewisham	Waltham Forest
Net area (ha)	1	1	1	1
Gross area (ha)	1	1	1	1
Total dwellings	320	320	320	320
Density/net ha	320	320	320	320
Density/gross ha	320	320	320	320
Storeys	12	12	12	12
Base result	£ 2,740,000	£ 7,351,000	-£ 1,429,000	-£ 2,523,000
Tenure mix				
Market housing %	50%	65%	50%	50%
Affordable %	50%	35%	50%	50%
Shared ownership %	20%	14%	20%	20%
Affordable rent %	30%	21%	30%	30%
Development details				
1 bed flat	40%	40%	40%	40%
2 bed flat	35%	35%	35%	35%
3 bed flat	25%	25%	25%	25%
Cil on market housing	£ 2,531,000	£ 1,470,315	£ 1,293,000	£ 969,000
S 106 total	£ 640,000	£ 640,000	£ 640,000	£ 640,000

Summary table	80dph					
Land values	0-5m/ha		5-10m/ha		10-15m/ha	
	Bexley	£ 938,000	Harrow	£ 8,871,000	Hounslow	£ 10,268,000
	Havering	£ 1,042,000	Hillingdon	£ 6,354,000		
	Barking & Dagei	£ 4,262,000	Kingston	£ 6,483,000		
			Merton	£ 8,155,000		
			Redbridge	£ 6,399,000		
			Sutton	£ 6,104,000		
			Bromley	£ 9,124,000		
Summary table	**160 dph**					
Land values	**0-5m/ha**		**5-10m/ha**		**10-15m/ha**	
	Croydon	£ 3,417,000	Newham	£ 6,846,000		
	Kingston	£ 4,975,000				
Summary table	**320 dph**					
Land values	**0-5m/ha**		**5-10m/ha**		**10-15m/ha**	
	Lewisham	-£ 1,429,000	Greenwich	£ 7,351,000		
	Waltham Forest	-£ 2,523,000				
	Brent	£ 2,740,000				

			Changed									Changed		Changed				
Assumed thresholds £/ha	**Barking & Dagenham**	**Bexley**	**Brent**	**Bromley**	**Croydon**	**Greenwich**	**Harrow**	**Havering**	**Hillingdon**	**Hounslow**	**Kingston on Thames**	**Lewisham**	**Merton WTC2**	**Newham**	**Redbridge**	**Sutton**	**Waltham Forest**
CIL High (e.g Good quality secondary offices)	1.5	5	5	4.4	4.4	14.31	12.24	1.65	8.8	7.595	8.648	3.6	8	17.37	5	3	3
CIL Medium (Eg lower quality secondary offices/higher other employment)	1.5	4	5	1.6	1.6	8.16	8.14	1.375	7.1	3.94	4.659	2	2	10.98	3	2	1
CIL Medium/low (e.g Industry)	1.5	3.6	2.5	1.6	1.6	3.75	4.82	1.1	3.9	2.55	3.057	2	2	3.31	2	2	1
CIL Low (e.g Other less commercial uses, community use)	1.5	2.2	2	1.6	1.6	2.24	2.24	0.825	2.4	1.975	2.101	1	2	2.24	2	2	1
													Merton Other				
Clarifications:													4				
1	Lambeth V&W = Vauxhall and Waterloo												2				
2	Merton WTC = Wibledon Town Centre												2				
3	Richmond TC = Town Centre												2				

17 London Boroughs		
4 CIL threshold values for each		
Total	**68**	100%
Viable	**42**	62%
Unviable	**26**	38%

If additional Merton, richmond and Lambeth bands are included		
Total	**80**	100%
Viable	**63**	79%
Unviable	**27**	34%
Marginal	**0**	0%

Most challenging loca	Bexley
	Havering
	Lewisham
	Waltham Forest

CIL threshold bands	No. of Boroughs Viable	% Viable
CIL Highest	6	35%
CIL Medium high	9	53%
CIL Medium low	13	76%
Cil low	14	82%

Sensitivity test 5: All additional costs for sub £5m RLV locations at average affordable housing levels:

80 dph	Barking & Dagenham	Bexley	Havering
Net area (ha)	1	1	1
Gross area (ha)	1	1	1
Total dwellings	80	80	80
Density/net ha	80	80	80
Density/gross ha	80	80	80
Storeys	3	3	3
	£ 4,755,000	£ 1,588,000	£ 2,213,000
Tenure mix			
Market housing %	100%	66%	50%
Affordable %		34%	50%
Shared ownership %		14%	20%
Affordable rent %		21%	30%
Development details			
1 bed flat	20%	20%	20%
2 bed flat	25%	25%	25%
3 bed flat			
4 bed flat			
2 bed terrace			
3 bed terrace	25%	25%	25%
4 bed terrace	30%	30%	30%
Cil on market housing	£ 321,000	£ 325,000	£ 71,000
S 106 total	£ 160,000	£ 160,000	£ 800,000
Additional WC housing c	£ 139,192	£ 141,000	£ 141,000

160 dph	Croydon
Net area (ha)	1
Gross area (ha)	1
Total dwellings	160
Density/net ha	160
Density/gross ha	160
Storeys	5
Base result	£ 4,458,000
Tenure mix	
Market housing %	70%
Affordable %	30%
Shared ownership %	12%
Affordable rent %	18%
Development details	
1 bed flat	30%
2 bed flat	40%
3 bed flat	30%
Cil on market housing	£ 1,101,000
S 106 total	£ 320,000
Additional WC housing c	£ 281,000

320 dph	Lewisham	Waltham Forest
Net area (ha)	1	1
Gross area (ha)	1	1
Total dwellings	320	320
Density/net ha	320	320
Density/gross ha	320	320
Storeys	12	12
Base result	£ 6,469,000	£ 541,425
Tenure mix		
Market housing %	50%	50%
Affordable %	50%	50%
Shared ownership %	20%	20%
Affordable rent %	30%	30%
Development details		
1 bed flat	40%	40%
2 bed flat	35%	35%
3 bed flat	25%	25%
Cil on market housing	£ 1,293,000	£ 969,000
S 106 total	£ 640,000	£ 640,000
Additional WC housing c	£ 706,000	£ 637,000

Summary table	80dph			
Land values	0-5m/ha			
	Bexley	£ 1,588,000		
	Havering	£ 2,213,000		
	Barking & Dagenhai	£ 4,755,000		
Summary table	160 dph			
Land values	0-5m/ha			
	Croydon	£ 4,458,000		
Summary table	320 dph			
Land values	0-5m/ha		5-10m/ha	
	Waltham Forest	£ 541,425	Lewisham	£ 6,469,000

				Changed	Changed	
Assumed thresholds £/ha	**Barking & Dagenham**	**Bexley**	**Croydon**	**Havering**	**Lewisham**	**Waltham Forest**
CIL High (e.g Good quality secondary offices)	1.5	5	4.4	1.65	3.6	3
CIL Medium (Eg lower quality secondary offices/higher other employment)	1.5	4	1.6	1.375	2	1
CIL Medium/low (e.g Industry)	1.5	3.6	1.6	1.1	2	1
CIL Low (e.g Other less commercial uses, community use)	1.5	2.2	1.6	0.825	1	1

Poorer performing Boroughs in terms of value		
6 London Boroughs		
4 CIL threshold values for each		
Total	**24**	100%
Viable	**16**	67%
Unviable	**8**	33%
Most challenging loca	Bexley	
	Waltham Forest	

CIL threshold bands	**No. of Boroughs Viable**	**% Viable**
CIL Highest	4	67%
CIL Medium high	4	67%
CIL Medium low	4	67%
Cil low	4	67%

Sensitivity test 6: All additional costs for sub £5m RLV locations at target affordable housing levels with grant of £30,000 per affordable unit:

80 dph	Barking & Dagenham	Bexley	Havering
Net area (ha)	1	1	1
Gross area (ha)	1	1	1
Total dwellings	80	80	80
Density/net ha	80	80	80
Density/gross ha	80	80	80
Storeys	3	3	3
	£ 4,755,000	£ 2,352,000	£ 2,834,000
House price 2 bed flat	£ 230,000	£ 230,000	£ 260,000
Tenure mix			
Market housing %	100%	66%	50%
Affordable %		34%	50%
Shared ownership %		14%	20%
Affordable rent %		21%	30%
Development details			
1 bed flat	20%	20%	20%
2 bed flat	25%	25%	25%
3 bed flat			
4 bed flat			
2 bed terrace			
3 bed terrace	25%	25%	25%
4 bed terrace	30%	30%	30%
Build costs			
Flats per M2	£ 1,766	£ 1,766	£ 1,766
Houses per M2	£ 1,300	£ 1,401	£ 1,390
Cil on market housing	£ 321,000	£ 325,000	£ 71,000
S 106 total	£ 160,000	£ 160,000	£ 800,000
Additional WC housing c	£ 139,192	£ 141,000	£ 141,000

160 dph	Croydon
Net area (ha)	1
Gross area (ha)	1
Total dwellings	160
Density/net ha	160
Density/gross ha	160
Storeys	5
Base result	£ 5,747,000
House price 2 bed flat	£ 285,000
Tenure mix	
Market housing %	70%
Affordable %	30%
Shared ownership %	12%
Affordable rent %	18%
Development details	
1 bed flat	30%
2 bed flat	40%
3 bed flat	30%
Build costs	
Flats per M2	£ 1,766
Houses per M2	N/A
Cil on market housing	£ 1,101,000
S 106 total	£ 320,000
Additional WC housing c	£ 281,000

320 dph	Lewisham	Waltham Forest
Net area (ha)	1	1
Gross area (ha)	1	1
Total dwellings	320	320
Density/net ha	320	320
Density/gross ha	320	320
Storeys	12	12
Base result	£ 5,850,000	£ 4,557,000
House price 2 bed flat	£ 395,000	£ 345,000
Tenure mix		
Market housing %	50%	50%
Affordable %	50%	50%
Shared ownership %	20%	20%
Affordable rent %	30%	30%
Development details		
1 bed flat	40%	40%
2 bed flat	35%	35%
3 bed flat	25%	25%
Build costs		
Flats per M2	£ 2,362	£ 2,131
Houses per M2	£ -	£ -
Cil on market housing	£ 1,293,000	£ 969,000
S 106 total	£ 640,000	£ 640,000
Additional WC housing c	£ 706,000	£ 637,000

Summary table	**80dph**			
Land values	**0-5m/ha**			
	Bexley	£ 2,352,000		
	Havering	£ 2,834,000		
	Barking & Dagenhai	£ 4,755,000		
Summary table	**160 dph**			
Land values	**0-5m/ha**		**5-10m/ha**	
			Croydon	£ 5,747,000
Summary table	**320 dph**			
Land values	**0-5m/ha**		**5-10m/ha**	
	Waltham Forest	£ 4,557,000	Lewisham	£ 5,850,000

		Changed		Changed		Changed
Assumed thresholds £/ha	**Barking & Dagenham**	**Bexley**	**Croydon**	**Havering**	**Lewisham**	**Waltham Forest**
CIL High (e.g Good quality secondary offices)	1.5	5	4.4	1.65	3.6	3
CIL Medium (Eg lower quality secondary offices/higher other employment)	1.5	4	1.6	1.375	2	1
CIL Medium/low (e.g Industry)	1.5	3.6	1.6	1.1	2	1
CIL Low (e.g Other less commercial uses, community use)	1.5	2.2	1.6	0.825	1	1

6 London Boroughs		
4 CIL threshold values for each		
Total	**24**	100%
Viable	**21**	88%
Unviable	**3**	13%

Most challenging loca	Bexley

CIL threshold bands	**No. of Boroughs Viable**	**% Viable**
CIL Highest	5	83%
CIL Medium high	5	83%
CIL Medium low	5	83%
Cil low	6	100%

Sensitivity test 7: All additional costs for sub £5m RLV locations at average affordable housing levels with grant of £30,000 per affordable unit:

80 dph	Barking & Dagenham	Bexley	Havering
Net area (ha)	1	1	1
Gross area (ha)	1	1	1
Total dwellings	80	80	80
Density/net ha	80	80	80
Density/gross ha	80	80	80
Storeys	3	3	3
	£ 4,755,000	£ 2,367,000	£ 3,221,000
House price 2 bed flat	£ 230,000	£ 230,000	£ 260,000
Tenure mix			
Market housing %	100%	66%	50%
Affordable %		34%	50%
Shared ownership %		14%	20%
Affordable rent %		21%	30%
Development details			
1 bed flat	20%	20%	20%
2 bed flat	25%	25%	25%
3 bed flat			
4 bed flat			
2 bed terrace			
3 bed terrace	25%	25%	25%
4 bed terrace	30%	30%	30%
Build costs			
Flats per M2	£ 1,766	£ 1,766	£ 1,766
Houses per M2	£ 1,300	£ 1,401	£ 1,390
Cil on market housing	£ 321,000	£ 325,000	£ 71,000
S 106 total	£ 160,000	£ 160,000	£ 800,000
Additional WC housing c	£ 139,192	£ 141,000	£ 141,000

160 dph	Croydon
Net area (ha)	1
Gross area (ha)	1
Total dwellings	160
Density/net ha	160
Density/gross ha	160
Storeys	5
Base result	£ 5,747,000
House price 2 bed flat	£ 285,000
Tenure mix	
Market housing %	70%
Affordable %	30%
Shared ownership %	12%
Affordable rent %	18%
Development details	
1 bed flat	30%
2 bed flat	40%
3 bed flat	30%
Build costs	
Flats per M2	£ 1,766
Houses per M2	N/A
Cil on market housing	£ 1,101,000
S 106 total	£ 320,000
Additional WC housing c	£ 281,000

320 dph	Lewisham	Waltham Forest
Net area (ha)	1	1
Gross area (ha)	1	1
Total dwellings	320	320
Density/net ha	320	320
Density/gross ha	320	320
Storeys	12	12
Base result	£ 9,525,000	£ 4,557,000
House price 2 bed flat	£ 395,000	£ 345,000
Tenure mix		
Market housing %	50%	50%
Affordable %	50%	50%
Shared ownership %	20%	20%
Affordable rent %	30%	30%
Development details		
1 bed flat	40%	40%
2 bed flat	35%	35%
3 bed flat	25%	25%
Build costs		
Flats per M2	£ 2,362	£ 2,131
Houses per M2	£ -	£ -
Cil on market housing	£ 1,293,000	£ 969,000
S 106 total	£ 640,000	£ 640,000
Additional WC housing c	£ 706,000	£ 637,000

Summary table	80dph			
Land values	0-5m/ha			
	Bexley	£ 2,367,000		
	Havering	£ 3,221,000		
	Barking & Dagenhai	£ 4,755,000		
Summary table	160 dph			
Land values	0-5m/ha			
	Croydon	£ 5,747,000		
Summary table	320 dph			
Land values	0-5m/ha		5-10m/ha	
	Waltham Forest	£ 4,557,000	Lewisham	£ 9,525,000

Assumed thresholds £/ha	Barking & Dagenham	Bexley	Croydon	Havering	Lewisham	Waltham Forest
CIL High (e.g Good quality secondary offices)	1.5	5	4.4	1.65	3.6	3
CIL Medium (Eg lower quality secondary offices/higher other employment)	1.5	4	1.6	1.375	2	1
CIL Medium/low (e.g Industry)	1.5	3.6	1.6	1.1	2	1
CIL Low (e.g Other less commercial uses, community use)	1.5	2.2	1.6	0.825	1	1

6 London Boroughs		
4 CIL threshold values for each		
Total	**24**	100%
Viable	**21**	88%
Unviable	**3**	13%
Marginal	**0**	0%

Most challenging loca Bexley

CIL threshold bands	No. of Boroughs Viable	% Viable
CIL Highest	5	83%
CIL Medium high	5	83%
CIL Medium low	5	83%
Cil low	6	100%

Appendix 11

Details of Scheme Types and assumed development configurations

	Scheme Type 1
area ha	0.49
Units	53
Density	108.2
1 bed f	25%
2 bed f	25%
3 bed f	
4 bed r	
2 bed h	
3 bed h	25%
4 bed h	25%
floors	3

Assumptions:
No abnormal costs
Baseline at target affordable
Test at achieved affordable where LESS than target
Test impact of lifts on blocks
Assume no CIL offset for existing buildings

Proposed configuration				
say 27 flats	Flats	Block 1	3 floors x 4 units	3 x 2 beds 9 x 1 beds
26 terraced houses		Block 2	3 floors x 5 units	10 x 2 beds 5 x 1 beds
	Houses	13 x 3 bed		
		13 x 4 bed		

	1 beds	2 beds	3 bh	4 bh	
	9	3	12	12	
	3	9			
WC units	2	1	1	1	
14	13	13	13	53	

Locations	Target affordable	Actual affordable
Barking & Dagenham	0	40%
Brent	50%	51%
Croydon	30%	43%
Greenwich	35%	47%
Hounslow	40%	48%
Newham	50%	43%
Southwark	35%	43%
Tower Hamlets	50%	37%

Floorspace figures		Toolkit	Proposed test	10% WC unit sizes	Block 1 & houses	WC units	Block 2	WC units
	Unit	Size M2	Size M3					
	1 bed flat	50	50	58	450		150	116
	2 Bed Flat	66	70	87	210		630	87
	3 Bed Flat	86	86	103				
	4 Bed Flat	95	99	118				
	3 bed Terraced/ T	96	93	119	1116	119		
	4 bed Terraced/ T	103	121	135	1452	135		
							Total	4465

Impact of lifts		1 beds	2 beds	3 bh	4 bh	
		10	0	12	12	
		8	6			
	WC units	2	1	1	1	
		20	7	13	13	53

	Scheme Type 2
area ha	0.51
Units	362
Density	709.8
1 bed f	45%
2 bed f	40%
3 bed f	15%
4 bed r	
2 bed h	
3 bed h	
4 bed h	
floors	12

Assumptions:
No abnormal costs
Baseline at target affordable
Test at achieved affordable where LESS than target
Test impact of lifts on blocks
Assume no CIL offset for existing buildings

							1 beds	2 beds	3 beds	Totals	Block total
Proposed configuration	**Flats**	Blocks 1-3	12 floors x 6 units	Blocks 4-6	6 floors x 8 units		43	22	1	66	
	Blocks 1 & 2	48 x 1 beds	24 x 2 beds	1 x 3 bed penthouse		wc units	5	2		7	73
	Block 3	48 x 1 beds	24 x 2 beds				43	22	1	66	
	Blocks 4 & 5	6 x 1 beds	22 x 2 beds	20 x 3 beds		wc units	5	2		7	73
	Block 6	7 x 1 beds	29 x 2 beds	11 x 3 beds			43	22		65	
						wc units	5	2		7	72
							5	20	18	43	
						wc units	1	2	2	5	48
							5	20	18	43	
						wc units	1	2	2	5	48
							7	26	10	43	
						wc units	1	3	1	5	48
						wc units	17	11	3	31	362

Locations	**Target affordable**	**Actual affordable**
Barking & Dagenham	0	40%
Brent	50%	51%
Croydon	30%	43%
Greenwich	35%	47%
Hounslow	40%	48%
Newham	50%	43%
Southwark	35%	43%
Tower Hamlets	50%	37%

Floorspace figures		**Toolkit**	**Proposed test**	**10% WC unit sizes**	**Block 1**	**WC block 1**	**Block 2**		**Block 3**		**Block 4**		**Block 5**		**Block 6**	
	Unit	**Size M2**	**Size M3**													
	1 bed flat	50	50	58	2150	290	2150	290	2150	290	250	58	250	58	300	58
	2 Bed Flat	66	70	87	1540	174	1540	174	1540	174	1400	174	1400	174	1820	261
	3 Bed Flat	86	86	103	86		86				1548	206	1548	206	946	103
	4 Bed Flat	95	99	118												
	3 bed Terraced/ T	96	93	119												
	4 bed Terraced/ T	103	121	135												
															Total	23394

	Scheme Type 3
area ha	1.59
Units	643
Density	404.4
1 bed f	45%
2 bed f	40%
3 bed f	15%
4 bed r	
2 bed h	
3 bed h	
4 bed h	
floors	11

Assumptions:
No abnormal costs
Baseline at target affordable
Test at achieved affordable where LESS than target
Test impact of lifts on blocks
Assume no CIL offset for existing buildings

Proposed configuration	Blocks	Flats per floor	Storeys	1 bed	2 bed	3 bed	Totals	1 bed 1 & 2	2 bed 1 & 2	3 bed 1 & 2	1 bed 3-7	2 bed 3-7	3 bed 3-7	1 bed 8-11	2 bed 8-11	3 bed 8-11	Totals	
Penthouse	1	8	11	55	33	1	89	110	66	2	140	105	41	12	58	45	579	**Standard**
	WC units						0	0	0	0	20	15	0	8	13	8	64	**WC**
Penthouse	2	8	11	55	33	1	89										643	Total
	WC units						0											
Penthouse	3	8	8	28	21	9	58											
	WC units			4	3		7											
	4	8	8	28	21	8	57											
	WC units			4	3		7											
	5	8	8	28	21	8	57											
	WC units			4	3		7											
	6	8	8	28	21	8	57											
	WC units			4	3		7											
	7	8	8	28	21	8	57											
	WC units			4	3		7											
	8	6	6	3	15	11	29											
	WC units			2	3	2	7											
	9	6	6	3	15	11	29											
	WC units			2	3	2	7											
	10	6	6	3	15	11	29											
	WC units			2	3	2	7											
	11	6	6	3	13	12	28											
	WC units			2	4	2	8											
	NB penthouse flats in 3 bed numbers					Total	643											
						WC units	64											

Locations	Target affordable	Actual affordable
Barking & Dagenham	0	40%
Brent	50%	51%
Croydon	30%	43%
Greenwich	35%	47%
Hounslow	40%	48%
Newham	50%	43%
Southwark	35%	43%
Tower Hamlets	50%	37%

	Toolkit	Proposed test	10% WC unit sizes	Blocks 1 & 2	Blocks 1 & 2 WC	Blocks 3-7	Blocks 3-7 WC	Blocks 8-11	Blocks 8-11 WC
Unit	**Size M2**	**Size M3**							
1 bed flat	50	50	58	5500	0	7000	1160	600	464
2 Bed Flat	66	70	87	4620	0	7350	1305	4060	1131
3 Bed Flat	86	86	103	172	0	3526		3870	824
4 Bed Flat	95	99	118						
3 bed Terraced/ T	96	93	119						
4 bed Terraced/ T	103	121	135						
								Total	41582

	Scheme Type 4
area ha	2
Units	182
Density	91.0
1 bed f	25%
2 bed f	25%
3 bed f	
4 bed r	
2 bed h	
3 bed h	25%
4 bed h	25%
floors	5

Assumptions:
No abnormal costs
Baseline at target affordable
Test at achieved affordable where LESS than target
Test impact of lifts on blocks
Assume no CIL offset for existing buildings

Proposed configuration	**Blocks**	**Flats per floor**	**Storeys**	**1 bed**	**2 bed**	
	1	8	8	28	33	Inc Penthouse
				2	2	WC units
	2	5	5	12	9	Inc Penthouse
				3	2	WC units
	Houses	Terraced		Total	91	
	3 bed	46		WC	9	
	4 bed	45				

Locations	**Target affordabl**	**Actual affordable**
Barking & Dagenham	0	40%
Brent	50%	51%
Croydon	30%	43%
Greenwich	35%	47%
Hounslow	40%	48%
Newham	50%	43%
Southwark	35%	43%
Tower Hamlets	50%	37%

Unit	**Toolkit Size M2**	**Proposed test Size M3**	**10% WC unit sizes**	**Block 1**	**Block 1 WC**	**Block 2**	**Block 2 WC**
1 bed flat	50	50	58	1400	116	600	174
2 Bed Flat	66	70	87	2310	174	630	174
3 Bed Flat	86	86	103				
4 Bed Flat	95	99	118				
3 bed Terraced/ T	96	93	119				
4 bed Terraced/ T	103	121	135				
						Total	5578

	Scheme Type 5
area ha	5.28
Units	400
Density	75.8
1 bed f	25%
2 bed f	30%
3 bed f	20%
4 bed r	5%
2 bed h	10%
3 bed h	10%
4 bed h	
floors	5

Assumptions:
No abnormal costs
Baseline at target affordable
Test at achieved affordable where LESS than target
Test impact of lifts on blocks
Assume no CIL offset for existing buildings

Proposed configuration	Blocks	Flats per floor	Storeys	1 bed	2 bed	3 bed	4 bed	Unit types	Totals
	1	8	5	18	18			Standard Units	36
				2	2			WC units	4
	2	8	5	18	18			Standard Units	36
				2	2			WC units	4
	3	8	5	18	18			Standard Units	36
				2	2			WC units	4
	4	8	5	18	18			Standard Units	36
				2	2			WC units	4
	5	8	5	4	9	18	4	Standard Units	35
				1	1	2	1	WC units	5
	6	8	5	4	9	19	5	Standard Units	37
				1	1	1	0	WC units	3
	7	8	5	4	9	18	4	Standard Units	35
				1	1	2	1	WC units	5
	8	8	5	4	9	19	5	Standard Units	37
				1	1	1	0	WC units	3
				100	120	80	20	Standard Units	320
								WC units	32

	Type	Standard	WC
Houses	2 bed Terr	36	4
	3 bed Terr	36	4

Locations	Target affordable	Actual affordable
Barking & Dagenham	0	40%
Brent	50%	51%
Croydon	30%	43%
Greenwich	35%	47%
Hounslow	40%	48%
Newham	50%	43%
Southwark	35%	43%
Tower Hamlets	50%	37%

	Proposed test	10% WC unit sizes	Blocks 1-4	Blocks 1-4 WC	Blocks 5-8	Blocks 5-8 WC	Houses	WC houses
Unit	Size M3							
1 bed flat	50	58	3,600	464	800	232		
2 Bed Flat	70	87	5,040	696	2520	348		
3 Bed Flat	86	103			6364	618		
4 Bed Flat	99	118			1782	236		
2 bed terraced house	79	94					2844	376
3 bed Terraced/ Towr	93	119					3348	476
4 bed Terraced/ Towr	121	135						
							total	29744

	Scheme Type 6
area ha	1.33
Units	920
Density	691.7
1 bed f	45%
2 bed f	40%
3 bed f	15%
4 bed r	
2 bed h	
3 bed h	
4 bed h	
floors	45

Assumptions:
No abnormal costs
Baseline at target affordable
Test at achieved affordable where LESS than target
Test impact of lifts on blocks
Assume no CIL offset for existing buildings

Proposed configuration	Blocks	Flats per floor	Storeys	1 bed	2 bed	3 bed	Unit types	Numbers
	1	8	45	148	130	54	Standard Units	332
				15	13		WC units	28
	2	8	45	148	130	54	Standard Units	332
				15	13		WC units	28
	3	8	25	72	62	28	Standard Units	162
				18	18	2	WC units	38
							Total	920
				NB Wheelchair units only at lower levels			WC units	92

Locations	Target affordabl	Actual affordable
Greenwich	35%	47%
Southwark	35%	43%
Tower Hamlets	50%	37%

Locations based on highest density

	Proposed test	10% WC unit sizes	Blocks 1 & 2	Blocks 1 & 2 WC	Block 3	Block 3 WC
Unit	Size M3					
1 bed flat	50	58	14800	1740	3600	1044
2 Bed Flat	70	87	18200	2262	4340	1566
3 Bed Flat	86	103	9288		2408	206
4 Bed Flat	99	118				
2 bed terraced house	79	94				
3 bed Terraced/ Towr	93	119				
4 bed Terraced/ Towr	121	135				
					Total	59454

Appendix 12

Details of cost analysis and value evidence for scheme types and case study locations

Baseline costs

		MODEL CRITERIA				UNDERGROUND PARKING	BARKING & DAGENHAM						BRENT						CROYDON					
		Total No	Accessible Include	Size	Total		Private	Affordable	Private cost/m2	Affordable cost/m2	Cost	Av Rate/m2	Private	Affordable	Private cost/m2	Affordable cost/m2	Cost	Av Rate/m2	Private	Affordable	Private cost/m2	Affordable cost/m2	Cost	Av Rate/m2
SITE 1	**3 Floors**																							
	1 bed flat	14		50	700		100%	0%	1725	1506	1207500		50%	50%	1940	1506	1206100		70%	30%	1940	1506	1266860	
	2 bed flat	13		70	910		100%	0%	1725	1506	1569750		50%	50%	1940	1506	1567930		70%	30%	1940	1506	1646918	
	3 bed house	13		93	1209		100%	0%	1345	1238	1626105		50%	50%	1615	1345	1789320		70%	30%	1615	1345	1854606	
	4 bed house	13		121	1573		100%	0%	1345	1239	2115685		50%	50%	1615	1345	2328040		70%	30%	1615	1345	2412982	
	I bed flat accessible premium		2	8	16		100%	0%	1208	1054	19320		50%	50%	1358	1054	19298		70%	30%	1358	1054	20270	
	2 bed flat accessible premium		1	17	17		100%	0%	1208	1054	20528		50%	50%	1358	1054	20504		70%	30%	1358	1054	21537	
	3 bed house accessible premium		1	26	26		100%	0%	1050	904	27300		50%	50%	1131	942	26936		70%	30%	1131	942	27919	
	4 bed house accessible premium		1	14	14		100%	0%	1050	904	14700		50%	50%	1131	942	14504		70%	30%	1131	942	15033	
		53	5		4465						6600888	1478					6972631	1562					7266124	1627
		73						107920.4						113998.2						118796.7				
SITE 2		No		Size	Total																			
	12 Floors																							
	1 bed flat	144		50	7200		100%	0%	2153	1965	15501600		50%	50%	2368	2180	16372800		70%	30%	2260	2070	15861600	
	2 bed flat	72		70	5040		100%	0%	2153	1965	10851120		50%	50%	2368	2180	11460960		70%	30%	2260	2070	11103120	
	3 bed flat	2		86	172		100%	0%	2153	1965	370316		50%	50%	2368	2180	391128		70%	30%	2260	2070	378916	
	I bed flat accessible		15	8	120		100%	0%	1507	1376	180852		50%	50%	1658	1526	191016		70%	30%	1582	1449	185052	
	2 bed flat accessible		6	17	102		100%	0%	1507	1376	153724		50%	50%	1658	1526	162364		70%	30%	1582	1449	157294	
	3 bed flat accessible			17	0		100%	0%	1507	1376	0		50%	50%	1658	1526	0		70%	30%	1582	1449	0	
		218	21		12634						27057612						28578268						27685982	
	6 Floors																							
	1 bed flat	19		50	950		100%	0%	1725	1506	1638750		50%	50%	2045	1610	1736125		70%	30%	1940	1506	1719310	
	2 bed flat	73		70	5110		100%	0%	1725	1506	8814750		50%	50%	2045	1610	9338525		70%	30%	1940	1506	9248078	
	3 bed flat	52		86	4472		100%	0%	1725	1506	7714200		50%	50%	2045	1610	8172580		70%	30%	1940	1508	8096109	
	I bed flat accessible		3	8	24		100%	0%	1208	1054	28980		50%	50%	1432	1127	30702		70%	30%	1358	1054	30405	
	2 bed flat accessible		7	17	119		100%	0%	1208	1054	143693		50%	50%	1432	1127	152231		70%	30%	1358	1054	150756	
	3 bed flat accessible		5	17	85		100%	0%	1208	1054	102638		50%	50%	1432	1127	108736		70%	30%	1358	1056	107719	
		144	15		10760						18443010						19538899						19352377	
		362	36		23394						45500622	1945					48117167	2057					47038359	2011
	Underground Parking	181				4525000																		
SITE 3		No		Size	Total																			
	6 Floors																							
	1 bed flat	20		50	1000		100%	0%	1725	1506	1725000		50%	50%	2045	1610	1827500		70%	30%	1940	1506	1809800	
	2 bed flat	71		70	4970		100%	0%	1725	1506	8573250		50%	50%	2045	1610	9082675		70%	30%	1940	1506	8994706	
	3 bed flat	53		86	4558		100%	0%	1725	1506	7862550		50%	50%	2045	1610	8329745		70%	30%	1940	1506	8249068	
	I bed flat accessible		8	8	64		100%	0%	1208	1054	77280		50%	50%	1432	1127	81872		70%	30%	1358	1054	81079	
	2 bed flat accessible		13	17	221		100%	0%	1208	1054	266858		50%	50%	1432	1127	282714		70%	30%	1358	1054	279976	
	3 bed flat accessible		8	17	136		100%	0%	1208	1054	164220		50%	50%	1432	1127	173978		70%	30%	1358	1054	172293	
		144	29		10949						18669158						19778484						19586922	
	8 Floors																							
	1 bed flat	160		50	8000		100%	0%	1938	1750	15504000		50%	50%	2206	1895	16404000		70%	30%	2100	1788	16051200	
	2 bed flat	120		70	8400		100%	0%	1838	1750	15439200		50%	50%	2206	1895	17224200		70%	30%	2100	1788	16853760	
	3 bed flat	41		86	3526		100%	0%	1938	1750	6833388		50%	50%	2206	1895	7230063		70%	30%	2100	1788	7074566	
	I bed flat accessible		20	8	160		100%	0%	1357	1225	217056		50%	50%	1544	1327	229656		70%	30%	1470	1252	224717	
	2 bed flat accessible		15	17	255		100%	0%	1287	1225	328083		50%	50%	1544	1327	366014		70%	30%	1470	1252	358142	
	3 bed flat accessible			17	0		100%	0%	1357	1225	0		50%	50%	1544	1327	0		70%	30%	1470	1252	0	
		321	35		20341						38321727						41453933						40562386	
	11 Floors																							
	1 bed flat	110		50	5500		100%	0%	2153	1965	11841500		50%	50%	2368	2180	12507000		70%	30%	2260	2070	12116500	
	2 bed flat	66		70	4620		100%	0%	2153	1965	9946860		50%	50%	2368	2180	10505880		70%	30%	2260	2070	10177860	
	3 bed flat	2		86	172		100%	0%	2153	1965	370316		50%	50%	2368	2180	391128		70%	30%	2260	2070	378916	
	I bed flat accessible			8	0		100%	0%	1507	1376	0		50%	50%	1658	1526	0		70%	30%	1582	1449	0	
	2 bed flat accessible			17	0		100%	0%	1507	1376	0		50%	50%	1658	1526	0		70%	30%	1582	1449	0	
	3 bed flat accessible			17	0		100%	0%	1507	1376	0		50%	50%	1658	1526	0		70%	30%	1582	1449	0	
		178			10292						22158676						23404008						22673276	
		643	64		41582			1591290			79149561	1903		1701603			84636426	2035		1665136			82822584	1992
	Underground Parking	241.125				6028125																		
SITE 4		No		Size	Total																			
	5 Floors																							
	1 bed flat	15		50	750		100%	0%	1725	1506	1293750		50%	50%	2045	1610	1370625		70%	30%	1940	1506	1357350	
	2 bed flat	11		70	770		100%	0%	1725	1506	1328250		50%	50%	2045	1610	1407175		70%	30%	1940	1506	1393546	
	3 bed flat			86	0		100%	0%	1725	1506	0		50%	50%	2045	1610	0		70%	30%	1940	1506	0	
	I bed flat accessible		3	8	24		100%	0%	1208	1054	28980		50%	50%	1432	1127	30702		70%	30%	1358	1054	30405	
	2 bed flat accessible		2	17	34		100%	0%	1208	1054	41055		50%	50%	1432	1127	43495		70%	30%	1358	1054	43073	
	3 bed flat accessible			17	0		100%	0%	1208	1054	0		50%	50%	1432	1127	0		70%	30%	1358	1054	0	
		26	5		1578						2692035						2851997						2824374	
	8 Floors																							
	1 bed flat	30		50	1500		100%	0%	1938	1750	2907000		50%	50%	2206	1895	3075750		70%	30%	2100	1788	3009600	
	2 bed flat	35		70	2450		100%	0%	1938	1750	4748100		50%	50%	2206	1895	5023725		70%	30%	2100	1788	4915680	
	3 bed flat			86	0		100%	0%	1938	1750	0		50%	50%	2206	1895	0		70%	30%	2100	1788	0	
	I bed flat accessible		2	8	16		100%	0%	1357	1225	21706		50%	50%	1544	1327	22966		70%	30%	1470	1252	22472	
	2 bed flat accessible		2	17	34		100%	0%	1357	1225	46124		50%	50%	1544	1327	48802		70%	30%	1470	1252	47752	
	3 bed flat accessible			17	0		100%	0%	1357	1225	0		50%	50%	1544	1327	0		70%	30%	1470	1252	0	
		65	4		4000						7722930						8171243						7995504	
	Housing																							
	3 bed house	46		93	4278		100%	0%	1345	1238	5753910		50%	50%	1615	1345	6331440		70%	30%	1500	1291	6148769	
	4 bed house	45		121	5445		100%	0%	1345	1239	7323525		50%	50%	1615	1345	8058600		70%	30%	1500	1291	7826099	
	3 bed house accessible			26	0		100%	0%	1050	867	0		50%	50%	1131	942	0		70%	30%	1050	904	0	
	4 bed house accessible			14	0		100%	0%	1050	867	0		50%	50%	1131	942	0		70%	30%	1050	904	0	
		91	0		9723						13077435						14390040						13974868	
		182	9		15301						23492400	1535					25413279	1661					24794746	1620
SITE 5	**5 Floors**																							
	1 bed flat	100		50	5000		100%	0%	1725	1506	8625000		50%	50%	2045	1610	9137500		70%	30%	1940	1506	9049000	
	2 bed flat	120		70	8400		100%	0%	1725	1506	14490000		50%	50%	2045	1610	15351000		70%	30%	1940	1506	15202320	
	3 bed flat	80		86	6880		100%	0%	1725	1506	11868000		50%	50%	2045	1610	12573200		70%	30%	1940	1506	12451424	
	4 bed flat	20		99	1980		100%	0%	1725	1506	3415500		50%	50%	2045	1610	3618450		70%	30%	1940	1506	3583404	
	I bed flat accessible		12	8	96		100%	0%	1208	1054	115920		50%	50%	1432	1127	122808		70%	30%	1358	1054	121619	
	2 bed flat accessible		12	17	204		100%	0%	1208	1054	246330		50%	50%	1432	1127	260967		70%	30%	1358	1054	258439	
	3 bed flat accessible		6	17	102		100%	0%	1208	1054	123165		50%	50%	1432	1127	130484		70%	30%	1358	1054	129220	
	4 bed flat accessible		2	19	38		100%	0%	1208	1054	45885		50%	50%	1432	1127	48612		70%	30%	1358	1054	48141	
		320	32		22662						38883915						41194409						40795426	
	Housing																							
	2 bed house	40		79	3160		100%	0%	1345	1238	4250200		50%	50%	1615	1345	4676800		70%	30%	1500	1291	4541868	
	3 bed house	40		93	3720		100%	0%	1345	1238	5003400		50%	50%	1615	1345	5505600		70%	30%	1500	1291	5346756	
	2 bed house accessible		4	15	60		100%	0%	1050	904	63000		50%	50%	1131	942	62160		70%	30%	1050	904	60367	
	3 bed house accessible		4	26	104		100%	0%	1050	904	109200		50%	50%	1131	942	107744		70%	30%	1050	904	104635	
		80	8		7044						9425800						10352304						10053626	
		400	40		29706			982261.8			48309715	1626		1048078			51546713	1735		1033893			50849052	1712
SITE 6	**45 Floors**																							
	1 bed flat	416		50	20800																			
	2 bed flat	366		70	25620																			
	3 bed flat	138		86	11868																			
	I bed flat accessible		48	8	384																			
	2 bed flat accessible		44	17	748																			
	3 bed flat accessible		2	17	34																			
		920	94		59454																			
	Underground Parking	230				5750000																		

		GREENWICH						HOUNSLOW						NEWHAM						SOUTHWARK						TOWER HAMLETS					
		Private	Affordable	Private cost/m2	Affordable cost/m2	Cost	Av Rate/m2	Private	Affordable	Private cost/m2	Affordable cost/m2	Cost	Av Rate/m2	Private	Affordable	Private cost/m2	Affordable cost/m2	Cost	Av Rate/m2	Private	Affordable	Private cost/m2	Affordable cost/m2	Cost	Av Rate/m2	Private	Affordable	Private cost/m2	Affordable cost/m2	Cost	Av Rate/m2
SITE 1	**3 Floors**																														
	1 bed flat	65%	35%	2155	1722	1402415		60%	40%	1940	1506	1236480		50%	50%	1940	1506	1206100		65%	35%	2593	1937	1654380		50%	50%	2422	1722	1450400	
	2 bed flat	65%	35%	2155	1722	1823140		60%	40%	1940	1506	1607424		50%	50%	1940	1506	1567930		65%	35%	2593	1937	2150694		50%	50%	2422	1722	1885520	
	3 bed house	65%	35%	1940	1560	2184663		60%	40%	1500	1291	1712428		50%	50%	1615	1345	1789320		65%	35%	2153	1560	2352049		50%	50%	1940	1543	2105474	
	4 bed house	65%	35%	1940	1560	2842411		60%	40%	1500	1291	2227997		50%	50%	1615	1345	2328040		65%	35%	2153	1560	3060193		50%	50%	1940	1543	2739380	
	I bed flat accessible premium	65%	35%	1509	1205	22439		60%	40%	1358	1054	19784		50%	50%	1358	1054	19298		65%	35%	1815	1356	26470		50%	50%	1695	1238	23467	
	2 bed flat accessible premium	65%	35%	1509	1205	23841		60%	40%	1358	1054	21020		50%	50%	1358	1054	20504		65%	35%	1815	1356	28124		50%	50%	1695	1205	24657	
	3 bed house accessible premium	65%	35%	1358	1092	32887		60%	40%	1050	904	25778		50%	50%	1131	942	26936		65%	35%	1507	1092	35407		50%	50%	1358	1080	31695	
	4 bed house accessible premium	65%	35%	1358	1092	17709		60%	40%	1050	904	13881		50%	50%	1131	942	14504		65%	35%	1507	1092	19065		50%	50%	1358	1080	17067	
						8349504	1870					6864792	1537					6972631	1562					9326383	2089					8277659	1854
			136509.3						112235.1						113998.2						152480.6						135334.6				
SITE 2	**12 Floors**																														
	1 bed flat	65%	35%	2260	2070	15793200		60%	40%	2260	2070	15724800		50%	50%	2393	2205	16552800		65%	35%	2475	2285	17341200		50%	50%	2693	2512	18738000	
	2 bed flat	65%	35%	2260	2070	11055240		60%	40%	2260	2070	11007360		50%	50%	2393	2205	11586960		65%	35%	2475	2285	12138840		50%	50%	2693	2512	13116600	
	3 bed flat	65%	35%	2260	2070	377282		60%	40%	2260	2070	375648		50%	50%	2393	2205	395428		65%	35%	2475	2285	414262		50%	50%	2693	2512	447630	
	I bed flat accessible	65%	35%	1582	1449	184254		60%	40%	1582	1449	183456		50%	50%	1675	1544	193116		65%	35%	1733	1600	202314		50%	50%	1885	1758	218610	
	2 bed flat accessible	65%	35%	1582	1449	156616		60%	40%	1582	1449	155938		50%	50%	1675	1544	164149		65%	35%	1733	1600	171967		50%	50%	1885	1758	185819	
	3 bed flat accessible	65%	35%	1582	1449	0		60%	40%	1582	1449	0		50%	50%	1675	1544	0		65%	35%	1733	1600	0		50%	50%	1885	1758	0	
						27566592						27447202						28892453						30268583						32706659	
	6 Floors																														
	1 bed flat	65%	35%	1940	1506	1698695		60%	40%	1940	1506	1678080		50%	50%	2045	1610	1736125		65%	35%	2155	1722	1903278		50%	50%	2583	1937	2147000	
	2 bed flat	65%	35%	1940	1506	9137191		60%	40%	1940	1506	9026304		50%	50%	2045	1610	9338525		65%	35%	2155	1722	10237630		50%	50%	2583	1937	11548600	
	3 bed flat	65%	35%	1940	1508	7999514		60%	40%	1940	1508	7902918		50%	50%	2045	1610	8172580		65%	35%	2155	1722	8959428		50%	50%	2583	1937	10106720	
	I bed flat accessible	65%	35%	1358	1054	30040		60%	40%	1358	1054	29676		50%	50%	1432	1127	30702		65%	35%	1509	1205	33658		50%	50%	1808	1356	37968	
	2 bed flat accessible	65%	35%	1358	1054	148949		60%	40%	1358	1054	147141		50%	50%	1432	1127	152231		65%	35%	1509	1205	166887		50%	50%	1808	1356	188258	
	3 bed flat accessible	65%	35%	1358	1056	106434		60%	40%	1358	1056	105148		50%	50%	1432	1127	108736		65%	35%	1509	1205	119205		50%	50%	1808	1356	134470	
						19120822						18889267						19538899						21420086						24163016	
						46687414	1996					46336469	1981					48431352	2070					51688669	2209					56869675	2431
SITE 3	**6 Floors**																														
	1 bed flat	65%	35%	1940	1506	1788100		60%	40%	1940	1506	1766400		50%	50%	2045	1610	1827500		65%	35%	2422	1722	2177000		50%	50%	2155	1722	1938500	
	2 bed flat	65%	35%	1940	1506	8886857		60%	40%	1940	1506	8779008		50%	50%	2045	1610	9082675		65%	35%	2422	1722	10819690		50%	50%	2155	1722	9634345	
	3 bed flat	65%	35%	1940	1506	8150160		60%	40%	1940	1506	8051251		50%	50%	2045	1610	8329745		65%	35%	2422	1722	9922766		50%	50%	2155	1722	8835683	
	I bed flat accessible	65%	35%	1358	1054	80107		60%	40%	1358	1054	79135		50%	50%	1432	1127	81872		65%	35%	2583	1937	150842		50%	50%	2155	1722	124064	
	2 bed flat accessible	65%	35%	1358	1054	276619		60%	40%	1358	1054	273262		50%	50%	1432	1127	282714		65%	35%	2583	1937	520875		50%	50%	1509	1205	299886	
	3 bed flat accessible	65%	35%	1358	1054	170227		60%	40%	1358	1054	168161		50%	50%	1432	1127	173978		65%	35%	2583	1937	320538		50%	50%	1509	1205	184545	
						19352070						19117217						19778484						23911711						21017023	
	8 Floors																														
	1 bed flat	65%	35%	2100	1788	15926400		60%	40%	2100	1788	15801600		50%	50%	2206	1895	16404000		65%	35%	2555	2117	19213600		50%	50%	2393	2205	18392000	
	2 bed flat	65%	35%	2100	1788	16722720		60%	40%	2100	1788	16591680		50%	50%	2206	1895	17224200		65%	35%	2555	2117	20174280		50%	50%	2393	2205	19311600	
	3 bed flat	65%	35%	2100	1788	7019561		60%	40%	2100	1788	6964555		50%	50%	2206	1895	7230063		65%	35%	2555	2117	8468394		50%	50%	2393	2205	8106274	
	I bed flat accessible	65%	35%	1470	1252	222970		60%	40%	1470	1252	221222		50%	50%	1544	1327	229656		65%	35%	1789	1482	268990		50%	50%	1675	1544	257488	
	2 bed flat accessible	65%	35%	1470	1252	355358		60%	40%	1470	1252	352573		50%	50%	1544	1327	366014		65%	35%	1789	1482	428703		50%	50%	1675	1544	410372	
	3 bed flat accessible	65%	35%	1470	1252	0		60%	40%	1470	1252	0		50%	50%	1544	1327	0		65%	35%	1789	1482	0		50%	50%	1675	1544	0	
						40247008						39931631						41453933						48553968						46477734	
	11 Floors																														
	1 bed flat	65%	35%	2260	2070	12064250		60%	40%	2260	2070	12012000		50%	50%	2368	2180	12507000		65%	35%	2693	2512	14463075		50%	50%	2475	2285	13090000	
	2 bed flat	65%	35%	2260	2070	10133970		60%	40%	2260	2070	10090080		50%	50%	2368	2180	10505880		65%	35%	2693	2512	12148983		50%	50%	2475	2285	10995600	
	3 bed flat	65%	35%	2260	2070	377282		60%	40%	2260	2070	375648		50%	50%	2368	2180	391128		65%	35%	2693	2512	452300		50%	50%	2475	2285	409360	
	I bed flat accessible	65%	35%	1582	1449	0		60%	40%	1582	1449	0		50%	50%	1658	1526	0		65%	35%	1885	1758	0		50%	50%	1733	1600	0	
	2 bed flat accessible	65%	35%	1582	1449	0		60%	40%	1582	1449	0		50%	50%	1658	1526	0		65%	35%	1885	1758	0		50%	50%	1733	1600	0	
	3 bed flat accessible	65%	35%	1582	1449	0		60%	40%	1582	1449	0		50%	50%	1658	1526	0		65%	35%	1885	1758	0		50%	50%	1733	1600	0	
						22575502						22477728						23404008						27064358						24494960	
			1652108			82174580	1976		1639080			81526576	1961		1701603			84636426	2035		2001037			99530037	2394		1849440			91989717	2212
SITE 4	**5 Floors**																														
	1 bed flat	65%	35%	1940	1506	1341075		60%	40%	2045	1610	1403250		50%	50%	2155	1722	1453875		65%	35%	2045	1610	1419563		50%	50%	2422	1722	1554000	
	2 bed flat	65%	35%	1940	1506	1376837		60%	40%	2045	1610	1440670		50%	50%	2155	1722	1492645		65%	35%	2045	1610	1457418		50%	50%	2422	1722	1595440	
	3 bed flat	65%	35%	1940	1506	0		60%	40%	2045	1610	0		50%	50%	2155	1722	0		65%	35%	2045	1610	0		50%	50%	2422	1722	0	
	I bed flat accessible	65%	35%	1358	1054	30040		60%	40%	1432	1127	31433		50%	50%	1509	1205	32567		65%	35%	1432	1127	31798		50%	50%	2583	1937	54240	
	2 bed flat accessible	65%	35%	1358	1054	42557		60%	40%	1432	1127	44530		50%	50%	1509	1205	46136		65%	35%	1432	1127	45047		50%	50%	2583	1937	76840	
	3 bed flat accessible	65%	35%	1358	1054	0		60%	40%	1432	1127	0		50%	50%	1509	1205	0		65%	35%	1432	1127	0		50%	50%	2583	1937	0	
						2790509						2919883						3025223						2953826						3280520	
	8 Floors																														
	1 bed flat	65%	35%	2100	1788	2986200		60%	40%	2206	1895	3122400		50%	50%	2315	2000	3236250		65%	35%	2206	1895	3145725		50%	50%	2555	2117	3504000	
	2 bed flat	65%	35%	2100	1788	4877460		60%	40%	2206	1895	5099920		50%	50%	2315	2000	5285875		65%	35%	2206	1895	5138018		50%	50%	2555	2117	5723200	
	3 bed flat	65%	35%	2100	1788	0		60%	40%	2206	1895	0		50%	50%	2315	2000	0		65%	35%	2206	1895	0		50%	50%	2555	2117	0	
	I bed flat accessible	65%	35%	1470	1252	22297		60%	40%	1544	1327	23314		50%	50%	1621	1400	24164		65%	35%	1544	1327	23488		50%	50%	1789	1482	26163	
	2 bed flat accessible	65%	35%	1470	1252	47381		60%	40%	1544	1327	49542		50%	50%	1621	1400	51349		65%	35%	1544	1327	49912		50%	50%	1789	1482	55597	
	3 bed flat accessible	65%	35%	1470	1252	0		60%	40%	1544	1327	0		50%	50%	1621	1400	0		65%	35%	1544	1327	0		50%	50%	1789	1482	0	
						7933338						8295176						8597638						8357143						9308960	
	Housing																														
	3 bed house	65%	35%	1500	1291	6104064		60%	40%	1615	1345	6446946		50%	50%	1722	1453	6791325		65%	35%	1722	1453	6963942		50%	50%	1940	1560	7486500	
	4 bed house	65%	35%	1500	1291	7769198		60%	40%	1615	1345	8205615		50%	50%	1722	1453	8643938		65%	35%	1722	1453	8863643		50%	50%	1940	1560	9528750	
	3 bed house accessible	65%	35%	1050	904	0		60%	40%	1131	942	0		50%	50%	1205	1017	0		65%	35%	1205	1017	0		50%	50%	1358	1092	0	
	4 bed house accessible	65%	35%	1050	904	0		60%	40%	1131	942	0		50%	50%	1205	1017	0		65%	35%	1205	1017	0		50%	50%	1358	1092	0	
						13873263						14652561						15435263						15827586						17015250	
						24597109	1608					25867620	1691					27058123	1768					27138554	1774					29604730	1935
SITE 5	**5 Floors**																														
	1 bed flat	65%	35%	2155	1722	10017250		60%	40%	2155	1722	9909000		50%	50%	2155	1722	9692500		65%	35%	2045	1610	9463750		50%	50%	2155	1722	9692500	
	2 bed flat	65%	35%	2155	1722	16829980		60%	40%	2155	1722	16647120		50%	50%	2155	1722	16283400		65%	35%	2045	1610	15899100		50%	50%	2155	1722	16283400	
	3 bed flat	65%	35%	2155	1722	13783736		60%	40%	2155	1722	13634784		50%	50%	2155	1722	13336880		65%	35%	2045	1610	13022120		50%	50%	2155	1722	13336880	
	4 bed flat	65%	35%	2155	1722	3966831		60%	40%	2155	1722	3923964		50%	50%	2155	1722	3838230		65%	35%	2045	1610	3747645		50%	50%	2155	1722	3838230	
	I bed flat accessible	65%	35%	1509	1205	134632		60%	40%	1509	1205	133177		50%	50%	1509	1205	130267		65%	35%	1432	1127	127193		50%	50%	1509	1205	130267	
	2 bed flat accessible	65%	35%	1509	1205	286093		60%	40%	1509	1205	283001		50%	50%	1509	1205	276818		65%	35%	1432	1127	270285		50%	50%	1509	1205	276818	
	3 bed flat accessible	65%	35%	1509	1205	143046		60%	40%	1509	1205	141501		50%	50%	1509	1205	138409		65%	35%	1432	1127	135142		50%	50%	1509	1205	138409	
	4 bed flat accessible	65%	35%	1509	1205	53292		60%	40%	1509	1205	52716		50%	50%	1509	1205	51564		65%	35%	1432	1127	50347		50%	50%	1509	1205	51564	
						45160568						44672547						43696504						42665235						43696504	
	Housing																														
	2 bed house	65%	35%	1940	1560	5710120		60%	40%	1940	1560	5650080		50%	50%	1722	1453	5016500		65%	35%	1500	1291	4508846		50%	50%	1940	1560	5530000	
	3 bed house	65%	35%	1940	1560	6722040		60%	40%	1940	1560	6651360		50%	50%	1722	1453	5905500		65%	35%	1500	1291	5307882		50%	50%	1940	1560	6510000	
	2 bed house accessible	65%	35%	1358	1092	75894		60%	40%	1358	1092	75096		50%	50%	1205	1017	66675		65%	35%	1050	904	59928		50%	50%	1358	1092	73500	
	3 bed house accessible	65%	35%	1358	1092	131560		60%	40%	1358	1092	130166		50%	50%	1205	1017	115570		65%	35%	1050	904	103875		50%	50%	1358	1092	127400	
						12639604						12506702						11104245						9980530						12240900	
			1175227			57800171	1946		1162602			57179249	1925		1114241			54800749	1845		1070425			52645765	1772		1137352			55937404	1883
SITE 6	**45 Floors**																														
	1 bed flat	65%	35%	2980	3551	66140880														65%	35%	3782	3701	78075920		50%	50%	3782	3701	77823200	
	2 bed flat	65%	35%	2980	3551	81467757														65%	35%	3782	3701	96168513		50%	50%	3782	3701	95857230	
	3 bed flat	65%	35%	2980	3551	37738460														65%	35%	3782	3701	44548318		50%	50%	3782	3701	44404122	
	I bed flat accessible	65%	35%	2086	2486	854744														65%	35%	2647	2591	1008981		50%	50%	2647	2591	1005715	
	2 bed flat accessible	65%	35%	2086	2486	1664969														65%	35%	2647	2591	1965411		50%	50%	2647	2591	1959049	
	3 bed flat accessible	65%	35%	2086	2486	75680														65%	35%	2647	2591	89337		50%	50%	2647	2591	89048	
						187942490	3161																	221856480	3732					221138364	3719
			3685891																		4351005						4336922				

With on-site and off-site carbon costs

		Total No	Accessible Include	Size	Total	UNDERGROUND PARKING	Private	Affordable	Private cost/m2	Affordable cost/m2	Cost	Av Rate/m2
	MODEL CRITERIA						BARKING & DAGENHAM					
SITE 1	**3 Floors**											
	1 bed flat	14		50	700		100%	0%	1725	1506	1207500	
	2 bed flat	13		70	910		100%	0%	1725	1506	1569750	
	3 bed house	13		93	1209		100%	0%	1345	1238	1626105	
	4 bed house	13		121	1573		100%	0%	1345	1239	2115685	
	I bed flat accessible premium		2	8	16		100%	0%	1208	1054	19320	
	2 bed flat accessible premium		1	17	17		100%	0%	1208	1054	20528	
	3 bed house accessible premium		1	26	26		100%	0%	1050	904	27300	
	4 bed house accessible premium		1	14	14		100%	0%	1050	904	14700	
		53	5		4465						6600888	1478
		73						107920.4				
												16
							On site carbon costs			1.05%	6670095	1494
SITE 2		No		Size	Total		Off site carbon costs		1396	1.12%	73988	
	12 Floors											
	1 bed flat	144		50	7200		100%	0%	2153	1965	15501600	
	2 bed flat	72		70	5040		100%	0%	2153	1965	10851120	
	3 bed flat	2		86	172		100%	0%	2153	1965	370316	
	I bed flat accessible		15	8	120		100%	0%	1507	1376	180852	
	2 bed flat accessible		6	17	102		100%	0%	1507	1376	153724	
	3 bed flat accessible			17	0		100%	0%	1507	1376	0	
		218	21		12634						27057612	
	6 Floors											
	1 bed flat	19		50	950		100%	0%	1725	1506	1638750	
	2 bed flat	73		70	5110		100%	0%	1725	1506	8814750	
	3 bed flat	52		86	4472		100%	0%	1725	1506	7714200	
	I bed flat accessible		3	8	24		100%	0%	1208	1054	28980	
	2 bed flat accessible		7	17	119		100%	0%	1208	1054	143693	
	3 bed flat accessible		5	17	85		100%	0%	1208	1054	102638	
		144	15		10760						18443010	
		362	36		23394						45500622	1945
	Underground Parking	181				4525000	2 a carbon (No cooling)					8
							On site			0.43%	45694792	1953
							Off site		1155	0.92%	418110	
							2 b carbon (Cooled)					8
							On site			0.43%	45697132	1953
							Off site		1155	0.92%	418110	
SITE 3		No		Size	Total							
	6 Floors						100%	0%	1725	1506	1725000	
	1 bed flat	20		50	1000		100%	0%	1725	1506	8573250	
	2 bed flat	71		70	4970		100%	0%	1725	1506	7862550	
	3 bed flat	53		86	4558		100%	0%	1208	1054	77280	
	I bed flat accessible		8	8	64		100%	0%	1208	1054	266858	
	2 bed flat accessible		13	17	221		100%	0%	1208	1054	164220	
	3 bed flat accessible		8	17	136						18669158	
		144	29		10949							
	8 Floors						100%	0%	1938	1750	15504000	
	1 bed flat	160		50	8000		100%	0%	1838	1750	15439200	
	2 bed flat	120		70	8400		100%	0%	1938	1750	6833388	
	3 bed flat	41		86	3526		100%	0%	1357	1225	217056	
	I bed flat accessible		20	8	160		100%	0%	1287	1225	328083	
	2 bed flat accessible		15	17	255		100%	0%	1357	1225	0	
	3 bed flat accessible			17	0						38321727	
		321	35		20341							
	11 Floors						100%	0%	2153	1965	11841500	
	1 bed flat	110		50	5500		100%	0%	2153	1965	9946860	
	2 bed flat	66		70	4620		100%	0%	2153	1965	370316	
	3 bed flat	2		86	172		100%	0%	1507	1376	0	
	I bed flat accessible			8	0		100%	0%	1507	1376	0	
	2 bed flat accessible			17	0		100%	0%	1507	1376	0	
	3 bed flat accessible			17	0						22158676	
		178			10292	6028125						
								1591290			79149561	1903
		643	64		41582		3 a and b					7.5
							On site			0.39%	79461426	1911
	Underground Parking	241.125					Off site		1155	0.94%	742665	
SITE 4		No		Size	Total							
	5 Floors						100%	0%	1725	1506	1293750	
	1 bed flat	15		50	750		100%	0%	1725	1506	1328250	
	2 bed flat	11		70	770		100%	0%	1725	1506	0	
	3 bed flat			86	0		100%	0%	1208	1054	28980	
	I bed flat accessible		3	8	24		100%	0%	1208	1054	41055	
	2 bed flat accessible		2	17	34		100%	0%	1208	1054	0	
	3 bed flat accessible			17	0						2692035	
		26	5		1578							
	8 Floors						100%	0%	1938	1750	2907000	
	1 bed flat	30		50	1500		100%	0%	1938	1750	4748100	
	2 bed flat	35		70	2450		100%	0%	1938	1750	0	
	3 bed flat			86	0		100%	0%	1357	1225	21706	
	I bed flat accessible		2	8	16		100%	0%	1357	1225	46124	
	2 bed flat accessible		2	17	34		100%	0%	1357	1225	0	
	3 bed flat accessible			17	0						7722930	
		65	4		4000							
	Housing						100%	0%	1345	1238	5753910	
	3 bed house	46		93	4278		100%	0%	1345	1239	7323525	
	4 bed house	45		121	5445		100%	0%	1050	867	0	
	3 bed house accessible			26	0		100%	0%	1050	867	0	
	4 bed house accessible			14	0						13077435	
		91	0		9723							
											23492400	1535
		182	9		15301							18
							On site carbon costs			1.19%	23770878	1554
							Off site carbon costs		1406	1.09%	255892	
SITE 5	**5 Floors**						100%	0%	1725	1506	8625000	
	1 bed flat	100		50	5000		100%	0%	1725	1506	14490000	
	2 bed flat	120		70	8400		100%	0%	1725	1506	11868000	
	3 bed flat	80		86	6880		100%	0%	1725	1506	3415500	
	4 bed flat	20		99	1980		100%	0%	1208	1054	115920	
	I bed flat accessible		12	8	96		100%	0%	1208	1054	246330	
	2 bed flat accessible		12	17	204		100%	0%	1208	1054	123165	
	3 bed flat accessible		6	17	102		100%	0%	1208	1054	45885	
	4 bed flat accessible		2	19	38						38883915	
		320	32		22662							
	Housing						100%	0%	1345	1238	4250200	
	2 bed house	40		79	3160		100%	0%	1345	1238	5003400	
	3 bed house	40		93	3720		100%	0%	1050	904	63000	
	2 bed house accessible		4	15	60		100%	0%	1050	904	109200	
	3 bed house accessible		4	26	104						9425800	
		80	8		7044							
								982261.8			48309715	1626
		400	40		29706							7
							On site carbon costs			0.44%	48520628	1633
							Off site carbon costs		1358	1.12%	543200	
SITE 6	**45 Floors**											
	1 bed flat	416		50	20800							
	2 bed flat	366		70	25620							
	3 bed flat	138		86	11868							
	I bed flat accessible		48	8	384							
	2 bed flat accessible		44	17	748	5750000						
	3 bed flat accessible		2	17	34							
		920	94		59454							
	Underground Parking	230										

Plus 5% costs

	MODEL CRITERIA					UNDERGROUND PARKING	BARKING & DAGENHAM					
		Total No	Accessible Include	Size	Total		Private	Affordable	Private cost/m2	Affordable cost/m2	Cost	Av Rate/m2
SITE 1	3 Floors											
	1 bed flat	14		50	700		100%	0%	1725	1506	1207500	
	2 bed flat	13		70	910		100%	0%	1725	1506	1569750	
	3 bed house	13		93	1209		100%	0%	1345	1238	1626105	
	4 bed house	13		121	1573		100%	0%	1345	1239	2115685	
	I bed flat accessible premium		2	8	16		100%	0%	1208	1054	19320	
	2 bed flat accessible premium		1	17	17		100%	0%	1208	1054	20528	
	3 bed house accessible premium		1	26	26		100%	0%	1050	904	27300	
	4 bed house accessible premium		1	14	14		100%	0%	1050	904	14700	
		53	5		4465						6600888	1478
		73						107920.4				
												16
							On site carbon costs			1.05%	6670095	1494
							Off site carbon costs		1396	1.12%	73988	
							+ 5% costs					1569
SITE 2		No		Size	Total							
	12 Floors						100%	0%	2153	1965	15501600	
	1 bed flat	144		50	7200		100%	0%	2153	1965	10851120	
	2 bed flat	72		70	5040		100%	0%	2153	1965	370316	
	3 bed flat	2		86	172		100%	0%	1507	1376	180852	
	I bed flat accessible		15	8	120		100%	0%	1507	1376	153724	
	2 bed flat accessible		6	17	102		100%	0%	1507	1376	0	
	3 bed flat accessible			17	0						27057612	
		218	21		12634							
	6 Floors						100%	0%	1725	1506	1638750	
	1 bed flat	19		50	950		100%	0%	1725	1506	8814750	
	2 bed flat	73		70	5110		100%	0%	1725	1506	7714200	
	3 bed flat	52		86	4472		100%	0%	1208	1054	28980	
	I bed flat accessible		3	8	24		100%	0%	1208	1054	143693	
	2 bed flat accessible		7	17	119		100%	0%	1208	1054	102638	
	3 bed flat accessible		5	17	85						18443010	
		144	15		10760							
											45500622	1945
		362	36		23394	4525000						
							2 a carbon (No cooling)					8
	Underground Parking	181					On site			0.43%	45694792	1953
							Off site		1155	0.92%	418110	
							2 b carbon (Cooled)					8
							On site			0.43%	45697132	1953
							Off site		1155	0.92%	418110	
							+ 5% costs					2051
SITE 3		No		Size	Total		100%	0%	1725	1506	1725000	
	6 Floors						100%	0%	1725	1506	8573250	
	1 bed flat	20		50	1000		100%	0%	1725	1506	7862550	
	2 bed flat	71		70	4970		100%	0%	1208	1054	77280	
	3 bed flat	53		86	4558		100%	0%	1208	1054	266858	
	I bed flat accessible		8	8	64		100%	0%	1208	1054	164220	
	2 bed flat accessible		13	17	221						18669158	
	3 bed flat accessible		8	17	136							
		144	29		10949							
							100%	0%	1938	1750	15504000	
	8 Floors						100%	0%	1838	1750	15439200	
	1 bed flat	160		50	8000		100%	0%	1938	1750	6833388	
	2 bed flat	120		70	8400		100%	0%	1357	1225	217056	
	3 bed flat	41		86	3526		100%	0%	1287	1225	328083	
	I bed flat accessible		20	8	160		100%	0%	1357	1225	0	
	2 bed flat accessible		15	17	255						38321727	
	3 bed flat accessible			17	0							
		321	35		20341							
							100%	0%	2153	1965	11841500	
	11 Floors						100%	0%	2153	1965	9946860	
	1 bed flat	110		50	5500		100%	0%	2153	1965	370316	
	2 bed flat	66		70	4620		100%	0%	1507	1376	0	
	3 bed flat	2		86	172		100%	0%	1507	1376	0	
	I bed flat accessible			8	0	6028125	100%	0%	1507	1376	0	
	2 bed flat accessible			17	0						22158676	
	3 bed flat accessible			17	0							
		178			10292			1591290			79149561	1903
							3 a and b					7.5
		643	64		41582		On site			0.39%	79461426	1911
							Off site		1155	0.94%	742665	
	Underground Parking	241.125					+ 5% costs					2007
		No		Size	Total		100%	0%	1725	1506	1293750	
SITE 4	5 Floors						100%	0%	1725	1506	1328250	
	1 bed flat	15		50	750		100%	0%	1725	1506	0	
	2 bed flat	11		70	770		100%	0%	1208	1054	28980	
	3 bed flat			86	0		100%	0%	1208	1054	41055	
	I bed flat accessible		3	8	24		100%	0%	1208	1054	0	
	2 bed flat accessible		2	17	34						2692035	
	3 bed flat accessible			17	0							
		26	5		1578							
							100%	0%	1938	1750	2907000	
	8 Floors						100%	0%	1938	1750	4748100	
	1 bed flat	30		50	1500		100%	0%	1938	1750	0	
	2 bed flat	35		70	2450		100%	0%	1357	1225	21706	
	3 bed flat			86	0		100%	0%	1357	1225	46124	
	I bed flat accessible		2	8	16		100%	0%	1357	1225	0	
	2 bed flat accessible		2	17	34						7722930	
	3 bed flat accessible			17	0							
		65	4		4000		100%	0%	1345	1238	5753910	
	Housing						100%	0%	1345	1239	7323525	
	3 bed house	46		93	4278		100%	0%	1050	867	0	
	4 bed house	45		121	5445		100%	0%	1050	867	0	
	3 bed house accessible			26	0						13077435	
	4 bed house accessible			14	0							
		91	0		9723						23492400	1535
												18
		182	9		15301		On site carbon costs			1.19%	23770878	1554
							Off site carbon costs		1406	1.09%	255892	
							+ 5% costs					1631
							100%	0%	1725	1506	8625000	
SITE 5	5 Floors						100%	0%	1725	1506	14490000	
	1 bed flat	100		50	5000		100%	0%	1725	1506	11868000	
	2 bed flat	120		70	8400		100%	0%	1725	1506	3415500	
	3 bed flat	80		86	6880		100%	0%	1208	1054	115920	
	4 bed flat	20		99	1980		100%	0%	1208	1054	246330	
	I bed flat accessible		12	8	96		100%	0%	1208	1054	123165	
	2 bed flat accessible		12	17	204		100%	0%	1208	1054	45885	
	3 bed flat accessible		6	17	102						38883915	
	4 bed flat accessible		2	19	38							
		320	32		22662							
							100%	0%	1345	1238	4250200	
	Housing						100%	0%	1345	1238	5003400	
	2 bed house	40		79	3160		100%	0%	1050	904	63000	
	3 bed house	40		93	3720		100%	0%	1050	904	109200	
	2 bed house accessible		4	15	60						9425800	
	3 bed house accessible		4	26	104							
		80	8		7044			982261.8			48309715	1626
												7
		400	40		29706		On site carbon costs			0.44%	48520628	1633
							Off site carbon costs		1358	1.12%	543200	
							+ 5% costs					1715
SITE 6	45 Floors											
	1 bed flat	416		50	20800							
	2 bed flat	366		70	25620	5750000						
	3 bed flat	138		86	11868							
	I bed flat accessible		48	8	384							
	2 bed flat accessible		44	17	748							
	3 bed flat accessible		2	17	34							
		920	94		59454							
	Underground Parking	230										

BRENT | CROYDON | GREENWICH | HOUNSLOW | NEWHAM | SOUTHWARK | TOWER HAMLETS

Plus 8% costs

	MODEL CRITERIA					UNDERGROUND PARKING	BARKING & DAGENHAM					
		Total No	Accessible Include	Size	Total		Private	Affordable	Private cost/m2	Affordable cost/m2	Cost	Av Rate/m2
SITE 1	**3 Floors**											
	1 bed flat	14		50	700		100%	0%	1725	1506	1207500	
	2 bed flat	13		70	910		100%	0%	1725	1506	1569750	
	3 bed house	13		93	1209		100%	0%	1345	1238	1626105	
	4 bed house	13		121	1573		100%	0%	1345	1239	2115685	
	I bed flat accessible premium		2	8	16		100%	0%	1208	1054	19320	
	2 bed flat accessible premium		1	17	17		100%	0%	1208	1054	20528	
	3 bed house accessible premium		1	26	26		100%	0%	1050	904	27300	
	4 bed house accessible premium		1	14	14		100%	0%	1050	904	14700	
		53	5		4465						6600888	1478
		73						107920.4				
												16
							On site carbon costs			1.05%	6670095	1494
							Off site carbon costs		1396	1.12%	73988	
							+ 8% costs					1613
SITE 2		No		Size	Total							
	12 Floors						100%	0%	2153	1965	15501600	
	1 bed flat	144		50	7200		100%	0%	2153	1965	10851120	
	2 bed flat	72		70	5040		100%	0%	2153	1965	370316	
	3 bed flat	2		86	172		100%	0%	1507	1376	180852	
	I bed flat accessible		15	8	120		100%	0%	1507	1376	153724	
	2 bed flat accessible		6	17	102		100%	0%	1507	1376	0	
	3 bed flat accessible			17	0						27057612	
		218	21		12634							
	6 Floors						100%	0%	1725	1506	1638750	
	1 bed flat	19		50	950		100%	0%	1725	1506	8814750	
	2 bed flat	73		70	5110		100%	0%	1725	1506	7714200	
	3 bed flat	52		86	4472		100%	0%	1208	1054	28980	
	I bed flat accessible		3	8	24		100%	0%	1208	1054	143693	
	2 bed flat accessible		7	17	119		100%	0%	1208	1054	102638	
	3 bed flat accessible		5	17	85						18443010	
		144	15		10760							
											45500622	1945
		362	36		23394	4525000						
							2 a carbon (No cooling)					8
	Underground Parking	181					On site			0.43%	45694792	1953
							Off site		1155	0.92%	418110	
							2 b carbon (Cooled)					8
							On site			0.43%	45697132	1953
							Off site		1155	0.92%	418110	
							+ 8% costs					2110
SITE 3		No		Size	Total		100%	0%	1725	1506	1725000	
	6 Floors						100%	0%	1725	1506	8573250	
	1 bed flat	20		50	1000		100%	0%	1725	1506	7862550	
	2 bed flat	71		70	4970		100%	0%	1208	1054	77280	
	3 bed flat	53		86	4558		100%	0%	1208	1054	266858	
	I bed flat accessible		8	8	64		100%	0%	1208	1054	164220	
	2 bed flat accessible		13	17	221						18669158	
	3 bed flat accessible		8	17	136							
		144	29		10949							
							100%	0%	1938	1750	15504000	
	8 Floors						100%	0%	1838	1750	15439200	
	1 bed flat	160		50	8000		100%	0%	1938	1750	6833388	
	2 bed flat	120		70	8400		100%	0%	1287	1225	217056	
	3 bed flat	41		86	3526		100%	0%	1357	1225	328083	
	I bed flat accessible		20	8	160		100%	0%	1357	1225	0	
	2 bed flat accessible		15	17	255						38321727	
	3 bed flat accessible			17	0							
		321	35		20341							
							100%	0%	2153	1965	11841500	
	11 Floors						100%	0%	2153	1965	9946860	
	1 bed flat	110		50	5500		100%	0%	2153	1965	370316	
	2 bed flat	66		70	4620		100%	0%	1507	1376	0	
	3 bed flat	2		86	172		100%	0%	1507	1376	0	
	I bed flat accessible			8	0	6028125	100%	0%	1507	1376	0	
	2 bed flat accessible			17	0						22158676	
	3 bed flat accessible			17	0							
		178			10292			1591290			79149561	1903
							3 a and b					7.5
		643	64		41582		On site			0.39%	79461426	1911
							Off site		1155	0.94%	742665	
	Underground Parking	241.125					+ 8% costs					2064
		No		Size	Total		100%	0%	1725	1506	1293750	
SITE 4	**5 Floors**						100%	0%	1725	1506	1328250	
	1 bed flat	15		50	750		100%	0%	1725	1506	0	
	2 bed flat	11		70	770		100%	0%	1208	1054	28980	
	3 bed flat			86	0		100%	0%	1208	1054	41055	
	I bed flat accessible		3	8	24		100%	0%	1208	1054	0	
	2 bed flat accessible		2	17	34						2692035	
	3 bed flat accessible			17	0							
		26	5		1578							
							100%	0%	1938	1750	2907000	
	8 Floors						100%	0%	1938	1750	4748100	
	1 bed flat	30		50	1500		100%	0%	1938	1750	0	
	2 bed flat	35		70	2450		100%	0%	1357	1225	21706	
	3 bed flat			86	0		100%	0%	1357	1225	46124	
	I bed flat accessible		2	8	16		100%	0%	1357	1225	0	
	2 bed flat accessible		2	17	34						7722930	
	3 bed flat accessible			17	0							
		65	4		4000		100%	0%	1345	1238	5753910	
	Housing						100%	0%	1345	1239	7323525	
	3 bed house	46		93	4278		100%	0%	1050	867	0	
	4 bed house	45		121	5445		100%	0%	1050	867	0	
	3 bed house accessible			26	0						13077435	
	4 bed house accessible			14	0							
		91	0		9723						23492400	1535
												18
		182	9		15301		On site carbon costs			1.19%	23770878	1554
							Off site carbon costs		1406	1.09%	255892	
							+ 8% costs					1678
							100%	0%	1725	1506	8625000	
SITE 5	**5 Floors**						100%	0%	1725	1506	14490000	
	1 bed flat	100		50	5000		100%	0%	1725	1506	11868000	
	2 bed flat	120		70	8400		100%	0%	1725	1506	3415500	
	3 bed flat	80		86	6880		100%	0%	1208	1054	115920	
	4 bed flat	20		99	1980		100%	0%	1208	1054	246330	
	I bed flat accessible		12	8	96		100%	0%	1208	1054	123165	
	2 bed flat accessible		12	17	204		100%	0%	1208	1054	45885	
	3 bed flat accessible		6	17	102						38883915	
	4 bed flat accessible		2	19	38							
		320	32		22662							
							100%	0%	1345	1238	4250200	
	Housing						100%	0%	1345	1238	5003400	
	2 bed house	40		79	3160		100%	0%	1050	904	63000	
	3 bed house	40		93	3720		100%	0%	1050	904	109200	
	2 bed house accessible		4	15	60						9425800	
	3 bed house accessible		4	26	104							
		80	8		7044			982261.8			48309715	1626
												7
		400	40		29706		On site carbon costs			0.44%	48520628	1633
							Off site carbon costs		1358	1.12%	543200	
							+ 8% costs					1764
SITE 6	**45 Floors**											
	1 bed flat	416		50	20800							
	2 bed flat	366		70	25620	5750000						
	3 bed flat	138		86	11868							
	I bed flat accessible		48	8	384							
	2 bed flat accessible		44	17	748							
	3 bed flat accessible		2	17	34							
		920	94		59454							

BRENT

CROYDON

GREENWICH

HOUNSLOW

NEWHAM

SOUTHWARK

TOWER HAMLETS

Value evidence for case study locations – Scheme Type 1

Barking & D	**Evidence**					
Rightmove						
On the market					Estimated	
					Floor area	£/M2
4 bed terraced house			£ 380,000	pre owned	No info	
2 bed flat			£ 230,000	pre owned	50	£ 4,600
1 bed ET house			£ 200,000	pre owned	No info	
1 bed maisonette			£ 180,000	pre owned	40	£ 4,500
1 bed flat			£ 150,000		42	£ 3,571
Sold						
3 bed flat	Nov-14		£186,000.00	pre owned	83	£ 2,241
1 bed flat	Nov-14		£150,100.00	pre owned	No info	

Assumed values based on this evidence

Unit	Size M3	Estimated value	
1 bed flat	50	154000	3080
2 Bed Flat	70	220000	3143
3 Bed Flat	86	250000	2907
4 Bed Flat	99	300000	3030
3 bed Terr	93	350000	3763
4 bed Terr	121	385000	3182

Sensitivity figures -0.5%

Unit	Size M3	Estimated value
1 bed flat	50	153230
2 Bed Flat	70	218900
3 Bed Flat	86	248750
4 Bed Flat	99	298500
3 bed Terr	93	348250
4 bed Terr	121	383075

Home.co.uk

This report displays the average* asking prices for property for sale in IG11 for each month from March 2014 to March 2015. The price trends are broken down by property type and number of bedrooms.

We also display graphs of median* property asking prices, which may be more helpful for spotting trends.

You can view the Property Asking Prices Report for IG11 over another date range or view the report for another location using the options at the bottom of the page.

Average Asking Prices By Type in IG11 (£000's)

	Mar-14	Mar-15	Change
Detached	£364,986	£800,000	119%
Semi	£331,792	£374,930	13%
Terraced	£295,291	£330,411	12%
Flat	£165,759	£186,780	13%
All	£250,444	£268,875	7%

Average Ask Average Ask Average Ask Average Asking Prices By Number of Bedrooms in IG11 (£000's)

	Mar-14	Mar-15	Change
5+ Bedrooms	£426,247	£495,360	16%
4 Bedrooms	£362,430	£371,099	2%
3 Bedrooms	£266,597	£286,170	7%
2 Bedrooms	£191,698	£217,312	13%
1 Bedroom	£142,827	£153,974	8%
All	£250,444	£268,875	7%

House Prices Report for IG11 - November 2013 to November 2014

This report displays the average* property sale price for each type of property in IG11 for each month from November 2013 to November 2014.

You can view the House Prices Report for IG11 over another date range or view the report for another location using the options at the bottom of the page.

Average Property Selling Prices in IG11 (£000's)

	Nov-13	Nov-14	Change
Semi	£321,665	£357,500	11%
Terraced	£237,550	£257,667	8%
Flat	£129,033	£159,587	24%
All	£206,291	£211,832	3%

Brent	Evidence					
Rightmove						
On the market		within 1/4 mile				
					Area	£/m2
8 bed semi			£ 699,950	pre-owned		
3 bed apartment			£ 549,950	pre-owned		
3 bed semi			£ 475,000	pre-owned	133	3571.429
3 bed terraced			£ 430,000	pre-owned	94.6	4545.455
3 bed terraced			£ 395,000	pre-owned		
3 bed terraced			£ 375,000	pre-owned	86	4360.465
2 bed flat			£ 312,500	pre-owned	71.8	4352.368
2 bed flat			£ 289,950	New	56.5	5131.858
2 bed flat			£ 265,000	pre-owned	64	4140.625
1 bed flat			£ 225,000	pre-owned		
Sold						
3 bed terraced		Jan-15	£ 385,000	pre-owned		
2 bed terraced		Dec-14	£ 310,000	pre-owned		
2 bed flat		Oct-14	£ 244,950	pre-owned		
1 bed flat		Aug-14	£ 180,000	pre-owned		

Assumed values based on this evidence

Unit	Size M3	Estimated value	
1 bed flat	50	230000	4600
2 Bed Flat	70	300000	4286
3 Bed Flat	86	380000	4419
4 Bed Flat	99	450000	4545
3 bed Terr	93	450000	4839
4 bed Terr	121	575000	4752

Sensitivity analysis -0.5% value

Unit	Size M3	Estimated value
1 bed flat	50	228850
2 Bed Flat	70	298500
3 Bed Flat	86	378100
4 Bed Flat	99	447750
3 bed Terr	93	447750
4 bed Terr	121	572125

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Asking prices

Average by type

	Mar-14	Mar-15	Change
Detached	£595,964	£681,639	14%
Semi	£491,038	£545,552	11%
Terraced	£361,078	£392,138	9%
Flat	£229,896	£268,316	17%
All	£385,288	£381,083	-1%

Average by bedrooms

	Mar-14	Mar-15	Change
5+ Bedrooms	£624,614	£742,825	19%
4 Bedrooms	£550,802	£568,823	3%
3 Bedrooms	£382,320	£410,259	7%
2 Bedrooms	£255,078	£281,221	10%
1 Bedroom	£188,719	£218,184	16%
All	£385,288	£381,083	-1%

Sold prices

Averages

	Nov-13	Nov-14	Change
Detached	£463,333	£587,500	27%
Semi	£347,994	£416,350	20%
Terraced	£318,738	£357,200	12%
Flat	£197,604	£208,500	6%
All	£283,288	£393,278	39%

Croydon	Evidence

Rightmove

On the market

				Estimated Floor area	£/M2
3 bed terraced		450000	pre owned	71.3	
1 bed flat		290000	New	52.2	£ 5,556
2 bed flat		375000	New		
4 bed terraced		499950	pre owned	131.1	£ 3,814
3 bed flat		350000	New Conversion	79.2	£ 4,419
2 bed flat		350000	pre owned		
2 bed penthouse duplex		345000	pre owned	98	£ 3,520
2 bed flat		275000	pre owned		
2 bed flat		265000	pre owned	60.9	£ 4,351
1 bed flat		255000	pre owned	45.2	£ 5,642
1 bed flat		249950	pre owned Conv.	48.3	£ 5,175
Sold					
4 bed terrace	Jan-15	370000	pre owned	130	£ 2,846
3 bed terrace	Dec-14	360000	pre owned		
2 bed terrace	Nov-14	290000	pre owned		
3 bed flat	Nov-14	320000	pre owned	172	£ 1,860
3 bed flat	Sep-14	310000	pre owned		
2 bed flat	Aug-14	347600	pre owned	72.4	£ 4,801
1 bed flat	Aug-14	189000	pre owned	45	£ 4,200

Assumed values based on this evidence

Unit	**Size M3**	**Estimated value**	
1 bed flat	50	290000	5800
2 Bed Flat	70	375000	5357
3 Bed Flat	86	400000	4651
4 Bed Flat	99	475000	4798
3 bed Ter	93	475000	5108
4 bed Ter	121	525000	4339

Sensitivity analysis -0.5% value

Unit	**Size M3**	**Estimated value**
1 bed flat	50	288550
2 Bed Flat	70	373125
3 Bed Flat	86	398000
4 Bed Flat	99	472625
3 bed Ter	93	472625
4 bed Ter	121	522375

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Average Asking Prices By Type

	Mar-14	Mar-15	Change
Detached	£937,709	£1,124,729	20%
Semi	£650,474	£768,990	18%
Terraced	£507,098	£561,263	11%
Flat	£319,363	£364,123	14%
All	£468,902	£542,220	16%

Average Asking Prices By Number of Bedrooms

	Mar-14	Mar-15	Change
5+ Bedrooms	£969,193	£1,118,291	15%
4 Bedrooms	£582,023	£675,091	16%
3 Bedrooms	£472,246	£485,775	3%
2 Bedrooms	£353,897	£382,081	8%
1 Bedroom	£242,753	£293,344	21%
All	£468,902	£542,220	16%

Average Property Selling Prices

	Nov-13	Nov-14	Change
Detached	£1,101,667	£565,000	-49%
Semi	£657,678	£602,091	-8%
Terraced	£373,711	£445,167	19%
Flat	£251,818	£319,790	27%
All	£345,840	£404,417	17%

Greenwich Evidence

Rightmove

On the market

				Estimated Floor area	£/M2
3 bed terraced	900000	pre owned		133.4	£ 6,747
3 bed flat	579000	new		84.4	£ 6,860
2 bed terraced	1100000	pre owned		115	£ 9,565
4 bed terraced	1500000	pre owned		196	£ 7,653
3 bed flat	750000	new		98.11	£ 7,644
4 bed terraced	1150000	pre owned	refurb	176	£ 6,534
2 bed split level flat	675000	pre owned		80	£ 8,438
3 bed split level flat	600000	pre owned		95.4	£ 6,289
3 bed flat	549000	new		86.2	£ 6,369
2 bed flat	535000	new		85.7	£ 6,243
2 bed flat	510000	new		72.1	£ 7,074
2 bed flat	496000	new		67.8	£ 7,316
2 bed flat	429000	new		62.9	£ 6,820
2 bed flat	415000	pre owned		63.2	£ 6,566
1 bed flat	365000	pre owned		33.9	£ 10,767
1 bed flat	360000	pre owned		69.4	£ 5,187
1 bed flat	349500	pre owned		48.2	£ 7,251
1 bed flat	319000	new		49.8	£ 6,406

Sold

4 bed terrace	Aug-14	1425000	pre owned	156.7	£ 9,094
4 bed maisor	Aug-14	817500	pre owned	151.6	£ 5,392
3 bed terrace	Dec-14	1000000	pre owned	121.8	£ 8,210
2 bed terrace	Dec-14	639000	pre owned	77.2	£ 8,277
2 bed flat	Jan-15	345000	pre owned	61.34	£ 5,624
2 bed flat	Dec-14	525000	new (second sale)	70	£ 7,500
1 bed flat	Dec-14	390000	new (second sale)	62.4	£ 6,250

Assumed values based on this evidence

Unit	Size M3	Estimated value	
1 bed flat	50	380000	7600
2 Bed Flat	70	520000	7429
3 Bed Flat	86	650000	7558
4 Bed Flat	99	800000	8081
3 bed Ter	93	800000	8602
4 bed Ter	121	1250000	10331

Sensitivity analysis -0.5% value

Unit	Size M3	Estimated value
1 bed flat	50	378100
2 Bed Flat	70	517400
3 Bed Flat	86	646750
4 Bed Flat	99	796000
3 bed Ter	93	796000
4 bed Ter	121	1243750

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Average Asking Prices By Type

	Mar-14	Mar-15	Change
Detached	£718,333	£904,667	26%
Semi	£1,527,500	£808,750	-47%
Terraced	£811,663	£740,366	-9%
Flat	£558,700	£496,543	-11%
All	£612,654	£549,823	-10%

Average Asking Prices By Number of Bedrooms

	Mar-14	Mar-15	Change
5+ Bedrooms	£2,023,333	£2,000,000	-1%
4 Bedrooms	£930,998	£979,734	5%
3 Bedrooms	£799,908	£686,502	-14%
2 Bedrooms	£507,461	£557,644	10%
1 Bedroom	£335,569	£329,496	-2%
All	£612,654	£549,823	-10%

Average Property Selling Prices

	Nov-13	Nov-14	Change
Detached	£952,000	-	-
Semi	£1,252,000	£912,500	-27%
Terraced	£659,803	£690,335	5%
Flat	£416,094	£424,234	2%
All	£518,147	£525,623	1%

Hounslow Evidence

Rightmove

On the market

				Estimated Floor area	£/M2
4 bed terraced		364950	pre owned	85	£ 4,294
2 bed flat		275000	pre owned	65	£ 4,231
Sold					
3 bed terrace	Sep-14	370000	pre owned		
1 bed flat	May-14	195000	new		
1 bed flat	May-14	187000	new		

VERY LITTLE EVIDENCE

Assumed values based on this evidence

Unit	Size M3	Estimated value	
1 bed flat	50	225000	4500
2 Bed Flat	70	275000	3929
3 Bed Flat	86	385000	4477
4 Bed Flat	99	425000	4293
3 bed Terr	93	400000	4301
4 bed Terr	121	500000	4132

Sensitivity analysis -0.5% value

Unit	Size M3	Estimated value
1 bed flat	50	223875
2 Bed Flat	70	273625
3 Bed Flat	86	383075
4 Bed Flat	99	422875
3 bed Terr	93	398000
4 bed Terr	121	497500

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Average Asking Prices By Type

	Mar-14	Mar-15	Change
Detached	£618,625	£624,975	1%
Semi	£385,863	£422,547	10%
Terraced	£308,596	£343,723	11%
Flat	£196,837	£214,032	9%
All	£295,417	£337,117	14%

Average Asking Prices By Number of Bedrooms

	Mar-14	Mar-15	Change
5+ Bedrooms	£630,699	£551,641	-13%
4 Bedrooms	£409,900	£436,208	6%
3 Bedrooms	£362,168	£386,795	7%
2 Bedrooms	£227,675	£251,089	10%
1 Bedroom	£178,602	£183,057	2%
All	£295,417	£337,117	14%

Average Property Selling Prices

	Nov-13	Nov-14	Change
Detached	-	-	-
Semi	£330,380	£360,000	9%
Terraced	£310,333	£394,000	27%
Flat	£149,500	£236,238	58%
All	£236,181	£310,869	32%

Newham Evidence

Rightmove

On the market

			Estimated Floor area	£/M2
2 bed terraced house	429995	pre owned	88.11	£ 4,880
2 bed fllat	500000	pre owned	70.18	£ 7,125
2 bed flat	210000	pre owned	46	£ 4,565
1 bed flat	340000	pre owned		
1 bed flat	234000	new	48.69	£ 4,806
1 bed flat	228000	new	53	£ 4,302

Sold

3 bed terra	Jan-15	300000	pre owned	81.5	£ 3,681
2 bed terra	Jul-14	215000	pre owned		
2 bed fllat	Aug-14	142000	pre owned	57.6	£ 2,465
2 bed flat	Mar-14	190000	pre owned		
1 bed flat	Jul-14	125000	pre owned	53	£ 2,358

VERY LITTLE EVIDENCE

Home.co.uk

Average Asking Prices By Type

	Mar-14	Mar-15	Change
Detached	£390,000	£379,500	-3%
Semi	£318,136	£338,183	6%
Terraced	£339,732	£408,889	20%
Flat	£363,521	£463,463	27%
All	£363,701	£458,338	26%

Average Asking Prices By Number of Bedrooms

	Mar-14	Mar-15	Change
5+ Bedro	£420,000	£432,500	3%
4 Bedroo	£344,083	£672,856	96%
3 Bedroo	£450,152	£697,367	55%
2 Bedroo	£386,900	£443,046	15%
1 Bedroo	£263,989	£354,051	34%
All	£363,701	£458,338	26%

Average Property Selling Prices

	Nov-13	Nov-14	Change
Detached	£320,000	-	-
Semi	£285,000	-	-
Terraced	£267,850	£294,250	10%
Flat	£276,904	£311,210	12%
All	£275,620	£307,098	11%

Assumed values based on this evidence

Unit	Size M3	Estimated value	
1 bed flat	50	250000	5000
2 Bed Flat	70	350000	5000
3 Bed Flat	86	450000	5233
4 Bed Flat	99	500000	5051
3 bed Ter	93	525000	5645
4 bed Ter	121	625000	5165

Sensitivity analysis -0.5% value

Unit	Size M3	Estimated value
1 bed flat	50	248750
2 Bed Flat	70	348250
3 Bed Flat	86	447750
4 Bed Flat	99	497500
3 bed Ter	93	522375
4 bed Ter	121	621875

Southwark	Evidence

Rightmove

On the market

					Estimated Floor area	£/M2
4 bed townhouse		879999	pre owned		108.8	£ 8,088
3 bed terraced		950000	pre owned		154.7	£ 6,141
3 bed terraced		800000	pre owned		70.1	£ 11,412
2 bed terraced		499999	pre owned		56.2	£ 8,897
2 bed fllat	14th floor	960000	New			
2 bed flat	Penthouse	950000	pre owned	Refurb	94	£ 10,106
2 bed flat		950000	New		90.5	£ 10,497
2 bed flat		510000	pre owned		67.4	£ 7,567
1 bed flat	15th floor	585000	New			
1 bed flat		375000	pre owned		43	£ 8,721
1 bed flat		350000	pre owned		36	£ 9,722

Sold

3 bed terraced	Dec-14		580000	pre owned	89	£ 6,517
3 bed terraced	Nov-14		685000	pre owned	80.9	£ 8,467
2 bed terraced	Dec-14		449950	pre owned		
2 bed fllat	Nov-14		370000	pre owned	53.3	£ 8,442
2 bed flat	Mar-14		495000	pre owned		
1 bed flat	Sep-14	Low rise	405000	pre owned		

Assumed values based on this evidence

Unit	Size M3	Estimated value	
1 bed flat	50	475000	9500
2 Bed Flat	70	630000	9000
3 Bed Flat	86	800000	9302
4 Bed Flat	99	900000	9091
3 bed Terr	93	850000	9140
4 bed Terr	121	925000	7645

Sensitivity analysis -0.5% value

Unit	Size M3	Estimated value
1 bed flat	50	472625
2 Bed Flat	70	626850
3 Bed Flat	86	796000
4 Bed Flat	99	895500
3 bed Terr	93	845750
4 bed Terr	121	920375

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Average Asking Prices By Type

	Mar-14	Mar-15	Change
Detached	£699,999	£1,041,667	49%
Semi	£625,000	£591,667	-5%
Terraced	£622,917	£698,636	12%
Flat	£644,416	£574,538	-11%
All	£636,390	£596,178	-6%

Average Asking Prices By Number of Bedrooms

	Mar-14	Mar-15	Change
5+ Bedrooms	£835,000	£1,228,571	47%
4 Bedrooms	£1,150,000	£843,495	-27%
3 Bedrooms	£1,019,345	£834,258	-18%
2 Bedrooms	£563,861	£599,364	6%
1 Bedroom	£383,017	£424,220	11%
All	£636,390	£596,178	-6%

Average Property Selling Prices

	Nov-13	Nov-14	Change
Detached	-	-	-
Semi	-	£467,000	-
Terraced	£666,857	£690,000	3%
Flat	£315,366	£442,551	40%
All	£347,740	£486,117	40%

Tower Hamlets Evidence

Rightmove
On the market

							Estimated Floor area	£/M2
3 bed penthouse				2500000	pre owned		250	£ 10,000
3 bed penthouse				2100000	pre owned		219	£ 9,589
3 bed penthouse				1900000	pre owned		215	£ 8,837
3 bed fllat	29th floor			1600000	New		168.4	£ 9,501
3 bed flat	36th floor	Landmark east		1450000	New		132	£ 10,985
2 bed flat	Duplex luxury			1600000	pre owned	Refurb	222.7	£ 7,185
2 bed flat	1 west india quay			1290000	New		141	£ 9,149
2 bed flat	West India Quay		24th floor	830000	New		87.79	£ 9,454
1 bed flat	Landmark East		views	550000	New		56	£ 9,821
1 bed flat	Landmark East		36th floor	525000	New		48.9	£ 10,736
1 bed flat	Landmark East		28th floor	500000	New		51.8	£ 9,653
1 bed flat	Discovery dock			475000	pre owned		49.5	£ 9,596

Assumed values based on this evidence

Unit	Size M3	Estimated value	penthouse	
1 bed flat	50	400000	550000	8000
2 Bed Flat	70	600000	750000	8571
3 Bed Flat	86	775000	950000	9012
4 Bed Flat	99	875000	1000000	8838
3 bed Terr	93	750000		8065
4 bed Terr	121	1000000		8264

Lots of 2 beds around 700000-800000

Sensitivity analysis -0.5% value

Unit	Size M3	Estimated value
1 bed flat	50	398000
2 Bed Flat	70	597000
3 Bed Flat	86	771125
4 Bed Flat	99	870625
3 bed Terr	93	746250
4 bed Terr	121	995000

Sold

No evidence showing bedroom numbers or floor areas

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Average Asking Prices By Type

	Mar-14	Mar-15	Change
Detached	£1,202,250	£329,500	-73%
Semi	£534,993	£579,374	8%
Terraced	£705,664	£624,261	-12%
Flat	£600,799	£572,294	-5%
All	£606,573	£575,703	-5%

Average Asking Prices By Number of Bedrooms

	Mar-14	Mar-15	Change
5+ Bedrooms	£2,066,428	£1,000,000	-52%
4 Bedrooms	£2,352,772	£1,682,447	-28%
3 Bedrooms	£970,297	£882,751	-9%
2 Bedrooms	£575,323	£607,801	6%
1 Bedroom	£392,996	£421,794	7%
All	£606,573	£575,703	-5%

Average Property Selling Prices

	Nov-13	Nov-14	Change
Detached	-	£702,000	-
Semi	£330,000	-	-
Terraced	£554,750	£474,000	-15%
Flat	£418,718	£371,605	-11%
All	£422,248	£381,515	-10%

Scheme Type 2 Evidence

Barking & Dagenham **Evidence**

Rightmove

On the market

				Estimated Floor area	£/M2
4 bed terraced house		£ 380,000	pre owned	No info	
2 bed flat		£ 257,500	pre owned	67.9	£ 3,792
1 bed ET house		£ 200,000	pre owned	No info	
1 bed maisonette		£ 180,000	pre owned	40	£ 4,500
1 bed flat		£ 175,000		43.9	£ 3,986
Sold					
3 bed flat	Nov-14	£ 186,000.00	pre owned	83	£ 2,241
1 bed flat	Nov-14	£ 150,100.00	pre owned	No info	

Assumed values based on this evidence

Unit	Size M3	Estimated value	
1 bed flat	50	165000	3300
2 Bed Flat	70	250000	3571
3 Bed Flat	86	265000	3081
4 Bed Flat	99	315000	3182
3 bed Terraced	93	365000	3925
4 bed Terraced	121	400000	3306

3% value increase

Unit	Size M3	Estimated value
1 bed flat	50	169950
2 Bed Flat	70	257500
3 Bed Flat	86	272950
4 Bed Flat	99	324450
3 bed Terraced	93	375950
4 bed Terraced	121	412000

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Average Asking Prices By Type in IG11 (£000's)

	Mar-14	Mar-15	Change
Detached	£364,986	£800,000	119%
Semi	£331,792	£374,930	13%
Terraced	£295,291	£330,411	12%
Flat	£165,759	£186,780	13%
All	£250,444	£268,875	7%

Average Asking Prices Average Ask Average Ask Average Asking Prices By Number of Bedrooms in IG11 (£000's)

	Mar-14	Mar-15	Change
5+ Bedrooms	£426,247	£495,360	16%
4 Bedrooms	£362,430	£371,099	2%
3 Bedrooms	£266,597	£286,170	7%
2 Bedrooms	£191,698	£217,312	13%
1 Bedroom	£142,827	£153,974	8%
All	£250,444	£268,875	7%

Average Property Selling Prices in IG11 (£000's)

	Nov-13	Nov-14	Change
Semi	£321,665	£357,500	11%
Terraced	£237,550	£257,667	8%
Flat	£129,033	£159,587	24%
All	£206,291	£211,832	3%

Brent	Evidence					
Rightmove						
On the market		within 1/4 mile				
					Area	£/m2
2 bed flat	Cedar House		£ 485,000	New	63.3	7661.927
2 bed flat	Emerald gardens		£ 790,000	New		
1 bed flat	Cedar House		£ 330,000	New	49.9	6613.226
1 bed flat	Emerald gardens		£ 340,000	New		
			Limited evidence			
Sold						
2 bed terraced		Dec-14	£ 336,000	pre-owned	78.1	4302.177
2 bed flat		Oct-14	£ 270,000	pre-owned	55.3	4882.459
			Limited evidence			

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Asking prices

Average by type

	Mar-14	Mar-15	Change
Detached	£744,774	£921,504	24%
Semi	£498,399	£547,645	10%
Terraced	£380,771	£476,538	25%
Flat	£252,864	£320,200	27%
All	£409,401	£474,770	16%

Average by bedrooms

	Mar-14	Mar-15	Change
5+ Bedrooms	£716,513	£831,485	16%
4 Bedrooms	£540,134	£747,422	38%
3 Bedrooms	£361,804	£442,715	22%
2 Bedrooms	£251,368	£334,580	33%
1 Bedroom	£168,545	£255,415	52%
All	£409,401	£474,770	16%

Sold prices

Averages

	Nov-13	Nov-14	Change
Detached	£522,500	£580,000	11%
Semi	£415,939	£476,167	14%
Terraced	£256,300	£410,333	60%
Flat	£219,764	£215,489	-2%
All	£268,874	£356,291	33%

Assumed values based on this evidence

Unit	Size M3	Estimated value	
1 bed flat	50	300000	6000
2 Bed Flat	70	385000	5500
3 Bed Flat	86	425000	4942
4 Bed Flat	99	475000	4798
3 bed Terr	93	470000	5054
4 bed Terr	121	600000	4959

3% value increase

Unit	Size M3	Estimated value
1 bed flat	50	309000
2 Bed Flat	70	396550
3 Bed Flat	86	437750
4 Bed Flat	99	489250
3 bed Terr	93	484100
4 bed Terr	121	618000

Croydon	Evidence

Rightmove

On the market

		Price	Status	Estimated Floor area	£/M2
3 bed terraced		330000	pre owned		
2 bed terraced		310000	Pre owned	63	£ 4,921
2 bed flat	Saffron Tower 25th floor	430000	New	66.23	£ 6,493
2 bed flat	slit level conversion	265000	pre owned	97	£ 2,732
1 bed flat	Saffron Tower 9th floor	330000	New	49.32	£ 6,691
1 bed flat	Saffron Tower 15th floor	320000	pre owned Conv.	43.8	£ 7,306

Sold

		Price	Status	Estimated Floor area	£/M2
2 bed terrace	May-14	310000	New	97	£ 3,196
3 bed terrace	Oct-14	312000	pre owned	77.2	£ 4,041
2 bed terrace	Jan-15	276000	pre owned	70.4	£ 3,920
2 bed flat	Aug-14	242500	pre owned		
1 bed flat	Dec-14	173000	pre owned	47.7	£ 3,627

Assumed values based on this evidence

Unit	**Size M3**	**Estimated value**			
1 bed flat	50	265000	320000	penthouse	5300
2 Bed Flat	70	300000	385000	penthouse	4286
3 Bed Flat	86	370000			4302
4 Bed Flat	99	425000			4293
3 bed Terr	93	375000			4032
4 bed Terr	121	450000			3719

3% value increase

Unit	**Size M3**	**Estimated value**
1 bed flat	50	272950
2 Bed Flat	70	309000
3 Bed Flat	86	381100
4 Bed Flat	99	437750
3 bed Terr	93	386250
4 bed Terr	121	463500

Home.co.uk

Average Asking Prices By Type

	Mar-14	Mar-15	Change
Detached	£835,539	£688,768	-18%
Semi	£337,672	£396,255	17%
Terraced	£283,520	£327,926	16%
Flat	£222,048	£288,540	30%
All	£308,841	£359,652	16%

Average Asking Prices By Number of Bedrooms

	Mar-14	Mar-15	Change
5+ Bedrooms	£911,246	£944,480	4%
4 Bedrooms	£457,882	£493,443	8%
3 Bedrooms	£309,661	£379,954	23%
2 Bedrooms	£257,019	£300,932	17%
1 Bedroom	£175,285	£246,737	41%
All	£308,841	£359,652	16%

Average Property Selling Prices

	Nov-13	Nov-14	Change
Detached	£456,000	£470,000	3%
Semi	£269,287	£353,861	31%
Terraced	£235,119	£295,955	26%
Flat	£183,752	£210,530	15%
All	£233,841	£290,221	24%

Greenwich Evidence

Rightmove
On the market

					Estimated Floor area	£/M2
3 bed flat	Howe House	420000 -	440000	new		
2 bed flat			340000	new conversion	80	£ 4,250
2 bed flat	Howerd Court		365000	pre owned	71	£ 5,141
2 bed flat			275000	pre owned	55	£ 5,000
2 bed flat	Maritime House		255000	pre owned	56.4	£ 4,521
1 bed flat	Vista building		220000	pre owned		
1 bed flat	Vista building		195000	pre owned	38.6	£ 5,052
1 bed flat			220000	new		

Assumed values based on this evidence

Unit	Size M3	Estimated value	
1 bed flat	50	240000	4800
2 Bed Flat	70	325000	4643
3 Bed Flat	86	385000	4477
4 Bed Flat	99	400000	4040
3 bed Terr	93	395000	4247
4 bed Terr	121	425000	3512

Sold

2 bed terrace	Aug-14		282000	pre owned
2 bed flat	Sep-14	Fraser House	250000	pre owned
2 bed flat	Dec-14	Maritime House	272500	pre owned

3% value increase

Unit	Size M3	Estimated value
1 bed flat	50	247200
2 Bed Flat	70	334750
3 Bed Flat	86	396550
4 Bed Flat	99	412000
3 bed Terr	93	406850
4 bed Terr	121	437750

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Average Asking Prices By Type

	Mar-14	Mar-15	Change
Detached	£1,774,988	£475,990	-73%
Semi	£300,449	£392,646	31%
Terraced	£289,229	£356,394	23%
Flat	£224,113	£314,119	40%
All	£296,706	£341,157	15%

Average Asking Prices By Number of Bedrooms

	Mar-14	Mar-15	Change
5+ Bedrooms	£1,489,369	£579,540	-61%
4 Bedrooms	£349,090	£415,882	19%
3 Bedrooms	£328,646	£419,121	28%
2 Bedrooms	£242,059	£300,469	24%
1 Bedroom	£153,522	£236,763	54%
All	£296,706	£341,157	15%

Average Property Selling Prices

	Nov-13	Nov-14	Change
Detached	-	-	-
Semi	£282,811	£312,599	11%
Terraced	£246,409	£310,000	26%
Flat	£237,649	£229,176	-4%
All	£245,562	£275,855	12%

Hounslow	Evidence					
Rightmove						
On the market					Estimated	
					Floor area	£/M2
2 bed flat	Hounslow Quarter		325000	New	66	£ 4,924
1 bed flat	Hounslow Quarter		265000	New		
Sold						
4 bed terraced	Nov-14		460000	pre owned	144.4	£ 3,186
2 bed terraced	Aug-14		271000	pre owned		
1 bed flat	Dec-14	Blenheim Centre	277000	Second sale		
2 bed flat	Oct-14	Blenheim Centre	249950	Second sale	71	£ 3,520
				VERY LITTLE EVIDENCE		

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Assumed values based on this evidence

Unit	Size M3	Estimated value	
1 bed flat	50	260000	5200
2 Bed Flat	70	300000	4286
3 Bed Flat	86	385000	4477
4 Bed Flat	99	425000	4293
3 bed Terraced/ Town	93	400000	4301
4 bed Terraced/ Town	121	500000	4132

3% value increase

Unit	Size M3	Estimated value
1 bed flat	50	267800
2 Bed Flat	70	309000
3 Bed Flat	86	396550
4 Bed Flat	99	437750
3 bed Terraced/ Town	93	412000
4 bed Terraced/ Town	121	515000

Average Asking Prices By Type

	Mar-14	Mar-15	Change
Detached	£895,000	£561,633	-37%
Semi	£410,263	£514,870	25%
Terraced	£339,514	£406,345	20%
Flat	£193,946	£244,110	26%
All	£311,459	£389,925	25%

Average Asking Prices By Number of Bedrooms

	Mar-14	Mar-15	Change
5+ Bedrooms	£622,475	£687,475	10%
4 Bedrooms	£485,581	£545,483	12%
3 Bedrooms	£383,710	£417,966	9%
2 Bedrooms	£226,667	£304,050	34%
1 Bedroom	£194,976	£207,148	6%
All	£311,459	£389,925	25%

Average Property Selling Prices

	Nov-13	Nov-14	Change
Detached	-	-	-
Semi	£350,346	£403,564	15%
Terraced	£319,750	£352,389	10%
Flat	£188,071	£207,773	10%
All	£273,113	£306,739	12%

Newham	Evidence							
Rightmove								
On the market						Estimated		
						Floor area	£/M2	
3 bed flat	Custom House		779950	new		106	£ 7,358	
3 bed flat	Royal Dockside		779950	new		100	£ 7,800	
3 bed flat	Royal Quat Latitude Court		540000	new		123.4	£ 4,376	
2 bed flat	Basin approach	399000-	450000	new		67.34	£ 6,683	
1 bed flat	Albert basin way		269995	pre owned		50.8	£ 5,315	
1 bed flat	Royal Dockside		355000	new				
Sold								
3 bed terra	Nov-14		280000	pre owned	Major road location			
2 bed terra	Jul-14		276000	pre owned				
					VERY LITTLE EVIDENCE			

Assumed values based on this evidence

Unit	Size M3	Estimated value	
1 bed flat	50	275000	5500
2 Bed Flat	70	375000	5357
3 Bed Flat	86	500000	5814
4 Bed Flat	99	575000	5808
3 bed Terraced/ Town	93	450000	4839
4 bed Terraced/ Town	121	600000	4959

3% value increase

Unit	Size M3	Estimated value
1 bed flat	50	283250
2 Bed Flat	70	386250
3 Bed Flat	86	515000
4 Bed Flat	99	592250
3 bed Terraced/ Town	93	463500
4 bed Terraced/ Town	121	618000

-0.5% value

Unit	Size M3	Estimated value
1 bed flat	50	273625
2 Bed Flat	70	373125
3 Bed Flat	86	497500
4 Bed Flat	99	572125
3 bed Terraced/ Town	93	447750
4 bed Terraced/ Town	121	597000

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Average Asking Prices By Type

	Mar-14	Mar-15	Change
Detached	£587,500	£565,000	-4%
Semi	£279,722	£341,088	22%
Terraced	£298,696	£318,758	7%
Flat	£185,591	£205,096	11%
All	£256,437	£282,770	10%

Average Asking Prices By Number of Bedrooms

	Mar-14	Mar-15	Change
5+ Bedroo	£576,489	£470,821	-18%
4 Bedroo	£332,358	£361,243	9%
3 Bedroo	£278,129	£302,946	9%
2 Bedroo	£188,550	£229,553	22%
1 Bedroo	£152,683	£165,617	8%
All	£256,437	£282,770	10%

Average Property Selling Prices

	Nov-13	Nov-14	Change
Detached	£363,500	-	-
Semi	£300,000	£227,000	-24%
Terraced	£234,880	£272,564	16%
Flat	£145,667	£185,632	27%
All	£223,713	£239,284	7%

southwark	Evidence					
Rightmove						
On the market					Estimated	
					Floor area	£/M2
3 bed flat			375000	pre owned	69	£ 5,435
3 bed flat			340000	pre owned	71.9	£ 4,729
4 bed flat	split level		399900	pre owned	95	£ 4,209
2 bed flat			284000	pre owned	58	£ 4,897
1 bed flat	conversion		400000	pre owned	51.1	£ 7,828
Sold						
3 bed terraced	Dec-14		750000	pre owned	114.5	£ 6,550
4 bed terraced	Dec-14		1700000	pre owned	278	£ 6,115
2 bed terraced	Oct-14		499950	pre owned	59.6	£ 8,388
1 bed fllat	Dec-14		275000	pre owned	55.6	£ 4,946
2 bed flat	Sep-14		358000	pre owned	85.3	£ 4,197
2 bed flat	Sep-14		426000	pre owned	74.2	£ 5,741

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Average Asking Prices By Type

	Mar-14	Mar-15	Change
Detached	£3,075,000	£1,050,000	-66%
Semi	£1,297,500	£1,143,958	-12%
Terraced	£800,590	£867,399	8%
Flat	£315,459	£416,062	32%
All	£542,181	£604,228	11%

Average Asking Prices By Number of Bedrooms

	Mar-14	Mar-15	Change
5+ Bedrooms	£1,579,994	£1,216,429	-23%
4 Bedrooms	£688,495	£892,797	30%
3 Bedrooms	£517,045	£600,369	16%
2 Bedrooms	£390,254	£441,821	13%
1 Bedroom	£249,653	£337,434	35%
All	£542,181	£604,228	11%

Average Property Selling Prices

	Nov-13	Nov-14	Change
Detached	-	-	-
Semi	£933,500	-	-
Terraced	£876,227	£850,079	-3%
Flat	£306,555	£391,339	28%
All	£475,402	£528,961	11%

Assumed values based on this evidence

Unit	Size M3	Estimated value	penthouse	
1 bed flat	50	350000		7000
2 Bed Flat	70	430000	800000	6143
3 Bed Flat	86	500000		5814
4 Bed Flat	99	650000		6566
3 bed Terraced/ Town	93	650000		6989
4 bed Terraced/ Town	121	875000		7231

3% value increase

Unit	Size M3	Estimated value
1 bed flat	50	360500
2 Bed Flat	70	442900
3 Bed Flat	86	515000
4 Bed Flat	99	669500
3 bed Terraced/ Town	93	669500
4 bed Terraced/ Town	121	901250

-0.5% value

Unit	Size M3	Estimated value
1 bed flat	50	348250
2 Bed Flat	70	427850
3 Bed Flat	86	497500
4 Bed Flat	99	646750
3 bed Terraced/ Town	93	646750
4 bed Terraced/ Town	121	870625

Tower Hamlets	Evidence

Rightmove
On the market

							Estimated Floor area	£/M2
3 bed penthouse				5000000	New	luxury	310	£ 16,129
3 bed penthouse	luxury			3499950	New			
3 bed penthouse		17th floor		3500000	New		241	£ 14,523
3 bed fllat	16th floor			2500000	New		148	£ 16,892
3 bed flat	6th floor	kingswood gardens		1975000	New		154	£ 12,825
3 bed flat	14th floor			2600000	New		132	£ 19,697
2 bed flat	kingswood gardens			1800000	New		130.1	£ 13,836
2 bed flat	Goodmans Fields		1000000-	1323999	New		91	£ 14,549
1 bed flat	Goodmans Fields		11th floor	995000	New			
1 bed flat	Goodmans Fields			975000	New		65	£ 15,000
1 bed flat	Meranti House			890000	New		64.2	£ 13,863
1 bed flat	Royal mint gardens 6th floor			739950	New		57.22	£ 12,932

Sold
No evidence showing bedroom numbers or floor areas

Studio	Royal mint place	Dec-14	312000	New	35.67	£ 8,747
2 bed split level flat		Dec-14	645000	New	97	£ 6,649
1 bed flat	Conant Mews	Dec-14	402000	Pre owned	40.6	£ 9,901

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Average Asking Prices By Type

	Mar-14	Mar-15	Change
Detached	£600,000	£960,000	60%
Semi	£711,236	£716,333	1%
Terraced	£1,481,500	£1,549,155	5%
Flat	£723,708	£797,009	10%
All	£742,239	£827,022	11%

Average Asking Prices By Number of Bedrooms

	Mar-14	Mar-15	Change
5+ Bedrooms	£2,900,000	£1,554,166	-46%
4 Bedrooms	£1,049,879	£1,284,419	22%
3 Bedrooms	£1,302,671	£1,107,391	-15%
2 Bedrooms	£755,933	£821,786	9%
1 Bedroom	£507,453	£596,812	18%
All	£742,239	£827,022	11%

Average Property Selling Prices

	Nov-13	Nov-14	Change
Detached	-	-	-
Semi	-	-	-
Terraced	£995,000	£1,404,600	41%
Flat	£418,267	£460,969	10%
All	£433,647	£542,317	25%

Assumed values based on this evidence

Unit	Size M3	Estimated value	penthouse	
1 bed flat	50	500000	875000	10000
2 Bed Flat	70	700000	1400000	10000
3 Bed Flat	86	850000	2000000	9884
4 Bed Flat	99	1000000	3500000	10101
3 bed Terraced/ Town	93	1250000		13441
4 bed Terraced/ Town	121	1500000		12397

3% value increase

Unit	Size M3	Estimated value
1 bed flat	50	515000
2 Bed Flat	70	721000
3 Bed Flat	86	875500
4 Bed Flat	99	1030000
3 bed Terraced/ Town	93	1287500
4 bed Terraced/ Town	121	1545000

-0.5% value

Unit	Size M3	Estimated value
1 bed flat	50	497500
2 Bed Flat	70	696500
3 Bed Flat	86	845750
4 Bed Flat	99	995000
3 bed Terraced/ Town	93	1243750
4 bed Terraced/ Town	121	1492500

Scheme Type 3 Evidence

Barking & Dagenham | **Evidence**

Rightmove

On the market

			Price	Type	Estimated Floor area	£/M2
4 bed town house			850000	Pre owned	123	£ 6,911
3 bed Terraced			950000	Pre owned	115.6	£ 8,218
3 bed flat	Windlass Court, bethnal green		675000	New		
1 bed flat			390000	New	39.4	£ 9,898
1 bed flat	Repossession		295000	New	48	£ 6,146

Sold

			Price	Type	Estimated Floor area	£/M2
3 bed flat		Dec-14	560000	Pre owned	75.1	£ 7,457
4 bed town house		Dec-14	690000	Pre owned	102.8	£ 6,712
1 bed flat		Jan-15	385000	Pre owned	41.4	£ 9,300
2 bed terraced		Dec-14	803000	Pre owned	102.7	£ 7,819
2 bed duplex		Nov-14	711000	Pre owned	90.6	£ 7,848

Assumed values based on this evidence

Unit	**Size M3**	**Estimated value**	
1 bed flat	50	385000	£ 7,700
2 Bed Flat	70	500000	£ 7,143
3 Bed Flat	86	625000	£ 7,267
4 Bed Flat	99	725000	£ 7,323
3 bed Terr	93	800000	£ 8,602
4 bed Terr	121	900000	£ 7,438

-0.5% value

Unit	**Size M3**	**Estimated value**
1 bed flat	50	383075
2 Bed Flat	70	497500
3 Bed Flat	86	621875
4 Bed Flat	99	721375
3 bed Terr	93	796000
4 bed Terr	121	895500

Home.co.uk

Average Asking Prices By Type

	Mar-14	Mar-15	Change
Detached	-	£442,500	-
Semi	-	£825,000	-
Terraced	£984,992	£732,143	-26%
Flat	£488,329	£542,563	11%
All	£550,184	£623,311	13%

Average Asking Prices By Number of Bedrooms

	Mar-14	Mar-15	Change
5+ Bedrooms	£913,324	£2,250,000	146%
4 Bedrooms	£1,100,000	£531,808	-52%
3 Bedrooms	£671,214	£672,496	0%
2 Bedrooms	£535,317	£585,482	9%
1 Bedroom	£463,434	£429,820	-7%
All	£550,184	£623,311	13%

Average Property Selling Prices

	Nov-13	Nov-14	Change
Detached	-	-	-
Semi	-	-	-
Terraced	£753,333	£801,500	6%
Flat	£419,186	£421,473	1%
All	£441,462	£442,015	0%

Brent	Evidence					
Rightmove						
On the market					Estimated	
					Floor area	£/M2
3 bed tarraced			445000	pre owned	84	£ 5,298
3 bed flat			465000	New		
2 bed flat	Zenith Close Colindale		389950	new	82.8	£ 4,710
1 bed flat	Airco close		229950	New		
Sold						
3 bed terrace	Oct-14		400000	pre owned	77.7	£ 5,148
1 bed flat	Sep-14		232750	new	50	£ 4,655

Assumed values based on this evidence

Unit	Size M3	Estimated value	
1 bed flat	50	240000	£ 4,800
2 Bed Flat	70	375000	£ 5,357
3 Bed Flat	86	425000	£ 4,942
4 Bed Flat	99	450000	£ 4,545
3 bed Terr	93	450000	£ 4,839
4 bed Terr	121	550000	£ 4,545

Home.co.uk Limited evidence

Average Asking Prices By Type

	Mar-14	Mar-15	Change
Detached	£756,145	£904,998	20%
Semi	£443,371	£551,364	24%
Terraced	£356,233	£429,024	20%
Flat	£273,807	£351,761	28%
All	£359,139	£420,708	17%

Average Asking Prices By Number of Bedrooms

	Mar-14	Mar-15	Change
5+ Bedrooms	£724,056	£878,526	21%
4 Bedrooms	£604,093	£681,889	13%
3 Bedrooms	£441,456	£526,037	19%
2 Bedrooms	£284,482	£360,526	27%
1 Bedroom	£228,838	£270,163	18%
All	£359,139	£420,708	17%

Average Property Selling Prices

Detached	-	£413,000	-
Semi	£416,700	£481,300	16%
Terraced	£310,000	£364,875	18%
Flat	£224,672	£257,079	14%
All	£272,568	£325,006	19%

Croydon	Evidence

Rightmove

On the market

		Price	Type	Estimated Floor area	£/M2
3 bed terraced		330000	pre owned		
2 bed terraced		310000	Pre owned	63	£ 4,921
2 bed flat	Saffron Tower 25th floor	430000	New	66.23	£ 6,493
2 bed flat	slit level conversion	265000	pre owned	97	£ 2,732
1 bed flat	Saffron Tower 9th floor	330000	New	49.32	£ 6,691
1 bed flat	Saffron Tower 15th floor	320000	pre owned Conv.	43.8	£ 7,306

Sold

2 bed terrace	May-14	310000	New	97	£ 3,196
3 bed terrace	Oct-14	312000	pre owned	77.2	£ 4,041
2 bed terrace	Jan-15	276000	pre owned	70.4	£ 3,920
2 bed flat	Aug-14	242500	pre owned		
1 bed flat	Dec-14	173000	pre owned	47.7	£ 3,627

Assumed values based on this evidence

Unit	**Size M3**	**Estimated value**			
1 bed flat	50	265000	320000	penthouse	£ 5,300
2 Bed Flat	70	300000	385000	penthouse	£ 4,286
3 Bed Flat	86	370000			£ 4,302
4 Bed Flat	99	425000			£ 4,293
3 bed Terr	93	375000			£ 4,032
4 bed Terr	121	450000			£ 3,719

Home.co.uk

Average Asking Prices By Type

	Mar-14	Mar-15	Change
Detached	£835,539	£688,768	-18%
Semi	£337,672	£396,255	17%
Terraced	£283,520	£327,926	16%
Flat	£222,048	£288,540	30%
All	£308,841	£359,652	16%

Average Asking Prices By Number of Bedrooms

	Mar-14	Mar-15	Change
5+ Bedrooms	£911,246	£944,480	4%
4 Bedrooms	£457,882	£493,443	8%
3 Bedrooms	£309,661	£379,954	23%
2 Bedrooms	£257,019	£300,932	17%
1 Bedroom	£175,285	£246,737	41%
All	£308,841	£359,652	16%

Average Property Selling Prices

	Nov-13	Nov-14	Change
Detached	£456,000	£470,000	3%
Semi	£269,287	£353,861	31%
Terraced	£235,119	£295,955	26%
Flat	£183,752	£210,530	15%
All	£233,841	£290,221	24%

Greenwich Evidence

Rightmove
On the market

					Estimated Floor area	£/M2
3 bed flat	Howe House	420000 -	440000	new		
2 bed flat			340000	new conversion	80	£ 4,250
2 bed flat	Howerd Court		365000	pre owned	71	£ 5,141
2 bed flat			275000	pre owned	55	£ 5,000
2 bed flat	Maritime House		255000	pre owned	56.4	£ 4,521
1 bed flat	Vista building		220000	pre owned		
1 bed flat	Vista building		195000	pre owned	38.6	£ 5,052
1 bed flat			220000	new		

Assumed values based on this evidence

Unit	Size M3	Estimated value
1 bed flat	50	240000
2 Bed Flat	70	325000
3 Bed Flat	86	385000
4 Bed Flat	99	400000
3 bed Terr	93	395000
4 bed Terr	121	425000

Sold

2 bed terrace	Aug-14		282000	pre owned
2 bed flat	Sep-14	Fraser House	250000	pre owned
2 bed flat	Dec-14	Maritime House	272500	pre owned

Home.co.uk

Average Asking Prices By Type

	Mar-14	Mar-15	Change
Detached	£1,774,988	£475,990	-73%
Semi	£300,449	£392,646	31%
Terraced	£289,229	£356,394	23%
Flat	£224,113	£314,119	40%
All	£296,706	£341,157	15%

Average Asking Prices By Number of Bedrooms

	Mar-14	Mar-15	Change
5+ Bedroom	£1,489,369	£579,540	-61%
4 Bedroom	£349,090	£415,882	19%
3 Bedroom	£328,646	£419,121	28%
2 Bedroom	£242,059	£300,469	24%
1 Bedroom	£153,522	£236,763	54%
All	£296,706	£341,157	15%

Average Property Selling Prices

	Nov-13	Nov-14	Change
Detached	-	-	-
Semi	£282,811	£312,599	11%
Terraced	£246,409	£310,000	26%
Flat	£237,649	£229,176	-4%
All	£245,562	£275,855	12%

Hounslow	Evidence

Rightmove

On the market

				Estimated Floor area	£/M2
4 bed terraced		364950	pre owned	85	£ 4,294
2 bed flat		275000	pre owned	65	£ 4,231

Sold

3 bed terraced	Sep-14	370000	pre owned
1 bed flat	May-14	195000	new
1 bed flat	May-14	187000	new

VERY LITTLE EVIDENCE

Assumed values based on this evidence

Unit	Size M3	Estimated value	
1 bed flat	50	225000	£ 4,500
2 Bed Flat	70	275000	£ 3,929
3 Bed Flat	86	385000	£ 4,477
4 Bed Flat	99	425000	£ 4,293
3 bed Terr	93	400000	£ 4,301
4 bed Terr	121	500000	£ 4,132

Home.co.uk

Average Asking Prices By Type

	Mar-14	Mar-15	Change
Detached	£618,625	£624,975	1%
Semi	£385,863	£422,547	10%
Terraced	£308,596	£343,723	11%
Flat	£196,837	£214,032	9%
All	£295,417	£337,117	14%

Average Asking Prices By Number of Bedrooms

	Mar-14	Mar-15	Change
5+ Bedrooms	£630,699	£551,641	-13%
4 Bedrooms	£409,900	£436,208	6%
3 Bedrooms	£362,168	£386,795	7%
2 Bedrooms	£227,675	£251,089	10%
1 Bedroom	£178,602	£183,057	2%
All	£295,417	£337,117	14%

Average Property Selling Prices

	Nov-13	Nov-14	Change
Detached	-	-	-
Semi	£330,380	£360,000	9%
Terraced	£310,333	£394,000	27%
Flat	£149,500	£236,238	58%
All	£236,181	£310,869	32%

Newham Evidence

Rightmove

On the market

					Estimated Floor area	£/M2
3 bed flat	Custom House		779950	new	106	£ 7,358
3 bed flat	Royal Dockside		779950	new	100	£ 7,800
3 bed flat	Royal Quat Latitude Court		540000	new	123.4	£ 4,376
2 bed flat	Basin approach	399000-	450000	new	67.34	£ 6,683
1 bed flat	Albert basin way		269995	pre owned	50.8	£ 5,315
1 bed flat	Royal Dockside		355000	new		

Sold

3 bed terra	Nov-14	280000	pre owned	Major road location
2 bed terra	Jul-14	276000	pre owned	

VERY LITTLE EVIDENCE

Assumed values based on this evidence

Unit	Size M3	Estimated value	
1 bed flat	50	260000	£ 5,200
2 Bed Flat	70	355000	£ 5,071
3 Bed Flat	86	425000	£ 4,942
4 Bed Flat	99	550000	£ 5,556
3 bed Terr	93	475000	£ 5,108
4 bed Terr	121	600000	£ 4,959

Home.co.uk

Average Asking Prices By Type

	Mar-14	Mar-15	Change
Detached	£587,500	£565,000	-4%
Semi	£279,722	£341,088	22%
Terraced	£298,696	£318,758	7%
Flat	£185,591	£205,096	11%
All	£256,437	£282,770	10%

Average Asking Prices By Number of Bedrooms

	Mar-14	Mar-15	Change
5+ Bedroo	£576,489	£470,821	-18%
4 Bedroo	£332,358	£361,243	9%
3 Bedroo	£278,129	£302,946	9%
2 Bedroo	£188,550	£229,553	22%
1 Bedroo	£152,683	£165,617	8%
All	£256,437	£282,770	10%

Average Property Selling Prices

	Nov-13	Nov-14	Change
Detached	£363,500	-	-
Semi	£300,000	£227,000	-24%
Terraced	£234,880	£272,564	16%
Flat	£145,667	£185,632	27%
All	£223,713	£239,284	7%

Southwark	Evidence

Rightmove

On the market

					Estimated Floor area	£/M2
3 bed flat	Park View Apartments		625000	New	73.15	£ 8,544
2 bed flat	penthouse	Elephant & Castle	1250000	New	93.32	£ 13,395
2 bed flat	Elephant Park		765000	Re sale	67.8	£ 11,283
2 bed flat	Elephant		649000	New	73	£ 8,890
2 bed flat	Crampton Street		480000	New	59	£ 8,136
1 bed flat	Park View Apartments		450000	pre owned	48.8	£ 9,221
		Lots of 2 beds 550-600000				
Sold						
1 bed fllat	Dec-14	Former Local Authority	250000	pre owned	49.3	£ 5,071
1 bed fllat	Nov-14	Former Local Authority	276000	pre owned	41.4	£ 6,667
1 bed flat	Nov-14	Crampton Street conver	457500	pre owned	53.79	£ 8,505
2 bed flat	Jul-14	Conversion	510000	pre owned	61.6	£ 8,279
2 bed flat	Sep-14	Former Local Authority	290000	pre owned	46.89	£ 6,185
3 bed flat	Dec-14		335000	pre owned	67.4	£ 4,970

Assumed values based on this evidence

Unit	Size M3	Estimated value			
1 bed flat	50	400000	£ 8,000		
2 Bed Flat	70	560000	£ 8,000	900000	Penthouse
3 Bed Flat	86	625000	£ 7,267		
4 Bed Flat	99	800000	£ 8,081		
3 bed Terr	93	720000	£ 7,742		
4 bed Terr	121	950000	£ 7,851		

-0.5% value

Unit	Size M3	Estimated value
1 bed flat	50	398000
2 Bed Flat	70	557200
3 Bed Flat	86	621875
4 Bed Flat	99	796000
3 bed Terr	93	716400
4 bed Terr	121	945250

Home.co.uk

Average Asking Prices By Type

	Mar-14	Mar-15	Change
Detached	-	-	-
Semi	£280,000	£688,317	146%
Terraced	£736,250	£926,658	26%
Flat	£397,077	£474,810	20%
All	£474,024	£502,266	6%

Average Asking Prices By Number of Bedrooms

	Mar-14	Mar-15	Change
5+ Bedroom	£799,950	£1,225,000	53%
4 Bedroom	£757,143	£609,285	-20%
3 Bedroom	£515,000	£538,112	4%
2 Bedroom	£498,545	£529,134	6%
1 Bedroom	£280,381	£407,670	45%
All	£474,024	£502,266	6%

Average Property Selling Prices

	Nov-13	Nov-14	Change
Detached	-	-	-
Semi	-	-	-
Terraced	£421,667	£371,250	-12%
Flat	£285,000	£278,000	-2%
All	£310,625	£298,722	-4%

Tower Hamlets	Evidence

Rightmove

On the market

			Price	Status	Estimated Floor area	£/M2
4 bed town house			850000	Pre owned	123	£ 6,911
3 bed Terraced			950000	Pre owned	115.6	£ 8,218
3 bed flat	Windlass Court, bethnal green		675000	New		
1 bed flat			390000	New	39.4	£ 9,898
1 bed flat	Repossession		295000	New	48	£ 6,146

Sold

			Price	Status	Estimated Floor area	£/M2
3 bed flat		Dec-14	560000	Pre owned	75.1	£ 7,457
4 bed town house		Dec-14	690000	Pre owned	102.8	£ 6,712
1 bed flat		Jan-15	385000	Pre owned	41.4	£ 9,300
2 bed terraced		Dec-14	803000	Pre owned	102.7	£ 7,819
2 bed duplex		Nov-14	711000	Pre owned	90.6	£ 7,848

Assumed values based on this evidence

Unit	Size M3	Estimated value	£/M2
1 bed flat	50	385000	£ 7,700
2 Bed Flat	70	500000	£ 7,143
3 Bed Flat	86	625000	£ 7,267
4 Bed Flat	99	725000	£ 7,323
3 bed Terr	93	800000	£ 8,602
4 bed Terr	121	900000	£ 7,438

-0.5% value

Unit	Size M3	Estimated value
1 bed flat	50	383075
2 Bed Flat	70	497500
3 Bed Flat	86	621875
4 Bed Flat	99	721375
3 bed Terr	93	796000
4 bed Terr	121	895500

Home.co.uk

Average Asking Prices By Type

	Mar-14	Mar-15	Change
Detached	-	£442,500	-
Semi	-	£825,000	-
Terraced	£984,992	£732,143	-26%
Flat	£488,329	£542,563	11%
All	£550,184	£623,311	13%

Average Asking Prices By Number of Bedrooms

	Mar-14	Mar-15	Change
5+ Bedrooms	£913,324	£2,250,000	146%
4 Bedrooms	£1,100,000	£531,808	-52%
3 Bedrooms	£671,214	£672,496	0%
2 Bedrooms	£535,317	£585,482	9%
1 Bedroom	£463,434	£429,820	-7%
All	£550,184	£623,311	13%

Average Property Selling Prices

	Nov-13	Nov-14	Change
Detached	-	-	-
Semi	-	-	-
Terraced	£753,333	£801,500	6%
Flat	£419,186	£421,473	1%
All	£441,462	£442,015	0%

Scheme Type 4 evidence

Barking & Dagenham	Evidence						
Rightmove							
On the market						Estimated	
						Floor area	£/M2
2 bed flat	Hewetts Quay			230000	pre owned		
3 bed flat	Benedicts wharf			280000	pre owned		
1 bed flat	Abbey Road Barking			185000	pre owned	54.1	£ 3,420
					Very little evidence		
Sold							
2 bed flat	Nov-14		£182,000.00				
2 bed flat	Oct-14	Skipper Court	£190,000.00		pre owned	83	£ 2,289
1 bed flat	Aug-14	Rill Court	£164,000.00		pre owned	No info	

Assumed values based on this evidence

Unit	Size M3	Estimated value	
1 bed flat	50	154000	£ 3,080
2 Bed Flat	70	220000	£ 3,143
3 Bed Flat	86	250000	£ 2,907
4 Bed Flat	99	300000	£ 3,030
3 bed Terr	93	350000	£ 3,763
4 bed Terr	121	385000	£ 3,182

Sensitivity analysis -0.5% value

Unit	Size M3	Estimated value
1 bed flat	50	153230
2 Bed Flat	70	218900
3 Bed Flat	86	248750
4 Bed Flat	99	298500
3 bed Terr	93	348250
4 bed Terr	121	383075

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Average Asking Prices By Type in IG11 (£000's)

	Mar-14	Mar-15	Change
Detached	£364,986	£800,000	119%
Semi	£331,792	£374,930	13%
Terraced	£295,291	£330,411	12%
Flat	£165,759	£186,780	13%
All	£250,444	£268,875	7%

Average Asking Price	Average Ask	Average Ask	Average Asking Prices By Number of Bedrooms in IG11 (£000's)
	Mar-14	Mar-15	Change
5+ Bedrooms	£426,247	£495,360	16%
4 Bedrooms	£362,430	£371,099	2%
3 Bedrooms	£266,597	£286,170	7%
2 Bedrooms	£191,698	£217,312	13%
1 Bedroom	£142,827	£153,974	8%
All	£250,444	£268,875	7%

Average Property Selling Prices in IG11 (£000's)

	Nov-13	Nov-14	Change
Semi	£321,665	£357,500	11%
Terraced	£237,550	£257,667	8%
Flat	£129,033	£159,587	24%
All	£206,291	£211,832	3%

Brent	Evidence						
Rightmove							
On the market		within 1/4 mile					
						Area	£/m2
2 bed flat	Cedar House		£	485,000	New	63.3	7661.927
2 bed flat	Emerald gardens		£	790,000	New		
1 bed flat	Cedar House		£	330,000	New	49.9	6613.226
1 bed flat	Emerald gardens		£	340,000	New		
			Limited evidence				
Sold							
2 bed terraced		Dec-14	£	336,000	pre-owned	78.1	4302.177
2 bed flat		Oct-14	£	270,000	pre-owned	55.3	4882.459
			Limited evidence				

Assumed values based on this evidence

Unit	Size M3	Estimated value		
1 bed flat	50	300000	£	6,000
2 Bed Flat	70	385000	£	5,500
3 Bed Flat	86	425000	£	4,942
4 Bed Flat	99	475000	£	4,798
3 bed Ter	93	470000	£	5,054
4 bed Ter	121	600000	£	4,959

Home.co.uk

Asking prices

Average by type

	Mar-14	Mar-15	Change
Detached	£744,774	£921,504	24%
Semi	£498,399	£547,645	10%
Terraced	£380,771	£476,538	25%
Flat	£252,864	£320,200	27%
All	£409,401	£474,770	16%

Sensitivity analysis -0.5% value

Unit	Size M3	Estimated value
1 bed flat	50	298500
2 Bed Flat	70	383075
3 Bed Flat	86	422875
4 Bed Flat	99	472625
3 bed Ter	93	467650
4 bed Ter	121	597000

Average by bedrooms

	Mar-14	Mar-15	Change
5+ Bedrooms	£716,513	£831,485	16%
4 Bedrooms	£540,134	£747,422	38%
3 Bedrooms	£361,804	£442,715	22%
2 Bedrooms	£251,368	£334,580	33%
1 Bedroom	£168,545	£255,415	52%
All	£409,401	£474,770	16%

Sold prices

Averages

	Nov-13	Nov-14	Change
Detached	£522,500	£580,000	11%
Semi	£415,939	£476,167	14%
Terraced	£256,300	£410,333	60%
Flat	£219,764	£215,489	-2%
All	£268,874	£356,291	33%

Croydon	Evidence

Rightmove
On the market

				Estimated Floor area	£/M2
3 bed terraced		330000	pre owned		
2 bed terraced		310000	Pre owned	63	£ 4,921
2 bed flat	Saffron Tower 25th floor	430000	New	66.23	£ 6,493
2 bed flat	slit level conversion	265000	pre owned	97	£ 2,732
1 bed flat	Saffron Tower 9th floor	330000	New	49.32	£ 6,691
1 bed flat	Saffron Tower 15th floor	320000	pre owned Conv.	43.8	£ 7,306

Sold

2 bed terrace	May-14	310000	New	97	£ 3,196
3 bed terrace	Oct-14	312000	pre owned	77.2	£ 4,041
2 bed terrace	Jan-15	276000	pre owned	70.4	£ 3,920
2 bed flat	Aug-14	242500	pre owned		
1 bed flat	Dec-14	173000	pre owned	47.7	£ 3,627

Assumed values based on this evidence

Unit	Size M3	Estimated value			
1 bed flat	50	265000	320000	penthouse	£ 5,300
2 Bed Flat	70	300000	385000	penthouse	£ 4,286
3 Bed Flat	86	370000			£ 4,302
4 Bed Flat	99	425000			£ 4,293
3 bed Ter	93	375000			£ 4,032
4 bed Ter	121	450000			£ 3,719

Sensitivity analysis -0.5% value

Unit	Size M3	Estimated value
1 bed flat	50	263675
2 Bed Flat	70	298500
3 Bed Flat	86	368150
4 Bed Flat	99	422875
3 bed Ter	93	373125
4 bed Ter	121	447750

Home.co.uk

Average Asking Prices By Type

	Mar-14	Mar-15	Change
Detached	£835,539	£688,768	-18%
Semi	£337,672	£396,255	17%
Terraced	£283,520	£327,926	16%
Flat	£222,048	£288,540	30%
All	£308,841	£359,652	16%

Average Asking Prices By Number of Bedrooms

	Mar-14	Mar-15	Change
5+ Bedrooms	£911,246	£944,480	4%
4 Bedrooms	£457,882	£493,443	8%
3 Bedrooms	£309,661	£379,954	23%
2 Bedrooms	£257,019	£300,932	17%
1 Bedroom	£175,285	£246,737	41%
All	£308,841	£359,652	16%

Average Property Selling Prices

	Nov-13	Nov-14	Change
Detached	£456,000	£470,000	3%
Semi	£269,287	£353,861	31%
Terraced	£235,119	£295,955	26%
Flat	£183,752	£210,530	15%
All	£233,841	£290,221	24%

Greenwich	Evidence

Rightmove

On the market

				Estimated Floor area	£/M2
3 bed terraced		650000	pre owned	116.5	£ 5,579
3 bed flat	City Quays	425000	new	78	£ 5,449
2 bed terraced		475000	pre owned	100.3	£ 4,736
2 bed flat		350000	pre owned	54.8	£ 6,387
1 bed flat		299950	pre owned	65.39	£ 4,587
1 bed flat		270000	pre owned	43.2	£ 6,250

Sold

2 bed terraced	Dec-14	467500	pre owned	73.8	£ 6,335
3 bed terraced	Jan-15	488000	pre owned	108.5	£ 4,498
4 bed terraced	Dec-14	635000	pre owned	129	£ 4,922
1 bed flat	Dec-14	265000	pre owned	48.02	£ 5,519
2 bed flat	Nov-14	342000	pre owned	70	£ 4,886
3 bed maisonette	Nov-14	425000	pre owned	83.2	£ 5,108
4 bed terraced	Nov-14	890000	pre owned	130	£ 6,846

Assumed values based on this evidence

Unit	Size M3	Estimated value	
1 bed flat	50	275000	£ 5,500
2 Bed Flat	70	365000	£ 5,214
3 Bed Flat	86	450000	£ 5,233
4 Bed Flat	99	525000	£ 5,303
3 bed Terr	93	500000	£ 5,376
4 bed Terr	121	650000	£ 5,372

Sensitivity analysis -0.5% value

Unit	Size M3	Estimated value
1 bed flat	50	273625
2 Bed Flat	70	363175
3 Bed Flat	86	447750
4 Bed Flat	99	522375
3 bed Terr	93	497500
4 bed Terr	121	646750

Home.co.uk

Average Asking Prices By Type

	Mar-14	Mar-15	Change
Detached	-	-	-
Semi	£584,986	£487,307	-17%
Terraced	£452,129	£562,222	24%
Flat	£255,553	£295,899	16%
All	£322,900	£428,497	33%

Average Asking Prices By Number of Bedrooms

	Mar-14	Mar-15	Change
5+ Bedrooms	£899,950	£683,333	-24%
4 Bedrooms	£487,500	£575,395	18%
3 Bedrooms	£398,428	£479,545	20%
2 Bedrooms	£269,000	£329,062	22%
1 Bedroom	£229,184	£251,939	10%
All	£322,900	£428,497	33%

Average Property Selling Prices

	Nov-13	Nov-14	Change
Detached	-	£550,000	-
Semi	£534,150	£370,000	-31%
Terraced	£486,000	£458,656	-6%
Flat	£224,325	£251,300	12%
All	£396,900	£336,991	-15%

Hounslow	Evidence

Rightmove

On the market

					Estimated Floor area	£/M2
2 bed flat	Hounslow Quarter		325000	New	66	£ 4,924
1 bed flat	Hounslow Quarter		265000	New		

Sold

4 bed terrace	Nov-14		460000	pre owned	144.4	£ 3,186
2 bed terrace	Aug-14		271000	pre owned		
1 bed flat	Dec-14	Blenheim Centre	277000	Second sale		
2 bed flat	Oct-14	Blenheim Centre	249950	Second sale	71	£ 3,520

VERY LITTLE EVIDENCE

Assumed values based on this evidence

Unit	Size M3	Estimated value	
1 bed flat	50	260000	£ 5,200
2 Bed Flat	70	300000	£ 4,286
3 Bed Flat	86	385000	£ 4,477
4 Bed Flat	99	425000	£ 4,293
3 bed Terr	93	400000	£ 4,301
4 bed Terr	121	500000	£ 4,132

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Average Asking Prices By Type

	Mar-14	Mar-15	Change
Detached	£895,000	£561,633	-37%
Semi	£410,263	£514,870	25%
Terraced	£339,514	£406,345	20%
Flat	£193,946	£244,110	26%
All	£311,459	£389,925	25%

Sensitivity analysis -0.5% value

Unit	Size M3	Estimated value
1 bed flat	50	258700
2 Bed Flat	70	298500
3 Bed Flat	86	383075
4 Bed Flat	99	422875
3 bed Terr	93	398000
4 bed Terr	121	497500

Average Asking Prices By Number of Bedrooms

	Mar-14	Mar-15	Change
5+ Bedrooms	£622,475	£687,475	10%
4 Bedrooms	£485,581	£545,483	12%
3 Bedrooms	£383,710	£417,966	9%
2 Bedrooms	£226,667	£304,050	34%
1 Bedroom	£194,976	£207,148	6%
All	£311,459	£389,925	25%

Average Property Selling Prices

	Nov-13	Nov-14	Change
Detached	-	-	-
Semi	£350,346	£403,564	15%
Terraced	£319,750	£352,389	10%
Flat	£188,071	£207,773	10%
All	£273,113	£306,739	12%

Newham Evidence

Rightmove

On the market

					Estimated Floor area	£/M2
3 bed flat	Royal Gateway Galliard		540000	new	95	£ 5,684
2 bed flat	Penthouse Royal Gateway		665000	new	84	£ 7,917
2 bed flat	Royal Gateway	435000-	550000	new	70	£ 7,857
1 bed flat	Eddington Court	7th floor	365000	new	51	£ 7,157
1 bed flat	The Grainstore		330000	Conversion	53.6	£ 6,157
Sold						
3 bed terra	Nov-14	Ex LA	335000	pre owned		
2 bed terra	Oct-14		285000	pre owned		

VERY LITTLE EVIDENCE

Assumed values based on this evidence

Unit	**Size M3**	**Estimated value**	
1 bed flat	50	330000	£ 6,600
2 Bed Flat	70	435000	£ 6,214
3 Bed Flat	86	520000	£ 6,047
4 Bed Flat	99	575000	£ 5,808
3 bed Ter	93	540000	£ 5,806
4 bed Ter	121	600000	£ 4,959

Sensitivity analysis -0.5% value

Unit	**Size M3**	**Estimated value**
1 bed flat	50	328350
2 Bed Flat	70	432825
3 Bed Flat	86	517400
4 Bed Flat	99	572125
3 bed Ter	93	537300
4 bed Ter	121	597000

Home.co.uk

Average Asking Prices By Type

	Mar-14	Mar-15	Change
Detached	£390,000	£379,500	-3%
Semi	£318,136	£338,183	6%
Terraced	£339,732	£408,889	20%
Flat	£363,521	£463,463	27%
All	£363,701	£458,338	26%

Average Asking Prices By Number of Bedrooms

	Mar-14	Mar-15	Change
5+ Bedroo	£420,000	£432,500	3%
4 Bedroo	£344,083	£672,856	96%
3 Bedroo	£450,152	£697,367	55%
2 Bedroo	£386,900	£443,046	15%
1 Bedroo	£263,989	£354,051	34%
All	£363,701	£458,338	26%

Average Property Selling Prices

	Nov-13	Nov-14	Change
Detached	-	£290,000	-
Semi	£245,000	£306,000	25%
Terraced	£260,333	£273,300	5%
Flat	£238,587	£297,983	25%
All	£241,241	£289,935	20%

Southwark	Evidence

Rightmove

On the market

					Estimated Floor area	£/M2
4 bed town house			599950	pre owned	92	£ 6,521
3 bed terraced			699950	pre owned	107.7	£ 6,499
2 bed terraced			650000	pre owned	73	£ 8,904
3 bed flat			350000	pre owned	73.7	£ 4,749
2 bed flat			284950	pre owned	58.4	£ 4,879
1 bed flat			299950	pre owned	43.37	£ 6,916
		Lots of 2 beds 550-600000				
Sold						
1 bed flat	Aug-14		250000	pre owned		
2 bed flat	Jan-15	Honeywood House	250000	pre owned	60.3	£ 4,146
2 bed flat	Nov-14	Honeywood House	256500	pre owned	58	£ 4,422
3 bed semi	Oct-14	Period	850000	pre owned	126	£ 6,746

Assumed values based on this evidence

Unit	Size M3	Estimated value	
1 bed flat	50	275000	£ 5,500
2 Bed Flat	70	350000	£ 5,000
3 Bed Flat	86	450000	£ 5,233
4 Bed Flat	99	500000	£ 5,051
3 bed Ter	93	575000	£ 6,183
4 bed Ter	121	675000	£ 5,579

Sensitivity analysis -0.5% value

Unit	Size M3	Estimated value
1 bed flat	50	273625
2 Bed Flat	70	348250
3 Bed Flat	86	447750
4 Bed Flat	99	497500
3 bed Ter	93	572125
4 bed Ter	121	671625

Home.co.uk

Average Asking Prices By Type

	Mar-14	Mar-15	Change
Detached	-	-	-
Detached	£662,471	-	-
Semi	£656,310	£765,595	17%
Terraced	£631,647	£707,029	12%
Flat	£333,622	£365,598	10%

Average Asking Prices By Number of Bedrooms

	Mar-14	Mar-15	Change
5+ Bedrooms	£784,980	£1,066,995	36%
4 Bedrooms	£756,645	£699,981	-7%
3 Bedrooms	£482,570	£501,762	4%
2 Bedrooms	£451,954	£410,597	-9%
1 Bedroom	£241,902	£297,984	23%
All	£454,328	£485,926	7%

Average Property Selling Prices

	Nov-13	Nov-14	Change
Detached	-	-	-
Semi	£1,040,000	£595,000	-43%
Terraced	£548,581	£609,289	11%
Flat	£274,936	£323,821	18%
All	£390,816	£445,581	14%

Tower Hamlets	Evidence

Rightmove

On the market

							Estimated Floor area	£/M2
3 bed penthouse				2500000	pre owned		250	£ 10,000
3 bed penthouse				2100000	pre owned		219	£ 9,589
3 bed penthouse				1900000	pre owned		215	£ 8,837
3 bed fllat	29th floor			1600000	New		168.4	£ 9,501
3 bed flat	36th floor	Landmark east		1450000	New		132	£ 10,985
2 bed flat	Duplex luxury			1600000	pre owned	Refurb	222.7	£ 7,185
2 bed flat	1 west india quay			1290000	New		141	£ 9,149
2 bed flat	West India Quay		24th floor	830000	New		87.79	£ 9,454
1 bed flat	Landmark East		views	550000	New		56	£ 9,821
1 bed flat	Landmark East		36th floor	525000	New		48.9	£ 10,736
1 bed flat	Landmark East		28th floor	500000	New		51.8	£ 9,653
1 bed flat	Discovery dock			475000	pre owned		49.5	£ 9,596

Sold

No evidence showing bedroom numbers or floor areas

Home.co.uk

Average Asking Prices By Type

	Mar-14	Mar-15	Change
Detached	£1,202,250	£329,500	-73%
Semi	£534,993	£579,374	8%
Terraced	£705,664	£624,261	-12%
Flat	£600,799	£572,294	-5%
All	£606,573	£575,703	-5%

Average Asking Prices By Number of Bedrooms

	Mar-14	Mar-15	Change
5+ Bedrooms	£2,066,428	£1,000,000	-52%
4 Bedrooms	£2,352,772	£1,682,447	-28%
3 Bedrooms	£970,297	£882,751	-9%
2 Bedrooms	£575,323	£607,801	6%
1 Bedroom	£392,996	£421,794	7%
All	£606,573	£575,703	-5%

Average Property Selling Prices

	Nov-13	Nov-14	Change
Detached	-	£702,000	-
Semi	£330,000	-	-
Terraced	£554,750	£474,000	-15%
Flat	£418,718	£371,605	-11%
All	£422,248	£381,515	-10%

Assumed values based on this evidence

Unit	Size M3	Estimated value	penthouse	
1 bed flat	50	400000	550000	£ 8,000
2 Bed Flat	70	600000	750000	£ 8,571
3 Bed Flat	86	775000	950000	£ 9,012
4 Bed Flat	99	875000	1000000	£ 8,838
3 bed Ter	93	750000		£ 8,065
4 bed Ter	121	1000000		£ 8,264

Lots of 2 beds around 700000-800000

Sensitivity analysis -0.5% value

Unit	Size M3	Estimated value
1 bed flat	50	398000
2 Bed Flat	70	597000
3 Bed Flat	86	771125
4 Bed Flat	99	870625
3 bed Ter	93	746250
4 bed Ter	121	995000

Scheme Type 5 evidence

Barking & Dagenham	Evidence				
Rightmove				Estimated	
On the market				Floor area	£/M2
3 bed town house		280000	pre owned		
2 bed terraced		235000	pre owned	58	£ 4,052
1 bed flat		125000	pre owned		
			Very little evidence		
Sold					
4 bed terraced	Dec-14	270000	pre owned		
2 bed flat	Nov-14	170000	pre owned		
1 bed terraced	Aug-14	145000	pre owned	No info	

Assumed values based on this evidence

Unit	Size M3	Estimated value	
1 bed flat	50	140000	£ 2,800
2 Bed Flat	70	200000	£ 2,857
3 Bed Flat	86	250000	£ 2,907
4 Bed Flat	99	300000	£ 3,030
2 bed terra	79	225000	£ 2,848
3 bed Ter	93	300000	£ 3,226
4 bed Ter	121	325000	£ 2,686

Home.co.uk

Average Asking Prices By Type in IG11 (£000's)

	Mar-14	Mar-15	Change
Detached	-	£330,000	-
Semi	£236,535	£285,686	21%
Terraced	£210,533	£242,497	15%
Flat	£87,749	£161,788	84%
All	£213,165	£256,325	20%

0.5% decrease in value

Unit	Size M3	Estimated value
1 bed flat	50	139300
2 Bed Flat	70	199000
3 Bed Flat	86	248750
4 Bed Flat	99	298500
2 bed terra	79	223875
3 bed Ter	93	298500
4 bed Ter	121	323375

Average Asking Prices	**Average Ask**	**Average Ask**	**Average Asking Prices By Number of Bedrooms in IG11 (£000's)**
	Mar-14	Mar-15	Change
5+ Bedrooms	-	£420,000	-
4 Bedrooms	£279,437	£322,000	15%
3 Bedrooms	£220,079	£264,061	20%
2 Bedrooms	£190,758	£227,169	19%
1 Bedroom	£135,000	£157,236	16%
All	£213,165	£256,325	20%

3 % increase in value

Unit	Size M3	Estimated value
1 bed flat	50	144200
2 Bed Flat	70	206000
3 Bed Flat	86	257500
4 Bed Flat	99	309000
2 bed terra	79	231750
3 bed Ter	93	309000
4 bed Ter	121	334750

Average Property Selling Prices in IG11 (£000's)

Detached	-	-	-
Semi	£292,500	£237,000	-19%
Terraced	£198,052	£228,840	16%
Flat	£132,124	£144,625	9%
All	£191,542	£219,078	14%

Brent	**Evidence**					
Rightmove						
On the market		within 1/4 mile				
					Area	£/m2
2 bed flat	Cedar House		£ 485,000	New	63.3	7661.927
2 bed flat	Emerald gardens		£ 790,000	New		
1 bed flat	Cedar House		£ 330,000	New	49.9	6613.226
1 bed flat	Emerald gardens		£ 340,000	New		
			Limited evidence			
Sold						
2 bed flat		Jun-14	£ 327,500	pre-owned		No info
2 bed flat	Empire way	Jul-14	£ 330,000	pre-owned		
			Limited evidence			
Home.co.uk						
Asking prices						
Average by type						
	Mar-14	Mar-15	Change			
Detached	£744,774	£921,504	24%			
Semi	£498,399	£547,645	10%			
Terraced	£380,771	£476,538	25%			
Flat	£252,864	£320,200	27%			
All	£409,401	£474,770	16%			
Average by bedrooms						
	Mar-14	Mar-15	Change			
5+ Bedrooms	£716,513	£831,485	16%			
4 Bedrooms	£540,134	£747,422	38%			
3 Bedrooms	£361,804	£442,715	22%			
2 Bedrooms	£251,368	£334,580	33%			
1 Bedroom	£168,545	£255,415	52%			
All	£409,401	£474,770	16%			
Sold prices						
Averages						
	Nov-13	Nov-14	Change			
Detached	£522,500	£580,000	11%			
Semi	£415,939	£476,167	14%			
Terraced	£256,300	£410,333	60%			
Flat	£219,764	£215,489	-2%			
All	£268,874	£356,291	33%			

Assumed values based on this evidence

Unit	**Size M3**	**Estimated value**	
1 bed flat	50	300000	£ 6,000
2 Bed Flat	70	385000	£ 5,500
3 Bed Flat	86	425000	£ 4,942
4 Bed Flat	99	475000	£ 4,798
2 bed terra	79	410000	£ 5,190
3 bed Ter	93	470000	£ 5,054
4 bed Ter	121	600000	£ 4,959

0.5% decrease in value

Unit	**Size M3**	**Estimated value**
1 bed flat	50	298500
2 Bed Flat	70	383075
3 Bed Flat	86	422875
4 Bed Flat	99	472625
2 bed terra	79	407950
3 bed Ter	93	467650
4 bed Ter	121	597000

3 % increase in value

Unit	**Size M3**	**Estimated value**
1 bed flat	50	309000
2 Bed Flat	70	396550
3 Bed Flat	86	437750
4 Bed Flat	99	489250
2 bed terra	79	422300
3 bed Ter	93	484100
4 bed Ter	121	618000

Croydon Evidence

Rightmove

On the market

				Estimated Floor area	£/M2
4 bed semi		572500	New	151	£ 3,791
3 bed flat		400000	New		
2 bed Maisonette		250000	Pre owned		
2 bed terraced		310000	pre owned		
3 bed flat		290000	pre owned Conv.	82.3	£ 3,524
1 bed flat		160000	pre owned Conv.	46.9	£ 3,412
2 bed flat		465000	New		
1 bed flat		345000	New		
Sold				63	£ 3,968
2 bed flat	Oct-14	227000	pre owned		
2 bed flat	Sep-14	250000	pre owned		

Home.co.uk — Very limited evidence

Average Asking Prices By Type

	Mar-14	Mar-15	Change
Detached	£897,493	£1,062,825	18%
Semi	£376,315	£443,233	18%
Terraced	£283,750	£339,784	20%
Flat	£164,800	£266,039	61%
All	£627,602	£646,519	3%

Average Asking Prices By Number of Bedrooms

	Mar-14	Mar-15	Change
5+ Bedrooms	£1,180,171	£1,469,318	25%
4 Bedrooms	£581,233	£594,317	2%
3 Bedrooms	£420,976	£444,716	6%
2 Bedrooms	£217,381	£355,781	64%
1 Bedroom	£114,179	£156,799	37%
All	£627,602	£646,519	3%

Average Property Selling Prices

	Nov-13	Nov-14	Change
Detached	£492,031	£519,375	6%
Semi	£364,292	£383,500	5%
Terraced	£362,900	£317,777	-12%
Flat	£178,057	£200,500	13%
All	£352,155	£368,805	5%

Assumed values based on this evidence

Coulsden - attractive area

Unit	**Size M3**	**Estimated value**	
1 bed flat	50	265000	£ 5,300
2 Bed Flat	70	325000	£ 4,643
3 Bed Flat	86	400000	£ 4,651
4 Bed Flat	99	445000	£ 4,495
2 bed terra	79	365000	£ 4,620
3 bed Terr	93	400000	£ 4,301
4 bed Terr	121	500000	£ 4,132

0.5% decrease in value

Unit	**Size M3**	**Estimated value**
1 bed flat	50	263675
2 Bed Flat	70	323375
3 Bed Flat	86	398000
4 Bed Flat	99	442775
2 bed terra	79	363175
3 bed Terr	93	398000
4 bed Terr	121	497500

3 % increase in value

Unit	**Size M3**	**Estimated value**
1 bed flat	50	272950
2 Bed Flat	70	334750
3 Bed Flat	86	412000
4 Bed Flat	99	458350
2 bed terra	79	375950
3 bed Terr	93	412000
4 bed Terr	121	515000

Greenwich	Evidence

Rightmove

On the market

				Estimated Floor area	£/M2
3 bed terraced	Platinum Riverside	675000	pre owned	100	£ 6,750
3 bed flat	Platinum Riverside	700000	new	79.15	£ 8,844
4 bed townhouse		550000	pre owned	110.4	£ 4,982
2 bed flat	Farnsworth Court	775000	New	121.49	£ 6,379
2 bed flat	School square	479995	pre owned	80.7	£ 5,948
1 bed flat	River views	400000	New	49.7	£ 8,048

Sold

2 bed terraced	Jul-14	523875	pre owned	75.3	£ 6,957
3 bed terraced	Jan-15	430000	pre owned	98.3	£ 4,374
3 bed terraced	Nov-14	600000	pre owned	93.7	£ 6,403
1 bed flat	Jan-15	285000	pre owned		
2 bed flat	Dec-14	415000	pre owned	83	£ 5,000

Home.co.uk

Average Asking Prices By Type

	Mar-14	Mar-15	Change
Detached	£718,333	£904,667	26%
Semi	£1,527,500	£808,750	-47%
Terraced	£811,663	£740,366	-9%
Flat	£558,700	£496,543	-11%
All	£612,654	£549,823	-10%

Average Asking Prices By Number of Bedrooms

	Mar-14	Mar-15	Change
5+ Bedroom	£2,023,333	£2,000,000	-1%
4 Bedroom	£930,998	£979,734	5%
3 Bedroom	£799,908	£686,502	-14%
2 Bedroom	£507,461	£557,644	10%
1 Bedroom	£335,569	£329,496	-2%
All	£612,654	£549,823	-10%

Average Property Selling Prices

	Nov-13	Nov-14	Change
Detached	-	-	-
Semi	£1,048,333	-	-
Terraced	£777,578	£604,708	-22%
Flat	£403,593	£470,808	17%
All	£510,608	£497,149	-3%

Assumed values based on this evidence

Unit	Size M3	Estimated value	
1 bed flat	50	320000	£ 6,400
2 Bed Flat	70	430000	£ 6,143
3 Bed Flat	86	575000	£ 6,686
4 Bed Flat	99	625000	£ 6,313
2 bed terra	79	485000	£ 6,139
3 bed Ter	93	700000	£ 7,527
4 bed Ter	121	850000	£ 7,025

0.5% decrease in value

Unit	Size M3	Estimated value
1 bed flat	50	318400
2 Bed Flat	70	427850
3 Bed Flat	86	572125
4 Bed Flat	99	621875
2 bed terra	79	482575
3 bed Ter	93	696500
4 bed Ter	121	845750

3 % increase in value

Unit	Size M3	Estimated value
1 bed flat	50	329600
2 Bed Flat	70	442900
3 Bed Flat	86	592250
4 Bed Flat	99	643750
2 bed terra	79	499550
3 bed Ter	93	721000
4 bed Ter	121	875500

Hounslow	Evidence					
					Estimated	
Rightmove					Floor area	£/M2
On the market						
4 bed town house			950000	New	166	£ 5,723
2 bed flat	Brentford Lock	450000-	530000	New		
2 bed penthou	Hounslow Quarter		887000	New	112.7	£ 7,870
3 bed penthouse Dorey Park			575000	Pre owned	98	£ 5,867
2 bed flat Tallow Road			799950	Pre owned	57	£ 14,034
2 bed flat Brentford Lock			625000	Pre owned	115.3	£ 3,990
2 bed flat Durham Wharf Drive			549950	Pre owned	82.6	£ 3,281
1 bed flat Booth House			300000	Pre owned	42.3	£ 6,548
		lots of 2 beds around 425		VERY LITTLE EVIDENCE		
Sold						
4 bed terraced	Nov-14		460000	pre owned		
2 bed terraced	Aug-14		271000	pre owned		
1 bed flat	Dec-14	Blenheim Centre	277000	Second sale		
2 bed flat	Oct-14	Blenheim Centre	249950	Second sale		

Home.co.uk

Average Asking Prices By Type

	Mar-14	Mar-15	Change
Detached	£1,456,633	£699,966	-52%
Semi	£381,255	£609,532	60%
Terraced	£450,843	£617,803	37%
Flat	£611,077	£619,409	1%
All	£604,541	£645,501	7%

Average Asking Prices By Number of Bedrooms

	Mar-14	Mar-15	Change
5+ Bedrooms	£1,155,000	£2,187,488	89%
4 Bedrooms	£594,988	£809,158	36%
3 Bedrooms	£919,822	£846,612	-8%
2 Bedrooms	£568,386	£620,157	9%
1 Bedroom	£331,620	£370,989	12%
All	£604,541	£645,501	7%

Average Property Selling Prices

	Nov-13	Nov-14	Change
Detached	-	-	-
Detached	-	-	-
Semi	£420,000	-	-
Terraced	£388,363	£485,000	25%
Flat	£376,821	£390,156	4%

Assumed values based on this evidence

Unit	Size M3	Estimated value	
1 bed flat	50	335000	£ 6,700
2 Bed Flat	70	425000	£ 6,071
3 Bed Flat	86	500000	£ 5,814
4 Bed Flat	99	600000	£ 6,061
2 bed terra	79	465000	£ 5,886
3 bed Ter	93	750000	£ 8,065
4 bed Ter	121	900000	£ 7,438

0.5% decrease in value

Unit	Size M3	Estimated value
1 bed flat	50	333325
2 Bed Flat	70	422875
3 Bed Flat	86	497500
4 Bed Flat	99	597000
2 bed terra	79	462675
3 bed Ter	93	746250
4 bed Ter	121	895500

3 % increase in value

Unit	Size M3	Estimated value
1 bed flat	50	345050
2 Bed Flat	70	437750
3 Bed Flat	86	515000
4 Bed Flat	99	618000
2 bed terra	79	478950
3 bed Ter	93	772500
4 bed Ter	121	927000

Newham	Evidence

Rightmove
On the market

					Estimated Floor area	£/M2
3 bed flat	9th floor	625000	new	Plan	86.7	£ 7,209
2 bed flat	Stratford Central	550000	new	Plan	80.2	£ 6,858
2 bed flat	Stratford Plaza	495000	new		86.4	£ 5,729
1 bed flat	Stratford Central	450000	new		61.2	£ 7,353
1 bed flat	9th floor Stratosphere	375000	new		52.5	£ 7,143
Sold						
3 bed flat	Dec-14	365000	pre-owned		84	£ 4,345
1 bed flat	Nov-14	241500	pre-owned			
1 bed flat	Aug-14	245000	pre-owned			
3 bed terra	Nov-14	420000	pre-owned		89.7	£ 4,682

VERY LITTLE EVIDENCE

Home.co.uk

Average Asking Prices By Type

	Mar-14	Mar-15	Change
Detached	£799,998	£345,000	-57%
Semi	£452,990	£473,782	5%
Terraced	£383,902	£444,623	16%
Flat	£255,962	£354,749	39%
All	£294,163	£389,252	32%

Average Asking Prices By Number of Bedrooms

	Mar-14	Mar-15	Change
5+ Bedroc	£514,264	£605,714	18%
4 Bedroo	£392,486	£515,499	31%
3 Bedroo	£377,754	£412,690	9%
2 Bedroo	£271,479	£397,651	46%
1 Bedroo	£236,384	£316,337	34%
All	£294,163	£389,252	32%

Average Property Selling Prices

	Nov-13	Nov-14	Change
Detached	-	-	-
Semi	£325,000	£395,000	22%
Terraced	£302,781	£354,763	17%
Flat	£202,090	£270,177	34%
All	£246,625	£309,540	26%

Assumed values based on this evidence

Unit	Size M3	Estimated value	
1 bed flat	50	330000	£ 6,600
2 Bed Flat	70	435000	£ 6,214
3 Bed Flat	86	500000	£ 5,814
4 Bed Flat	99	575000	£ 5,808
2 bed terra	79	460000	£ 5,823
3 bed Terr	93	540000	£ 5,806
4 bed Terr	121	600000	£ 4,959

0.5% decrease in value

Unit	Size M3	Estimated value
1 bed flat	50	328350
2 Bed Flat	70	432825
3 Bed Flat	86	497500
4 Bed Flat	99	572125
2 bed terra	79	457700
3 bed Terr	93	537300
4 bed Terr	121	597000

565
52.4885

3 % increase in value

Unit	Size M3	Estimated value
1 bed flat	50	339900
2 Bed Flat	70	448050
3 Bed Flat	86	515000
4 Bed Flat	99	592250
2 bed terra	79	473800
3 bed Terr	93	556200
4 bed Terr	121	618000

Southwark Evidence

Rightmove

					Estimated Floor area	£/M2
On the market						
4 bed town house			599950	pre owned	92	£ 6,521
3 bed terraced			699950	pre owned	107.7	£ 6,499
2 bed terraced			650000	pre owned	73	£ 8,904
3 bed flat			350000	pre owned	73.7	£ 4,749
2 bed flat			284950	pre owned	58.4	£ 4,879
1 bed flat			299950	pre owned	43.37	£ 6,916
		Lots of 2 beds 550-600000				
Sold						
1 bed flat	Aug-14		250000	pre owned		
2 bed flat	Jan-15	Honeywood House	250000	pre owned	60.3	£ 4,146
2 bed flat	Nov-14	Honeywood House	256500	pre owned	58	£ 4,422
3 bed semi	Oct-14	Period	850000	pre owned	126	£ 6,746

Home.co.uk

Average Asking Prices By Type

	Mar-14	Mar-15	Change
Detached	-	-	-
Detached	£662,471	-	-
Semi	£656,310	£765,595	17%
Terraced	£631,647	£707,029	12%
Flat	£333,622	£365,598	10%

Average Asking Prices By Number of Bedrooms

	Mar-14	Mar-15	Change
5+ Bedrooms	£784,980	£1,066,995	36%
4 Bedrooms	£756,645	£699,981	-7%
3 Bedrooms	£482,570	£501,762	4%
2 Bedrooms	£451,954	£410,597	-9%
1 Bedroom	£241,902	£297,984	23%
All	£454,328	£485,926	7%

Average Property Selling Prices

	Nov-13	Nov-14	Change
Detached	-	-	-
Semi	£1,040,000	£595,000	-43%
Terraced	£548,581	£609,289	11%
Flat	£274,936	£323,821	18%
All	£390,816	£445,581	14%

Assumed values based on this evidence

Unit	Size M3	Estimated value	
1 bed flat	50	275000	£ 5,500
2 Bed Flat	70	350000	£ 5,000
3 Bed Flat	86	450000	£ 5,233
4 Bed Flat	99	500000	£ 5,051
2 bed terra	79	395000	£ 5,000
3 bed Terr	93	575000	£ 6,183
4 bed Terr	121	675000	£ 5,579

0.5% decrease in value

Unit	Size M3	Estimated value
1 bed flat	50	273625
2 Bed Flat	70	348250
3 Bed Flat	86	447750
4 Bed Flat	99	497500
2 bed terra	79	393025
3 bed Terr	93	572125
4 bed Terr	121	671625

1054

97.9166

3 % increase in value

Unit	Size M3	Estimated value
1 bed flat	50	283250
2 Bed Flat	70	360500
3 Bed Flat	86	463500
4 Bed Flat	99	515000
2 bed terra	79	406850
3 bed Terr	93	592250
4 bed Terr	121	695250

Tower Hamlets	Evidence

Rightmove
On the market

					Estimated Floor area	£/M2
4 bed town house			849950	pre owned	110.7	£ 7,678
3 bed townhouse			725000	pre owned	105.4	£ 6,879
3 bed fllat			650000	New	114.8	£ 5,662
2 bed flat	Waterside		600000	New	88.6	£ 6,772
2 bed flat	Parkside Quarter	450000-	500000	New	69.96	£ 7,147
2 bed Terraced house			450000	pre owned	65.8	£ 6,839
2 bed flat			450000	pre owned	82	£ 5,488
1 bed flat	Parkside Quarter	From	400000	New		
1 bed flat	Stebondale Road	2nd floor	365000	New	50.5	£ 7,228

Sold

3 bed flat	Jan-15	365000		
3 bed town house	Jan-15	780000	142	£ 5,493
2 bed terraced	Dec-14	442000	62.9	£ 7,027
3 bed flat	Dec-14	380000	83.9	£ 4,529
2 bed flat	Dec-14	357500	67.7	£ 5,281
1 bed flat	Nov-14	305000	40	£ 7,625

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Average Asking Prices By Type

	Mar-14	Mar-15	Change
Detached	£1,202,250	£329,500	-73%
Semi	£534,993	£579,374	8%
Terraced	£705,664	£624,261	-12%
Flat	£600,799	£572,294	-5%
All	£606,573	£575,703	-5%

Average Asking Prices By Number of Bedrooms

	Mar-14	Mar-15	Change
5+ Bedrooms	£2,066,428	£1,000,000	-52%
4 Bedrooms	£2,352,772	£1,682,447	-28%
3 Bedrooms	£970,297	£882,751	-9%
2 Bedrooms	£575,323	£607,801	6%
1 Bedroom	£392,996	£421,794	7%
All	£606,573	£575,703	-5%

Average Property Selling Prices

	Nov-13	Nov-14	Change
Detached	-	£702,000	-
Semi	£330,000	-	-
Terraced	£554,750	£474,000	-15%
Flat	£418,718	£371,605	-11%
All	£422,248	£381,515	-10%

Assumed values based on this evidence

Unit	Size M3	Estimated value	penthouse	
1 bed flat	50	375000	550000	£ 7,500
2 Bed Flat	70	475000	750000	£ 6,786
3 Bed Flat	86	600000	950000	£ 6,977
4 Bed Flat	99	750000	1000000	£ 7,576
2 bed terra	79	500000		£ 6,329
3 bed Ter	93	700000		£ 7,527
4 bed Ter	121	850000		£ 7,025

0.5% decrease in value

Unit	Size M3	Estimated value
1 bed flat	50	373125
2 Bed Flat	70	472625
3 Bed Flat	86	597000
4 Bed Flat	99	746250
2 bed terra	79	497500
3 bed Ter	93	696500
4 bed Ter	121	845750

954
88.6266

3 % increase in value

Unit	Size M3	Estimated value
1 bed flat	50	386250
2 Bed Flat	70	489250
3 Bed Flat	86	618000
4 Bed Flat	99	772500
2 bed terra	79	515000
3 bed Ter	93	721000
4 bed Ter	121	875500

Scheme Type 6 evidence

Greenwich | **Evidence** | **Woolwich**

Rightmove

On the market

					Estimated Floor area	£/M2
3 bed flat	Howe House	420000 -	440000	new		
2 bed flat			340000	new conversion	80	£ 4,250
2 bed flat	Howerd Court		365000	pre owned	71	£ 5,141
2 bed flat			275000	pre owned	55	£ 5,000
2 bed flat	Maritime House		255000	pre owned	56.4	£ 4,521
1 bed flat	Vista building		220000	pre owned		
1 bed flat	Vista building		195000	pre owned	38.6	£ 5,052
1 bed flat			220000	new		

Sold

2 bed terrace	Aug-14		282000	pre owned
2 bed flat	Sep-14	Fraser House	250000	pre owned
2 bed flat	Dec-14	Maritime House	272500	pre owned

Assumed values based on this evidence

Unit	**Size M3**	**Estimated value**	
1 bed flat	50	250000	£ 5,000
2 Bed Flat	70	375000	£ 5,357
3 Bed Flat	86	435000	£ 5,058
4 Bed Flat	99	500000	£ 5,051

3% value increase

Unit	**Size M3**	**Estimated value**
1 bed flat	50	257500
2 Bed Flat	70	386250
3 Bed Flat	86	448050
4 Bed Flat	99	515000

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Average Asking Prices By Type

	Mar-14	Mar-15	Change
Detached	£1,774,988	£475,990	-73%
Semi	£300,449	£392,646	31%
Terraced	£289,229	£356,394	23%
Flat	£224,113	£314,119	40%
All	£296,706	£341,157	15%

Average Asking Prices By Number of Bedrooms

	Mar-14	Mar-15	Change
5+ Bedrooms	£1,489,369	£579,540	-61%
4 Bedrooms	£349,090	£415,882	19%
3 Bedrooms	£328,646	£419,121	28%
2 Bedrooms	£242,059	£300,469	24%
1 Bedroom	£153,522	£236,763	54%
All	£296,706	£341,157	15%

Average Property Selling Prices

	Nov-13	Nov-14	Change
Detached	-	-	-
Semi	£282,811	£312,599	11%
Terraced	£246,409	£310,000	26%
Flat	£237,649	£229,176	-4%
All	£245,562	£275,855	12%

Greenwich	**evidence**	**SE10**					
As case study 1			**Unit**	**Size M3**	**Estimated value**		
			1 bed flat	50	380000		£ 7,600
			2 Bed Flat	70	520000		£ 7,429
			3 Bed Flat	86	650000		£ 7,558
			3% value increase				
			Unit	**Size M3**	**Estimated value**		
			1 bed flat	50	391400		
			2 Bed Flat	70	535600		
			3 Bed Flat	86	669500		

Southwark | **Evidence**

Rightmove
On the market

					Estimated Floor area	£/M2
3 bed flat	Park View Apartments		625000	New	73.15	£ 8,544
2 bed flat	penthouse	Elephant & Castle	1250000	New	93.32	£ 13,395
2 bed flat	Elephant Park		765000	Re sale	67.8	£ 11,283
2 bed flat	Elephant		649000	New	73	£ 8,890
2 bed flat	Crampton Street		480000	New	59	£ 8,136
1 bed flat	Park View Apartments		450000	pre owned	48.8	£ 9,221
		Lots of 2 beds 550-600000				
Sold						
1 bed fllat	Dec-14	Former Local Authority	250000	pre owned	49.3	£ 5,071
1 bed fllat	Nov-14	Former Local Authority	276000	pre owned	41.4	£ 6,667
1 bed flat	Nov-14	Crampton Street conver	457500	pre owned	53.79	£ 8,505
2 bed flat	Jul-14	Conversion	510000	pre owned	61.6	£ 8,279
2 bed flat	Sep-14	Former Local Authority	290000	pre owned	46.89	£ 6,185
3 bed flat	Dec-14		335000	pre owned	67.4	£ 4,970

Assumed values based on this evidence

Unit	Size M3	Estimated value			
1 bed flat	50	450000	£ 9,000		
2 Bed Flat	70	585000	£ 8,357	900000	Penthouse
3 Bed Flat	86	700000	£ 8,140		
4 Bed Flat	99	850000	£ 8,586		

3% value increase

Unit	Size M3	Estimated value
1 bed flat	50	463500
2 Bed Flat	70	602550
3 Bed Flat	86	721000
4 Bed Flat	99	875500

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Average Asking Prices By Type

	Mar-14	Mar-15	Change
Detached	-	-	-
Semi	£280,000	£688,317	146%
Terraced	£736,250	£926,658	26%
Flat	£397,077	£474,810	20%
All	£474,024	£502,266	6%

Average Asking Prices By Number of Bedrooms

	Mar-14	Mar-15	Change
5+ Bedroom	£799,950	£1,225,000	53%
4 Bedrooms	£757,143	£609,285	-20%
3 Bedrooms	£515,000	£538,112	4%
2 Bedrooms	£498,545	£529,134	6%
1 Bedroom	£280,381	£407,670	45%
All	£474,024	£502,266	6%

Average Property Selling Prices

	Nov-13	Nov-14	Change
Detached	-	-	-
Semi	-	-	-
Terraced	£421,667	£371,250	-12%
Flat	£285,000	£278,000	-2%
All	£310,625	£298,722	-4%

Tower Hamlets	Evidence

Rightmove
On the market

						Estimated Floor area	£/M2
4 bed penthouse		45th floor		7000000	New	464.5	£ 15,070
5 bed triplex 43rd-45th floor				4250000	New	413.4	£ 10,281
3 bed fllat	27th floor	Dollar bay		2500000	New		
2 bed flat	Pan peninsula 37th floor			1800000	New	142.38	£ 12,642
2 bed flat	Trinity Tower			1575000	New	187.3	£ 8,409
2 bed flat Trinity Tower 15th floorrraced house				1000000	New	113	£ 8,850
2 bed flat	Baltimore Wharf 41st floor			969000	New	69	£ 14,043
2 bed flat South Quay 7th floor			From	785000	New	85.7	£ 9,160
2 bed flat Baltimore Wharf 2nd floor				750000	New	77.06	£ 9,733
2 bed flat Indescon square				700000	New	71	£ 9,859
2 bed flat Lincoln Plaza 18th floor				680000	Off plan resale	70.4	£ 9,659
1 bed pan peninsula square 32nd floor				555000	New	54.16	£ 10,247
1 bed baltimore tower 6th floor				495000	New	50	£ 9,900
1 bed Cobalt point 3rd floor				450000	New	50.44	£ 8,921

Assumed values based on this evidence

Unit	Size M3	Estimated value	penthouse	
1 bed flat	50	475000	650000	£ 9,500
2 Bed Flat	70	650000	900000	£ 9,286
3 Bed Flat	86	865000	1300000	£ 10,058
4 Bed Flat	99	1000000	1500000	£ 10,101

Lots of 2 beds around £650000
Lots of high storey 1 beds arounf £550000

3% value increase

Unit	Size M3	Estimated value
1 bed flat	50	489250
2 Bed Flat	70	669500
3 Bed Flat	86	890950
4 Bed Flat	99	1030000

Sold
No evidence with bedroom numbers and floor areas

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Average Asking Prices By Type

	Mar-14	Mar-15	Change
Detached	£1,202,250	£329,500	-73%
Semi	£534,993	£579,374	8%
Terraced	£705,664	£624,261	-12%
Flat	£600,799	£572,294	-5%
All	£606,573	£575,703	-5%

Average Asking Prices By Number of Bedrooms

	Mar-14	Mar-15	Change
5+ Bedrooms	£2,066,428	£1,000,000	-52%
4 Bedrooms	£2,352,772	£1,682,447	-28%
3 Bedrooms	£970,297	£882,751	-9%
2 Bedrooms	£575,323	£607,801	6%
1 Bedroom	£392,996	£421,794	7%
All	£606,573	£575,703	-5%

Average Property Selling Prices

	Nov-13	Nov-14	Change
Detached	-	£702,000	-
Semi	£330,000	-	-
Terraced	£554,750	£474,000	-15%
Flat	£418,718	£371,605	-11%
All	£422,248	£381,515	-10%

Appendix 13

Details of zero carbon cost and carbon reduction assumptions applied to scheme types/case studies

Assumptions

houses	4.7	54.5	1.8	13.7	*13*	
apartments, non-cooled	32.4	27	5.3	15.6	*15.5*	
apartments, cooled	32.4	27	5.3	15.6	*15.5*	*note - not included cooling in building regs compliance level, in order to have same target level (TER) as non-cooled*
Lean						
Improvement on 2013 benchmarks	DHW	space heating	regulated electricity			
houses	5%	11%	10%	*note - DHW improvement from better boiler efficiencies, better heat storage & distribution, and assuming Code 4 / equivalent water efficiency standards (~2-3% reduction in DHW gas consumption) - consistency with stu*		
apartments - low rise / no cooling	5%	5%	5%			
apartments - high rise / cooling	5%	0%	-12%	*note - overall increase in electricity compared to notional, due to cooling; no improvement in space heating as likely curtain wall and/or highly glazed*		
Resulting Lean benchmarks	DHW	space heating	regulated electricity	BER		
	kWh/sqm/yr	kWh/sqm/yr	kWh/sqm/yr	kgCO2/sqm/yr	% improvement on 2013	
houses	4.465	48.7775	1.62	12.34	10.1%	
apartments - low rise / no cooling	30.78	25.65	5.035	14.80	5.0%	
apartments - high rise / cooling	30.78	27	5.936	15.56	0.1%	
PV efficiency						
	800	kWh/kWp				
	8	sqm/kWp				
resulting annual production	100	kWh/sqm	*note: manufacturers can quote as much as 140kWh/sqm: conservative assumption*			
CHP						
thermal load available:	100%	of DHW load				
	30%	space heating	*note - could increase to 40-50% on larger schemes: conservative assumption*			
elec eff	27%		*note - could increase to 30-33% for large engines (300kWe upwards, but none in these case studies): conservative assumption*			
thermal efficiency	50%					
boiler efficiency displaced by CHP	92%					
Exclusions						
Carbon calculations focus on residential areas: excludes non-resi treated areas eg corridors, GF commercial etc						

Scheme Type 1

STEP 1: BASELINE SCHEME					
target level:	35%	improvement on Part L 2013	i.e.	**41,118**	kgCO2/yr
1a: Lean					
	total sqm	DHW	space heating	regulated electricity	regulated CO2
	sqm	kWh/yr	kWh/yr	kWh/yr	kgCO2/yr
total houses	2,782	12,422	135,699	4,507	34,333
total apartments - non cooled	1,610	49,556	41,297	8,106	23,831
total apartments - cooled	0	0	0	0	0
total	**4,392**	**61,977**	**176,996**	**12,613**	**58,164**
				check overall % on 2013:	***8.1%***
1b: enhanced fabric or CHP or renewables to 19% on site (~ Code level 4 equivalent)					
for costing purposes - PVs					
required CO2 saving from PVs to reach 19% target	6,925	kgCO2/yr	check area against roof...		
required panel production per year:	13,343	kWh/yr	*check: PV area per dwelling:*		
required panel area:	**133**	**sqm**	*2.517544578*	*sqm PV/dwelling*	
panel CO2 savings per year:	11.91%				
scheme's resulting CO2 emissions	51,239	kgCO2/yr			
1c: offsets to 35% baseline					
remainder carbon to offset as part of baseline 35% target	10,121	kgCO2/year			
check	*£18,218.45*	*per scheme*			
	£344	*per dwelling*			
STEP 2: ZERO CARBON					
Additional carbon to offset to reach zero carbon	41,118	kgCO2/year			
check	*£74,012*	*per scheme*			
	£1,396.46	*per dwelling*			
carbon offsets grand total	*£92,231*	*per scheme*			
	£1,740	*per dwelling*			

Scheme Type 2 (uncooled)

total	**22,944**	**357,493**			
STEP 1: BASELINE SCHEME					
target level:	35%	improvement on Part L 2013	i.e.	**232,370**	kgCO2/yr
1a: Lean					
	total sqm	DHW	space heating	regulated electricity	regulated CO2
	sqm	kWh/yr	kWh/yr	kWh/yr	kgCO2/yr
total houses	0	0	0	0	0
total apartments - non cooled	22,944	706,216	588,514	115,523	339,618
total apartments - cooled	0	0	0	0	0
total	**22,944**	**706,216**	**588,514**	**115,523**	**339,618**
				check overall % on 2013:	***5.0%***
1b: enhanced fabric or CHP or renewables to 19% on site (~ Code level 4 equivalent)					
for costing purposes - CHP					
thermal output available to CHP	882,770	kWh/yr			
CHP annual running hours (full load equivalent)	5,000	hrs/yr			
CHP thermal capacity	177	kWt	*check: CHP kWe/dwelling*		
CHP electrical capacity	95	kWe	*0.263367965*		
CHP fuel input	353	kW fuel			
Additional gas consumption from CHP	806,008	kWh/yr			
Electricity produced by CHP	476,696	kWh/yr			
Net CO2 savings from CHP	73,308	kgCO2/yr			
Net CO2 savings from CHP as % of Lean scheme	21.6%				
scheme's resulting CO2 emissions	266,311	kgCO2/yr			
scheme's overall % improvement on Part L 2013	25.51%				
1c: offsets to 35% baseline					
remainder carbon to offset as part of baseline 35% target	33,940	kgCO2/year			
check	*£61,092*	*per scheme*			
	£169	*per dwelling*			
STEP 2: ZERO CARBON					
Additional carbon to offset to reach zero carbon	232,370	kgCO2/year			
check	*£418,267*	*per scheme*			
	£1,155	*per dwelling*			
carbon offsets grand total	*£479,359*	*per scheme*			
	£1,324	*per dwelling*			

Scheme Type 2 (cooled)

grand total nb of dwellings	**362**				
	total sqm	total regulated CO2			
	sqm	kgCO2/yr			
total houses	0	0			
total apartments - non cooled	10532	164,100			
total apartments - cooled	12412	193,393			
total	**22,944**	**357,493**			
STEP 1: BASELINE SCHEME					
target level:	35%	improvement on Part L 2013	i.e.	**232,370**	kgCO2/yr
1a: Lean					
	total sqm	DHW	space heating	regulated electricity	regulated CO2
	sqm	kWh/yr	kWh/yr	kWh/yr	kgCO2/yr
total houses	0	0	0	0	0
total apartments - non cooled	10,532	324,175	270,146	53,029	155,895
total apartments - cooled	12,412	382,041	335,124	73,678	193,146
total	**22,944**	**706,216**	**605,270**	**126,706**	**349,042**
				check overall % on 2013:	***2.4%***
1b: enhanced fabric or CHP or renewables to 19% on site (~ Code level 4 equivalent)					
for costing purposes - CHP					
thermal output available to CHP	887,797	kWh/yr			
CHP annual running hours (full load equivalent)	5,000	hrs/yr			
CHP thermal capacity	178	kWt	*check: CHP kWe/dwelling*		
CHP electrical capacity	96	kWe	*0.264867691*		
CHP fuel input	355	kW fuel			
Additional gas consumption from CHP	810,597	kWh/yr			
Electricity produced by CHP	479,411	kWh/yr			
Net CO2 savings from CHP	73,725	kgCO2/yr			
Net CO2 savings from CHP as % of Lean scheme	21.1%				
scheme's resulting CO2 emissions	275,317	kgCO2/yr			
scheme's overall % improvement on Part L 2013	22.99%				
1c: offsets to 35% baseline					
remainder carbon to offset as part of baseline 35% target	42,946	kgCO2/year			
check	*£77,303.26*	*per scheme*			
	£214	*per dwelling*			
STEP 2: ZERO CARBON					
Additional carbon to offset to reach zero carbon	232,370	kgCO2/year			
check	*£418,267*	*per scheme*			
	£1,155	*per dwelling*			
carbon offsets grand total	*£495,570*	*per scheme*			
	£1,369	*per dwelling*			

Scheme Type 3 (Uncooled)

STEP 1: BASELINE SCHEME					
target level:	35%	improvement on Part L 2013	i.e.	**412,664**	kgCO2/yr
1a: Lean					
	total sqm	DHW	space heating	regulated electricity	regulated CO2
	sqm	kWh/yr	kWh/yr	kWh/yr	kgCO2/yr
total houses	0	0	0	0	0
total apartments - non cooled	40,746	1,254,162	1,045,135	205,156	603,124
total apartments - cooled	0	0	0	0	0
total	**40,746**	**1,254,162**	**1,045,135**	**205,156**	**603,124**
				check overall % on 2013:	***5.0%***
1b: enhanced fabric or CHP or renewables to 19% on site (~ Code level 4 equivalent)					
for costing purposes - CHP					
thermal output available to CHP	1,567,702	kWh/yr			
CHP annual running hours (full load equivalent)	5,000	hrs/yr			
CHP thermal capacity	314	kWt	*check: CHP kWe/dwelling*		
CHP electrical capacity	169	kWe	*0.26331548*		
CHP fuel input	627	kW fuel			
Additional gas consumption from CHP	1,431,380	kWh/yr			
Electricity produced by CHP	846,559	kWh/yr			
Net CO2 savings from CHP	130,186	kgCO2/yr			
Net CO2 savings from CHP as % of Lean scheme	21.6%				
scheme's resulting CO2 emissions	472,938	kgCO2/yr			
scheme's overall % improvement on Part L 2013	25.51%				
1c: offsets to 35% baseline					
remainder carbon to offset as part of baseline 35% target	60,274	kgCO2/year			
check	*£108,493*	*per scheme*			
	£169	*per dwelling*			
STEP 2: ZERO CARBON					
Additional carbon to offset to reach zero carbon	412,664	kgCO2/year			
check	*£742,795*	*per scheme*			
	£1,155	*per dwelling*			
carbon offsets grand total	*£851,288*	*per scheme*			
	£1,324	*per dwelling*			

Scheme Type 3 (Cooled)

STEP 1: BASELINE SCHEME					
target level:	35%	improvement on Part L 2013	i.e.	**412,664**	kgCO2/yr
1a: Lean					
	total sqm	DHW	space heating	regulated electricity	regulated CO2
	sqm	kWh/yr	kWh/yr	kWh/yr	kgCO2/yr
total houses	0	0	0	0	0
total apartments - non cooled	30,454	937,374	781,145	153,336	450,781
total apartments - cooled	10,292	316,788	277,884	61,093	160,157
total	**40,746**	**1,254,162**	**1,059,029**	**214,429**	**610,938**
				check overall % on 2013:	***3.8%***
1b: enhanced fabric or CHP or renewables to 19% on site (~ Code level 4 equivalent)					
for costing purposes - CHP					
thermal output available to CHP	1,571,871	kWh/yr			
CHP annual running hours (full load equivalent)	5,000	hrs/yr			
CHP thermal capacity	314	kWt	*check: CHP kWe/dwelling*		
CHP electrical capacity	170	kWe	*0.264015592*		
CHP fuel input	629	kW fuel			
Additional gas consumption from CHP	1,435,186	kWh/yr			
Electricity produced by CHP	848,810	kWh/yr			
Net CO2 savings from CHP	130,532	kgCO2/yr			
Net CO2 savings from CHP as % of Lean scheme	21.4%				
scheme's resulting CO2 emissions	480,406	kgCO2/yr			
scheme's overall % improvement on Part L 2013	24.33%				
1c: offsets to 35% baseline					
remainder carbon to offset as part of baseline 35% target	67,742	kgCO2/year			
check	*£121,935.41*	*per scheme*			
	£190	*per dwelling*			
STEP 2: ZERO CARBON					
Additional carbon to offset to reach zero carbon	412,664	kgCO2/year			
check	*£742,795*	*per scheme*			
	£1,155	*per dwelling*			
carbon offsets grand total	*£864,730*	*per scheme*			
	£1,345	*per dwelling*			

Scheme Type 4

STEP 1: BASELINE SCHEME					
target level:	35%	improvement on Part L 2013	i.e.	**142,117**	kgCO2/yr
1a: Lean					
	total sqm	DHW	space heating	regulated electricity	regulated CO2
	sqm	kWh/yr	kWh/yr	kWh/yr	kgCO2/yr
total houses	9,723	43,413	474,264	15,751	119,993
total apartments - non cooled	5,470	168,367	140,306	27,541	80,967
total apartments - cooled	0	0	0	0	0
total	**15,193**	**211,780**	**614,569**	**43,293**	**200,960**
				check overall % on 2013:	***8.1%***
1b: enhanced fabric or CHP or renewables to 19% on site (~ Code level 4 equivalent)					
for costing purposes - PVs					
required CO2 saving from PVs to reach 19% target	23,860	kgCO2/yr	check area against roof...		
required panel production per year:	45,974	kWh/yr	*check: PV area per dwelling:*		
required panel area:	**460**	**sqm**	*2.526036501*	*sqm PV/dwelling*	
panel CO2 savings per year:	11.87%				
scheme's resulting CO2 emissions	177,100	kgCO2/yr			
1c: offsets to 35% baseline					
remainder carbon to offset as part of baseline 35% target	34,983	kgCO2/year			
check	*£62,968.84*	*per scheme*			
	£346	*per dwelling*			
STEP 2: ZERO CARBON					
Additional carbon to offset to reach zero carbon	142,117	kgCO2/year			
check	*£255,811*	*per scheme*			
	£1,405.55	*per dwelling*			
carbon offsets grand total	*£318,780*	*per scheme*			
	£1,752	*per dwelling*			

Scheme Type 5

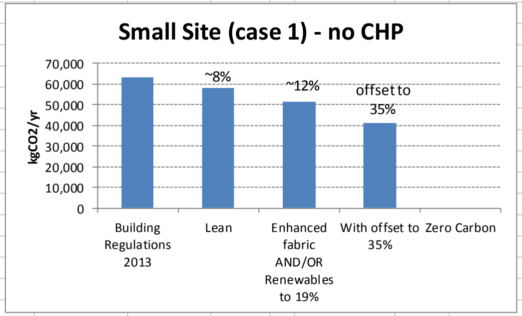
STEP 1: BASELINE SCHEME					
target level:	35%	improvement on Part L 2013	i.e.	**301,789**	kgCO2/yr
1a: Lean					
	total sqm	DHW	space heating	regulated electricity	regulated CO2
	sqm	kWh/yr	kWh/yr	kWh/yr	kgCO2/yr
total houses	8,560	38,220	417,535	13,867	105,640
total apartments - non cooled	22,260	685,163	570,969	112,079	329,494
total apartments - cooled	0	0	0	0	0
total	**30,820**	**723,383**	**988,504**	**125,946**	**435,134**
				check overall % on 2013:	***6.3%***
1b: enhanced fabric or CHP or renewables to 19% on site (~ Code level 4 equivalent)					
for costing purposes - CHP					
thermal output available to CHP	1,019,935	kWh/yr			
CHP annual running hours (full load equivalent)	5,000	hrs/yr			
CHP thermal capacity	204	kWt	*check: CHP kWe/dwelling*		
CHP electrical capacity	110	kWe	*0.27538232*		
CHP fuel input	408	kW fuel			
Additional gas consumption from CHP	931,245	kWh/yr			
Electricity produced by CHP	550,765	kWh/yr			
Net CO2 savings from CHP	84,698	kgCO2/yr			
Net CO2 savings from CHP as % of Lean scheme	19.5%				
scheme's resulting CO2 emissions	350,436	kgCO2/yr			
scheme's overall % improvement on Part L 2013	24.52%				
1c: offsets to 35% baseline					
remainder carbon to offset as part of baseline 35% target	48,647	kgCO2/year			
check	*£87,564.64*	*per scheme*			
	£219	*per dwelling*			
STEP 2: ZERO CARBON					
Additional carbon to offset to reach zero carbon	301,789	kgCO2/year			
check	*£543,220*	*per scheme*			
	£1,358	*per dwelling*			
carbon offsets grand total	*£630,784*	*per scheme*			
	£1,577	*per dwelling*			

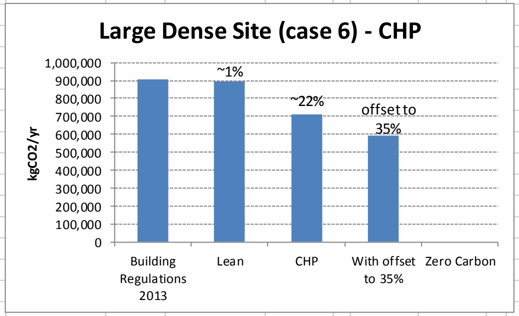
Scheme Type 6

STEP 1: BASELINE SCHEME					
target level:	35%	improvement on Part L 2013	i.e.	**590,324**	kgCO2/yr
1a: Lean					
	total sqm	DHW	space heating	regulated electricity	regulated CO2
	sqm	kWh/yr	kWh/yr	kWh/yr	kgCO2/yr
total houses	0	0	0	0	0
total apartments - non cooled	13,144	404,572	337,144	66,180	194,558
total apartments - cooled	45,144	1,389,532	1,218,888	267,975	702,498
total	**58,288**	**1,794,105**	**1,556,032**	**334,155**	**897,056**
				check overall % on 2013:	***1.2%***
1b: enhanced fabric or CHP or renewables to 19% on site (~ Code level 4 equivalent)					
CHP					
thermal output available to CHP	2,260,914	kWh/yr			
CHP annual running hours (full load equivalent)	5,000	hrs/yr			
CHP thermal capacity	452	kWt	*check: CHP kWe/dwelling*		
CHP electrical capacity	244	kWe	*0.265411658*		
CHP fuel input	904	kW fuel			
Additional gas consumption from CHP	2,064,313	kWh/yr			
Electricity produced by CHP	1,220,894	kWh/yr			
Net CO2 savings from CHP	187,752	kgCO2/yr			
Net CO2 savings from CHP as % of Lean scheme	20.9%				
scheme's resulting CO2 emissions	709,304	kgCO2/yr			
scheme's overall % improvement on Part L 2013	21.90%				
1c: offsets to 35% baseline					
remainder carbon to offset as part of baseline 35% target	118,979	kgCO2/year			
check	*£214,163*	*per scheme*			
	£233	*per dwelling*			
STEP 2: ZERO CARBON					
Additional carbon to offset to reach zero carbon	590,324	kgCO2/year			
check	*£1,062,584*	*per scheme*			
	£1,155	*per dwelling*			
carbon offsets grand total	*£1,276,746*	*per scheme*			
	£1,388	*per dwelling*			

Summary of additional carbon offset costs

		1		2a (no cooling)		2b (high-rise cooled)		3a (no cooling)		3b (high-rise cooled)		4		5		6 (80% cooled)	
area, sqm		4,392		22,944		22,944		40,746		40,746		15,193		30,820		58,288	
number of dwellings		53		362		362		643		643		182		400		920	
Baseline 35% improvement																	
Building Regulations 2013	kgCO2/year	63,259		357,493		357,493		634,868		634,868		218,642		464,290		908,191	
Lean	kgCO2/year	58,164	8%	339,618	5%	349,042	2%	603,124	5%	610,938	4%	200,960	8%	435,134	6%	897,056	1%
Enhanced fabric AND/OR Renewables to 19%	kgCO2/year	51,239	19%									177,100	19%				
CHP	kgCO2/year			266,311	26%	275,317	23%	472,938	26%	480,406	24%			350,436	25%	709,304	22%
With offset to 35%	kgCO2/year	41,118	35%	232,370	35%	232,370	35%	412,664	35%	412,664	35%	142,117	35%	301,789	35%	590,324	35%
Zero Carbon		0		0		0		0		0		0		0		0	
equivalent PVs to reach 19%	sqm panel	133										460					
indicative CHP size (electrical capacity)	kWe			95		96		169		170				110		244	
Carbon offset to reach 35% target	kgCO2/year	10,121		33,940		42,946		60,274		67,742		34,983		48,647		118,979	
Carbon Offset to Zero Carbon	kgCO2/year	41,118		232,370		232,370		412,664		412,664		142,117		301,789		590,324	
carbon offset to 35%, per sqm	kgCO2/year	2.3		1.5		1.9		1.5		1.7		2.3		1.6		2.0	
carbon offset to 35%, per dwelling	kgCO2/year	191.0		93.8		118.6		93.7		105.4		192.2		121.6		129.3	
carbon offset to zero carbon, per sqm	kgCO2/year	9.4		10.1		10.1		10.1		10.1		9.4		9.8		10.1	
carbon offset to zero carbon, per dwelling	kgCO2/year	775.8		641.9		641.9		641.8		641.8		780.9		754.5		641.7	
carbon offset payment to zero carbon, per dwelling	£	£1,396		£1,155		£1,155		£1,155		£1,155		£1,406		£1,358		£1,155	





Appendix 14

Details of scheme type 1 case study results

Case study 1 results

Residual land values

Test Borough	Barking & Dagenham	Brent	Croydon	Greenwich	Hounslow	Newham	Southwark	Tower Hamlets	
£/ha	**£ 5,556,000**	**£ 6,322,028**	**£ 9,873,000**	**£ 26,284,000**	**£ 5,872,000**	**£ 9,599,000**	**£ 22,652,000**	**£ 21,703,000**	
With lift access	£ 5,359,000	£ 6,104,000	£ 9,676,000	£ 26,079,000	£ 5,680,000	£ 9,408,000	£ 22,449,000	£ 21,511,000	
Percentage of baseline	96%	97%	98%	99%	97%	98%	99%	99%	
Lifts plus loss of 1 x2 bed for 1 x 1	£ 5,173,000	£ 6,094,000	£ 9,475,000	£ 25,591,000	£ 5,760,000	£ 9,184,000	£ 21,879,000	£ 20,707,000	2 block 1 unit loss per block per floor
Percentage of baseline	93%	96%	96%	97%	98%	96%	97%	95%	
Lifts plus carbon	£ 5,051,000	£ 5,796,000	£ 9,364,000	£ 25,775,000	£ 5,357,000	£ 9,097,000	£ 22,141,000	£ 21,201,000	
Percentage of baseline	91%	92%	95%	98%	91%	95%	98%	98%	
Lifts plus unit impact plus carbon	£ 4,864,000	£ 5,785,000	£ 9,161,000	£ 25,287,000	£ 5,442,000	£ 8,878,000	£ 21,576,000	£ 20,399,000	
Percentage of baseline	88%	92%	93%	96%	93%	92%	95%	94%	

Benchmark Land Values £ millions	Barking & Dagenham	Brent	Croydon	Greenwich	Hounslow	Newham	Southwark	Tower Hamlets			
Highest	1.5	5	4.4	14.31	7.595	17.37	18	15.4			
Medium High	1.5	5	1.6	8.16	3.94	10.98	12	10.01	Viable	29	91%
Medium Low	1.5	2.5	1.6	3.75	2.55	3.31	6	5.3	Not viable	3	9%
Low	1.5	2	1.6	2.24	1.975	2.24	3	2.99			

Residual land values	With access lifts and carbon on site costs and offsets							
	Barking &	Brent	Croydon	Greenwich	Hounslow	Newham	Southwark	Tower Hamlets
£/ha	£ 5,051,000	£ 5,796,000	£ 9,364,000	£ 25,775,000	£ 5,357,000	£ 9,097,000	£ 22,141,000	£ 21,201,000
£/ha	With loss of units as above, plus carbon costs and offsets							
	£ 4,864,000	£ 5,785,000	£ 9,161,000	£ 25,287,000	£ 5,442,000	£ 8,878,000	£ 21,576,000	£ 20,399,000

	Barking & Dagenham	Brent	Croydon	Greenwich	Hounslow	Newham	Southwark	Tower Hamlets
Highest	1.5	5	4.4	14.31	7.595	17.37	18	15.4
Medium High	1.5	5	1.6	8.16	3.94	10.98	12	10.01
Medium Low	1.5	2.5	1.6	3.75	2.55	3.31	6	5.3
Low	1.5	2	1.6	2.24	1.975	2.24	3	2.99

	Barking & Dagenham	Brent	Croydon	Greenwich	Hounslow	Newham	Southwark	Tower Hamlets
Highest	1.5	5	4.4	14.31	7.595	17.37	18	15.4
Medium High	1.5	5	1.6	8.16	3.94	10.98	12	10.01
Medium Low	1.5	2.5	1.6	3.75	2.55	3.31	6	5.3
Low	1.5	2	1.6	2.24	1.975	2.24	3	2.99

threshold bands	No. of Boroughs Viable	% Viable
Highest	6	75%
Medium high	7	88%
Medium low	8	100%
Low	8	100%

No change to overall	Viable	29	91%
	Unviable	3	9%

Worst case sensitivity analysis

Residual land values		**Worst case above plus 5% cost increase**										
Test Borough		**Barking &**	**Brent**	**Croydon**	**Greenwich**	**Hounslow**	**Newham**	**Southwark**	**Tower Hamlets**			
£/ha		£ 4,125,000	£ 4,947,000	£ 8,314,000	£ 24,303,000	£ 4,626,000	£ 8,042,000	£ 20,489,000	£ 19,405,000			
Percentage of baseline												
Benchmark Land Values £ millions	Highest	1.5	5	4.4	14.31	7.595	17.37	18	15.4			
	Medium High	1.5	5	1.6	8.16	3.94	10.98	12	10.01	Viable	27	84%
	Medium Low	1.5	2.5	1.6	3.75	2.55	3.31	6	5.3	Unviable	5	16%
	Low	1.5	2	1.6	2.24	1.975	2.24	3	2.99			

Residual land values		**Worst case above plus 8% cost increase**										
£/ha		£ 3,691,000	£ 4,446,000	£ 7,810,000	£ 23,722,000	£ 4,145,000	£ 7,542,000	£ 19,824,000	£ 18,812,000			
Percentage of baseline												
Benchmark Land Values £ millions	Highest	1.5	5	4.4	14.31	7.595	17.37	18	15.4			
	Medium High	1.5	5	1.6	8.16	3.94	10.98	12	10.01			
	Medium Low	1.5	2.5	1.6	3.75	2.55	3.31	6	5.3	Viable	27	84%
	Low	1.5	2	1.6	2.24	1.975	2.24	3	2.99	Unviable	5	16%

Residual land values		**Worst case above plus 8% cost increase and 0.5% fall in values**										
£/ha		£ 3,586,000	£ 4,347,000	£ 7,682,000	£ 23,506,000	£ 4,046,000	£ 7,431,000	£ 19,612,000	£ 18,638,000			
Percentage of baseline												
Benchmark Land Values £ millions	Highest	1.5	5	4.4	14.31	7.595	17.37	18	15.4			
	Medium High	1.5	5	1.6	8.16	3.94	10.98	12	10.01			
	Medium Low	1.5	2.5	1.6	3.75	2.55	3.31	6	5.3			
	Low	1.5	2	1.6	2.24	1.975	2.24	3	2.99	Viable	27	84%
										Unviable	5	16%

threshold bands	**No. of Boroughs Viable**	**% Viable**
Highest	5	63%
Medium high	6	75%
Medium low	8	100%
Low	8	100%

Appendix 15

Details of scheme type 2 case study results

	Case study 2 results											
Residual land values			Baseline									
Test Borough		Barking & Dagenham	Brent	Croydon	Greenwich	Hounslow	Newham	Southwark	Tower Hamlets			
£/ha		-£ 1,258,000	£ 18,397,000	£ 16,606,000	£ 12,362,000	£ 9,388,000	£ 19,032,000	£ 45,804,000	£ 96,955,000			
Benchmark Land Values £ millions	Highest	1.5	5	4.4	14.31	7.595	17.37	18	15.4	Viable	27	84%
	Medium High	1.5	5	1.6	8.16	3.94	10.98	12	10.01	Not viable	5	16%
	Medium Low	1.5	2.5	1.6	3.75	2.55	3.31	6	5.3			
	Low	1.5	2	1.6	2.24	1.975	2.24	3	2.99			

CIL threshold bands	No. of Boroughs Viable	% Viable
CIL Highest	6	75%
CIL Medium high	7	88%
CIL Medium low	7	88%
CIL low	7	88%

	Case study 2 results											
Residual land values			Baseline with carbon costs/offsets									
Test Borough		Barking & Dagenham	Brent	Croydon	Greenwich	Hounslow	Newham	Southwark	Tower Hamlets			
£/ha		Not viable	£ 17,224,000	£ 15,447,000	£ 11,201,000	£ 8,217,000	£ 17,816,000	£ 44,588,000	£ 95,768,000			
Percentage of baseline		Not viable	94%	93%	91%	88%	94%	97%	99%			
Benchmark Land Values £ millions	Highest	1.5	5	4.4	14.31	7.595	17.37	18	15.4	Viable	27	84%
	Medium High	1.5	5	1.6	8.16	3.94	10.98	12	10.01	Not viable	5	16%
	Medium Low	1.5	2.5	1.6	3.75	2.55	3.31	6	5.3			
	Low	1.5	2	1.6	2.24	1.975	2.24	3	2.99			

Residual land values		Baseline With underground car parking											Actual			
Test Borough		Barking & Dagenham	Brent	Croydon	Greenwich	Hounslow	Newham	Southwark	Tower Hamlets				Newham			
£/ha		-£ 10,322,000	£ 9,702,000	£ 7,945,000	£ 3,624,000	£ 569,517	£ 10,387,000	£ 37,244,000	£ 88,394,000				£ 15,922,000			
Percentage of baseline		-821%	53%	48%	29%	6%	55%	81%	91%							
Benchmark Land Values £ millions	Highest	1.5	5	4.4	14.31	7.595	17.37	18	15.4	Viable	19	59%	17.37	Viable	20	63%
	Medium High	1.5	5	1.6	8.16	3.94	10.98	12	10.01	Not viable	13	41%	10.98	Not viable	12	38%
	Medium Low	1.5	2.5	1.6	3.75	2.55	3.31	6	5.3				3.31			
	Low	1.5	2	1.6	2.24	1.975	2.24	3	2.99				2.24			

Residual land values		With underground car parking and carbon costs/offsets											Newham			
Test Borough		Dagenham	Brent	Croydon	Greenwich	Hounslow	Newham	Southwark	Tower Hamlets				Actual			
£/ha		Not viable	£ 8,503,000	£ 6,739,000	£ 2,406,000	-£ 662,324	£ 9,143,000	£ 36,021,000	£ 87,212,000				£ 14,682,000			
Percentage of baseline		Not viable	49%	44%	21%	-8%	51%	81%	91%							
Benchmark Land Values £ millions	Highest	1.5	5	4.4	14.31	7.595	17.37	18	15.4	Viable	19	59%	17.37	Viable	20	63%
	Medium High	1.5	5	1.6	8.16	3.94	10.98	12	10.01	Not viable	13	41%	10.98	Not viable	12	38%
	Medium Low	1.5	2.5	1.6	3.75	2.55	3.31	6	5.3				3.31			
	Low	1.5	2	1.6	2.24	1.975	2.24	3	2.99				2.24			

Sensitivity analysis 5% cost increase

Residual land values		With underground car parking and carbon costs/offsets plus 5% build cost increase											Newham Actual affordable			
Test Borough		Barking & Dagenham	Brent	Croydon	Greenwich	Hounslow	Newham	Southwark	Tower Hamlets				£ 9,092,000			
£/ha		Not viable	£ 2,859,000	£ 1,369,000	-£ 3,017,000	Not viable	£ 3,479,000	£ 30,157,000	£ 80,658,000							
Percentage of baseline		Not viable	16%	8%	Not viable	Not viable	18%	66%	83%				Newham			
Benchmark Land Values £ millions	Highest	1.5	5	4.4	14.31	7.595	17.37	18	15.4	Viable	12	38%	17.37	Viable	12	38%
	Medium High	1.5	5	1.6	8.16	3.94	10.98	12	10.01	Not viable	20	63%	10.98	Not viable	20	63%
	Medium Low	1.5	2.5	1.6	3.75	2.55	3.31	6	5.3				3.31			
	Low	1.5	2	1.6	2.24	1.975	2.24	3	2.99				2.24			

Sensitivity analysis 8% cost increase

Residual land values		With underground car parking and carbon costs/offsets plus 8% build cost increase											Newham Actual affordable			
Test Borough		Barking & Dagenham	Brent	Croydon	Greenwich	Hounslow	Newham	Southwark	Tower Hamlets				£ 5,750,000			
£/ha		Not viable	Not viable	Not viable	Not viable	Not viable	£ 81,000	£ 26,663,000	£ 76,737,000							
Percentage of baseline		Not viable	Not viable	Not viable	Not viable	Not viable	0.4%	58.2%	79.1%				Newham			
Benchmark Land Values £ millions	Highest	1.5	5	4.4	14.31	7.595	17.37	18	15.4	Viable	8	25%	17.37	Viable	10	31%
	Medium High	1.5	5	1.6	8.16	3.94	10.98	12	10.01	Not viable	24	75%	10.98	Not viable	22	69%
	Medium Low	1.5	2.5	1.6	3.75	2.55	3.31	6	5.3				3.31			
	Low	1.5	2	1.6	2.24	1.975	2.24	3	2.99				2.24			

Sensitivity analysis 8% cost increase -0.5% value

Residual land values		With underground car parking and carbon costs/offsets plus 8% build cost increase - 0.5% value											Newham Actual affordable			
Test Borough		Barking & Dagenham	Brent	Croydon	Greenwich	Hounslow	Newham	Southwark	Tower Hamlets				£ 5,134,000			
£/ha		Not viable	Not viable	Not viable	Not viable	Not viable	Not viable	£ 25,909,000	£ 75,715,000							
Percentage of baseline		Not viable	Not viable	Not viable	Not viable	Not viable	Not viable	57%	78%				Newham			
Benchmark Land Values £ millions	Highest	1.5	5	4.4	14.31	7.595	17.37	18	15.4	Viable	8	25%	17.37	Viable	10	31%
	Medium High	1.5	5	1.6	8.16	3.94	10.98	12	10.01	Not viable	24	75%	10.98	Not viable	22	69%
	Medium Low	1.5	2.5	1.6	3.75	2.55	3.31	6	5.3				3.31			
	Low	1.5	2	1.6	2.24	1.975	2.24	3	2.99				2.24			

Sensitivity analysis 5% cost increase +3% value increase

Residual land values		With underground car parking and carbon costs/offsets plus 5% build cost increase											Newham Actual affordable			
Test Borough		Barking & Dagenham	Brent	Croydon	Greenwich	Hounslow	Newham	Southwark	Tower Hamlets				£ 12,728,000			
£/ha		Not viable	£ 6,342,000	£ 4,843,000	£ 395,430	Not viable	£ 6,916,000	Viable	Viable							
Percentage of baseline		Not viable	34%	29%	3%	Not viable	36%	Viable	Viable				Newham			
Benchmark Land Values	Highest	1.5	5	4.4	14.31	7.595	17.37	18	15.4	Viable	18	56%	17.37	Viable	19	59%
	Medium High	1.5	5	1.6	8.16	3.94	10.98	12	10.01	Not viable	14	44%	10.98	Not viable	13	41%
	Medium Low	1.5	2.5	1.6	3.75	2.55	3.31	6	5.3				3.31			
	Low	1.5	2	1.6	2.24	1.975	2.24	3	2.99				2.24			

Appendix 16

Details of scheme type 3 case study results

	Case study 3 results								
Residual land values			Baseline						
Test Borough		Barking & Dagenham	Brent	Croydon	Greenwich	Hounslow	Newham	Southwark	Tower Hamlets
£/ha		-£ 5,807,000	£ 4,031,000	£ 6,468,000	£ 6,089,000	-£ 545,000	£ 5,539,000	£ 36,776,000	£ 30,671,000
Benchmark Land Values £ millions	Highest	1.5	5	4.4	14.31	7.595	17.37	18	15.4
	Medium High	1.5	5	1.6	8.16	3.94	10.98	12	10.01
	Medium Low	1.5	2.5	1.6	3.75	2.55	3.31	6	5.3
	Low	1.5	2	1.6	2.24	1.975	2.24	3	2.99

Viable	18	56%
Unviable	14	44%

	Case study 3 results								
Residual land values			Baseline with carbon costs and offsets						
Test Borough		Barking & Dagenham	Brent	Croydon	Greenwich	Hounslow	Newham	Southwark	Tower Hamlets
£/ha		not viable	£ 3,356,000	£ 5,851,000	£ 5,443,000	Not viable	£ 4,891,000	£ 36,169,000	£ 30,031,000
Percentage of baseline		not viable	83%	90%	89%	Not viable	88%	98%	98%
Benchmark Land Values £ millions	Highest	1.5	5	4.4	14.31	7.595	17.37	18	15.4
	Medium High	1.5	5	1.6	8.16	3.94	10.98	12	10.01
	Medium Low	1.5	2.5	1.6	3.75	2.55	3.31	6	5.3
	Low	1.5	2	1.6	2.24	1.975	2.24	3	2.99

Viable	18	56%
Unviable	14	44%

CIL threshold bands	No. of Boroughs Viable	% Viable
CIL Highest	3	38%
CIL Medium high	3	38%
CIL Medium low	6	75%
CIL low	6	75%

Residual land values		With underground car parking											Newham average affordable	Brent with Grant	Hounslow with grant			
Test Borough		Barking & Dagenham	Brent	Croydon	Greenwich	Hounslow	Newham	Southwark	Tower Hamlets									
£/ha		Not relevant	£ 787,195	£ 3,242,000	£ 2,947,000	Not relevant	£ 2,391,000	£ 33,634,000	£ 27,529,000				£ 4,907,000	£ 5,864,000	£ 338,146			
Percentage of baseline		Not relevant	20%	50%	48%	Not relevant	43%	91%	90%			% of baseline		145%	Gone positive			
Benchmark Land Values £ millions	Highest	1.5	5	4.4	14.31	7.595	17.37	18	15.4	Viable	13	41%	17.37	5	7.595	Viable	18	56%
	Medium High	1.5	5	1.6	8.16	3.94	10.98	12	10.01	Unviable	19	59%	10.98	5	3.94	Unviable	14	44%
	Medium Low	1.5	2.5	1.6	3.75	2.55	3.31	6	5.3				3.31	2.5	2.55			
	Low	1.5	2	1.6	2.24	1.975	2.24	3	2.99				2.24	2	1.975			

Residual land values		With underground car parking and carbon costs/offsets																
Test Borough		Barking & Dagenham	Brent	Croydon	Greenwich	Hounslow	Newham	Southwark	Tower Hamlets				Newham actual affordable	Brent with Grant	Hounslow with grant			
£/ha		Not relevant	Not relevant	£ 2,649,000	£ 2,299,000	Not relevant	£ 1,744,000	£ 32,988,000	£ 26,869,000				£ 4,304,000	£ 5,184,000	-£ 257,000			
Percentage of baseline		Not relevant	Not relevant	41%	38%	Not relevant	31%	90%	88%									
Benchmark Land Values £ millions	Highest	1.5	5	4.4	14.31	7.595	17.37	18	15.4	Viable	12	38%				Viable	18	56%
	Medium High	1.5	5	1.6	8.16	3.94	10.98	12	10.01	Unviable	20	63%	Newham	Brent	Hounslow	Unviable	14	44%
	Medium Low	1.5	2.5	1.6	3.75	2.55	3.31	6	5.3				17.37	5	7.595			
	Low	1.5	2	1.6	2.24	1.975	2.24	3	2.99				10.98	5	3.94			
													3.31	2.5	2.55			
	Sensitivity analysis	Plus 5% costs											2.24	2	1.975			

Residual land values		With underground car parking and carbon costs/offsets																
Test Borough		Not relevant	Not relevant	-£ 360,000	-£ 670,000	Not relevant	Not relevant	£ 29,497,000	£ 23,568,000									
£/ha		Not relevant	Not relevant	Not relevant	Not relevant	Not relevant	Not relevant	80%	77%				Newham actual affordable	Brent with Grant	Hounslow with grant			
Percentage of baseline		Barking & Dagenham	Brent	Croydon	Greenwich	Hounslow	Newham	Southwark	Tower Hamlets				£ 1,291,000	£ 2,134,000	Not viable			
Benchmark	Highest	1.5	5	4.4	14.31	7.595	17.37	18	15.4	Viable	8	25%				Viable	9	28%
Land	Medium High	1.5	5	1.6	8.16	3.94	10.98	12	10.01	Unviable	24	75%	Newham	Brent	Hounslow	Unviable	23	72%
Values £	Medium Low	1.5	2.5	1.6	3.75	2.55	3.31	6	5.3				17.37	5	7.595			
millions	Low	1.5	2	1.6	2.24	1.975	2.24	3	2.99				10.98	5	3.94			
													3.31	2.5	2.55			
	Sensitivity analysis	Plus 8% costs											2.24	2	1.975			
Residual land values		With underground car parking and carbon costs/offsets																
Test Borough		Not relevant	Not relevant	Not relevant	Not relevant	Not relevant	Not relevant	£ 27,402,000	£ 21,605,000									
£/ha		Not relevant	Not relevant	Not relevant	Not relevant	Not relevant	Not relevant	75%	70%				Newham actual affordable	Brent with Grant	Hounslow with grant			
Percentage of baseline		Barking & Dagenham	Brent	Croydon	Greenwich	Hounslow	Newham	Southwark	Tower Hamlets				Not viable	£ 267,000	Not viable			
Benchmark	Highest	1.5	5	4.4	14.31	7.595	17.37	18	15.4	Viable	8	25%				Viable	8	25%
Land	Medium High	1.5	5	1.6	8.16	3.94	10.98	12	10.01	Unviable	24	75%	Newham	Brent	Hounslow	Unviable	24	75%
Values £	Medium Low	1.5	2.5	1.6	3.75	2.55	3.31	6	5.3				17.37	5	7.595			
millions	Low	1.5	2	1.6	2.24	1.975	2.24	3	2.99				10.98	5	3.94			
													3.31	2.5	2.55			
	Sensitivity plus 8% and - 0.5% value												2.24	2	1.975			
Residual land values		With underground car parking and carbon costs/offsets																
Test Borough		Not relevant	Not relevant	Not relevant	Not relevant	Not relevant	Not relevant	£ 26,903,000	£ 21,196,000									
£/ha		Not relevant	Not relevant	Not relevant	Not relevant	Not relevant	Not relevant	73%	69%				Newham actual affordable	Brent with Grant	Hounslow with grant			
Percentage of baseline		Barking & Dagenham	Brent	Croydon	Greenwich	Hounslow	Newham	Southwark	Tower Hamlets				Not viable	Not viable	Not viable			
Benchmark	Highest	1.5	5	4.4	14.31	7.595	17.37	18	15.4	Viable	8	25%				Viable	8	25%
Land	Medium High	1.5	5	1.6	8.16	3.94	10.98	12	10.01	Unviable	24	75%	Newham	Brent	Hounslow	Unviable	24	75%
Values £	Medium Low	1.5	2.5	1.6	3.75	2.55	3.31	6	5.3				17.37	5	7.595			
millions	Low	1.5	2	1.6	2.24	1.975	2.24	3	2.99				10.98	5	3.94			
													3.31	2.5	2.55			
													2.24	2	1.975			

Appendix 17

Details of scheme type 4 case study results

	Case study 4 results											
Residual land values			**Baseline**									
Test Borough		**Barking & Dagenham**	**Brent**	**Croydon**	**Greenwich**	**Hounslow**	**Newham**	**Southwark**	**Tower Hamlets**	**4 yr delivery programme**		
£/ha		£ 4,437,000	£ 5,868,000	£ 4,640,000	£ 8,869,000	£ 3,736,000	£ 7,028,000	£ 10,156,000	£ 15,894,000			
Benchmark Land Values £ millions	Highest	1.5	5	4.4	14.31	7.595	17.37	18	15.4			
	Medium High	1.5	5	1.6	8.16	3.94	10.98	12	10.01	Viable	25	78%
	Medium Low	1.5	2.5	1.6	3.75	2.55	3.31	6	5.3	Unviable	7	22%
	Low	1.5	2	1.6	2.24	1.975	2.24	3	2.99			
Residual land values		**With carbon offsets and costs to zero carbon**										
Test Borough		**Barking & Dagenham**	**Brent**	**Croydon**	**Greenwich**	**Hounslow**	**Newham**	**Southwark**	**Tower Hamlets**			
Baseline		£ 4,437,000	£ 5,868,000	£ 4,640,000	£ 8,869,000	£ 3,736,000	£ 7,028,000	£ 10,156,000	£ 15,894,000			
£/ha with carbon costs		£ 3,699,000	£ 5,596,000	£ 4,363,000	£ 8,599,000	£ 3,464,000	£ 6,745,000	£ 9,886,000	£ 15,621,000			
Percentage of baseline		83%	95%	94%	97%	93%	96%	97%	98%			
Benchmark Land Values £ millions	Highest	1.5	5	4.4	14.31	7.595	17.37	18	15.4			
	Medium High	1.5	5	1.6	8.16	3.94	10.98	12	10.01			
	Medium Low	1.5	2.5	1.6	3.75	2.55	3.31	6	5.3	Viable	20	63%
	Low	1.5	2	1.6	2.24	1.975	2.24	3	2.99	Unviable	12	38%
	Sensitivity analysis											
Residual land values			**With carbon costs and offsets +5% increase in build costs**									
Test Borough		**Barking & Dagenham**	**Brent**	**Croydon**	**Greenwich**	**Hounslow**	**Newham**	**Southwark**	**Tower Hamlets**			
£/ha		£ 3,067,000	£ 4,850,000	£ 3,657,000	£ 7,892,000	£ 2,717,000	£ 5,960,000	£ 9,111,000	£ 14,756,000			
Percentage of baseline		69%	83%	79%	89%	73%	85%	90%	93%			
Benchmark Land Values £ millions	Highest	1.5	5	4.4	14.31	7.595	17.37	18	15.4			
	Medium High	1.5	5	1.6	8.16	3.94	10.98	12	10.01	Viable	19	59%
	Medium Low	1.5	2.5	1.6	3.75	2.55	3.31	6	5.3	Unviable	13	41%
	Low	1.5	2	1.6	2.24	1.975	2.24	3	2.99			

Residual land values			With carbon costs and offsets +8% increase in build costs								
Test Borough		Barking & Dagenham	Brent	Croydon	Greenwich	Hounslow	Newham	Southwark	Tower Hamlets		
£/ha		£ 2,681,000	£ 4,407,000	£ 3,235,000	£ 7,464,000	£ 2,270,000	£ 5,483,000	£ 8,641,000	£ 14,244,000		
Percentage of baseline		60%	75%	70%	84%	61%	78%	85%	90%		
Benchmark Land Values £ millions	Highest	1.5	5	4.4	14.31	7.595	17.37	18	15.4		
	Medium High	1.5	5	1.6	8.16	3.94	10.98	12	10.01		
	Medium Low	1.5	2.5	1.6	3.75	2.55	3.31	6	5.3	Viable 19	59%
	Low	1.5	2	1.6	2.24	1.975	2.24	3	2.99	Unviable 13	41%

Residual land values			With carbon costs and offsets +8% increase in build costs and -0.5% values						
Test Borough		Barking & Dagenham	Brent	Croydon	Greenwich	Hounslow	Newham	Southwark	Tower Hamlets
£/ha		£ 2,595,000	£ 4,316,000	£ 3,148,000	£ 7,358,000	£ 2,185,000	£ 5,384,000	£ 8,529,000	£ 14,101,000
Percentage of baseline		58%	74%	68%	83%	58%	77%	84%	89%
Benchmark Land Values £ millions	Highest	1.5	5	4.4	14.31	7.595	17.37	18	15.4
	Medium High	1.5	5	1.6	8.16	3.94	10.98	12	10.01
	Medium Low	1.5	2.5	1.6	3.75	2.55	3.31	6	5.3
	Low	1.5	2	1.6	2.24	1.975	2.24	3	2.99

Appendix 18

Details of scheme type 5 case study results

	Case study 5 results											
Residual land values			Baseline									
Test Borough		Barking & Dagenham	Brent	Croydon	Greenwich	Hounslow	Newham	Southwark	Tower Hamlets		6 yr delivery programme	
£/ha		£ 278,019	£ 3,180,000	£ 3,243,000	£ 6,495,000	£ 5,333,000	£ 4,528,000	£ 5,277,000	£ 7,815,000			
Benchmark Land Values £ millions	Highest	1.5	5	4.4	14.31	7.595	17.37	18	15.4			
	Medium High	1.5	5	1.6	8.16	3.94	10.98	12	10.01			
	Medium Low	1.5	2.5	1.6	3.75	2.55	3.31	6	5.3	Viable	15	47%
	Low	1.5	2	1.6	2.24	1.975	2.24	3	2.99	Unviable	17	53%

RLV		Baseline with carbon costs and offsets										
Test Borough		Barking & Dagenham	Brent	Croydon	Greenwich	Hounslow	Newham	Southwark	Tower Hamlets			
£/ha Baseline		£ 278,019	£ 3,180,000	£ 3,243,000	£ 6,495,000	£ 5,333,000	£ 4,528,000	£ 5,277,000	£ 7,815,000			
£/ha with carbon costs		Not viable	£ 3,049,000	£ 3,114,000	£ 6,364,000	£ 5,202,000	£ 4,397,000	£ 5,147,000	£ 7,684,000			
Percentage of baseline		Not viable	96%	96%	98%	98%	97%	98%	98%			
Benchmark Land Values £ millions	Highest	1.5	5	4.4	14.31	7.595	17.37	18	15.4			
	Medium High	1.5	5	1.6	8.16	3.94	10.98	12	10.01			
	Medium Low	1.5	2.5	1.6	3.75	2.55	3.31	6	5.3	Viable	15	47%
	Low	1.5	2	1.6	2.24	1.975	2.24	3	2.99	Unviable	17	53%

	Sensitivity analysis											
	RLV	Baseline with carbon costs and offsets +5% build cost increase										
Test Borough		Barking & Dagenham	Brent	Croydon	Greenwich	Hounslow	Newham	Southwark	Tower Hamlets			
£/ha with carbon costs +5% costs		Not viable	£ 2,494,000	£ 2,581,000	£ 5,755,000	£ 4,589,000	£ 3,810,000	£ 4,590,000	£ 7,077,000			
Percentage of baseline		Not viable	78%	80%	89%	86%	84%	87%	91%			
Benchmark Land Values £ millions	Highest	1.5	5	4.4	14.31	7.595	17.37	18	15.4			
	Medium High	1.5	5	1.6	8.16	3.94	10.98	12	10.01			
	Medium Low	1.5	2.5	1.6	3.75	2.55	3.31	6	5.3	Viable	14	44%
	Low	1.5	2	1.6	2.24	1.975	2.24	3	2.99	Unviable	18	56%

	Sensitivity analysis											
	RLV											
Residual land values		Baseline with carbon costs and offsets +8% build cost increase										
Test Borough		Barking & Dagenham	Brent	Croydon	Greenwich	Hounslow	Newham	Southwark	Tower Hamlets			
£/ha		Not viable	£ 2,156,000	£ 2,266,000	£ 5,384,000	£ 4,230,000	£ 3,453,000	£ 4,252,000	£ 6,720,000			
Percentage of baseline		Not viable	68%	70%	83%	79%	76%	81%	86%			
Benchmark Land Values £ millions	Highest	1.5	5	4.4	14.31	7.595	17.37	18	15.4			
	Medium High	1.5	5	1.6	8.16	3.94	10.98	12	10.01			
	Medium Low	1.5	2.5	1.6	3.75	2.55	3.31	6	5.3	Viable	14	44%
	Low	1.5	2	1.6	2.24	1.975	2.24	3	2.99	Unviable	18	56%

	RLV											
Residual land values		**Baseline with carbon costs and offsets +8% build cost increase and 0.5% decrease in value**										
Test Borough		**Barking & Dagenham**	**Brent**	**Croydon**	**Greenwich**	**Hounslow**	**Newham**	**Southwark**	**Tower Hamlets**			
£/ha		Not viable	£ 2,093,000	£ 2,199,000	£ 5,295,000	£ 4,147,000	£ 3,381,000	£ 4,179,000	£ 6,637,000			
Percentage of baseline		Not viable	66%	68%	82%	78%	75%	79%	85%			
	Highest	**Barking & Dagenham**	**Brent**	**Croydon**	**Greenwich**	**Hounslow**	**Newham**	**Southwark**	**Tower Hamlets**			
Benchmark Land Values £ millions	Medium High	1.5	5	4.4	14.31	7.595	17.37	18	15.4			
	Medium Low	1.5	5	1.6	8.16	3.94	10.98	12	10.01			
	Low	1.5	2.5	1.6	3.75	2.55	3.31	6	5.3	Viable	14	44%
		1.5	2	1.6	2.24	1.975	2.24	3	2.99	Unviable	18	56%

	Sensitivity analysis											
Residual land values												
Test Borough		**Baseline with carbon costs and offsets +8% build cost increase and 3% increase in value**										
£/ha		**Barking & Dagenham**	**Brent**	**Croydon**	**Greenwich**	**Hounslow**	**Newham**	**Southwark**	**Tower Hamlets**			
Percentage of baseline		Not viable	£ 2,534,000	£ 2,666,000	£ 5,918,000	£ 4,799,000	£ 3,884,000	£ 4,683,000	£ 7,222,000			
	Highest	Not viable	80%	82%	91%	90%	86%	89%	92%			
Benchmark Land Values £ millions	Medium High	1.5	5	4.4	14.31	7.595	17.37	18	15.4			
	Medium Low	1.5	5	1.6	8.16	3.94	10.98	12	10.01			
	Low	1.5	2.5	1.6	3.75	2.55	3.31	6	5.3	Viable	15	47%
		1.5	2	1.6	2.24	1.975	2.24	3	2.99	Unviable	17	53%

Appendix 19

Details of scheme type 6 case study results

	Case study 6 results	Baseline				
Residual land values						
Test Borough	Greenwich	Southwark	Tower Hamlets			
£/ha Baseline	-£ 46,096,000	£ 9,445,450	£ 11,066,102			
Benchmark Land Values £ millions — Highest	14.31	18	15.4			
Medium High	8.16	12	10.01	Viable	5	42%
Medium Low	3.75	6	5.3	Unviable	7	58%
Low	2.24	3	2.99			

	Greenwich SE10	8 yr delivery programme		
RLV	£ 8,588,000			
% of baseline	Greenwich SE10			
Benchmark Land Values £ millions	14.31	Viable	8	67%
	8.16	Unviable	4	33%
	3.75			
	2.24			

	Case study 6 results	Baseline with carbon				
Residual land values						
Test Borough	Greenwich	Southwark	Tower Hamlets			
£/ha	Not viable	£ 8,468,000	£ 10,033,000			
Percentage of baseline	Not viable	90%	91%			
Benchmark Land Values £ millions — Highest	14.31	18	15.4			
Medium High	8.16	12	10.01	Viable	5	42%
Medium Low	3.75	6	5.3	Unviable	7	58%
Low	2.24	3	2.99			

	Greenwich SE10	8 yr delivery programme		
RLV	£ 7,552,000			
% of baseline	88%			
Benchmark Land Values £ millions	14.31	Viable	7	58%
	8.16	Unviable	5	42%
	3.75			
	2.24			

	With underground car parking					
Residual land values						
Test Borough	Greenwich	Southwark	Tower Hamlets			
£/ha	Not viable	£ 5,808,000	£ 7,428,000			
Percentage of baseline	Not viable	61%	67%			
Benchmark Land Values £ millions — Highest	14.31	18	15.4			
Medium High	8.16	12	10.01	Viable	3	25%
Medium Low	3.75	6	5.3	Unviable	9	75%
Low	2.24	3	2.99			

	Greenwich SE10			
RLV	£ 4,980,000			
% of baseline	58%			
Benchmark Land Values £ millions	14.31			
	8.16	Viable	5	42%
	3.75	Unviable	7	58%
	2.24			

	With underground car parking	and carbon				
Residual land values						
Test Borough	Greenwich	Southwark	Tower Hamlets			
£/ha	Not viable	£ 4,831,000	£ 6,396,000			
Percentage of baseline	Not viable	51%	58%			
Benchmark Land Values £ millions — Highest	14.31	18	15.4			
Medium High	8.16	12	10.01	Viable	3	25%
Medium Low	3.75	6	5.3	Unviable	9	75%
Low	2.24	3	2.99			

	Greenwich SE10			
RLV	£ 3,953,000			
% of baseline	46%			
Benchmark Land Values £ millions	14.31			
	8.16			
	3.75	Viable	5	42%
	2.24	Unviable	7	58%

Sensitivity analysis

With underground car parking -5% costs

Residual land values							
Test Borough		Greenwich	Southwark	Tower Hamlets			
£/ha		Not viable	-£ 5,177,000	-£ 3,523,000			
Percentage of baseline		Not viable	Not viable	Not viable			
Benchmark Land Values £ millions	Highest	14.31	18	15.4			
	Medium High	8.16	12	10.01	Viable	0	0%
	Medium Low	3.75	6	5.3	Unviable	12	100%
	Low	2.24	3	2.99			

	Greenwich			
RLV	-£ 4,498,000			
% of baseline	Not viable			
Benchmark Land Values £ millions	14.31			
	8.16			
	3.75			
	2.24	Viable	0	0%
		Unviable	12	100%

With underground car parking -8% costs +3% value

Residual land values							
Test Borough		Greenwich	Southwark	Tower Hamlets			
£/ha		Not viable	£ 793,147	£ 1,642,000			
Percentage of baseline		Not viable	8%	15%			
Benchmark Land Values £ millions	Highest	14.31	18	15.4			
	Medium High	8.16	12	10.01	Viable	0	0%
	Medium Low	3.75	6	5.3	Unviable	12	100%
	Low	2.24	3	2.99			

	Greenwich			
RLV	£ 736,781			
% of baseline	9%			
Benchmark Land Values £ millions	14.31			
	8.16			
	3.75			
	2.24	Viable	0	0%
		Unviable	12	100%

Appendix 20

Details of scheme type 6 case study results

Total number of case studies tested, including variants

Baseline

		Viable	Not viable	Total
Scheme type	1	29	3	32
Scheme type	2	27	5	32
Scheme type	3	18	14	32
Scheme type	4	25	7	32
Scheme type	5	15	17	32
Scheme type	6	8	8	16
		122	54	176
		69%	31%	

With Underground car parking (where relevant)

		Viable	Not viable	Total
Scheme type	1	0	0	0
Scheme type	2	22	14	36
Scheme type	3	19	25	44
Scheme type	4	0	0	0
Scheme type	5	0	0	0
Scheme type	6	5	11	16
		46	50	96
		48%	52%	

With lifts (Access requirements)

		Viable	Not viable	Total
Scheme type	1	29	3	32
Scheme type	2	0	0	0
Scheme type	3	0	0	0
Scheme type	4	0	0	0
Scheme type	5	0	0	0
Scheme type	6	0	0	0
		29	3	32
		91%	9%	

With lifts and impact on unit mix (access requirements)

		Viable	Not viable	Total
Scheme type	1	29	3	32
Scheme type	2	0	0	0
Scheme type	3	0	0	0
Scheme type	4	0	0	0
Scheme type	5	0	0	0
Scheme type	6	0	0	0
		29	3	32
		91%	9%	

Without Barking & Dagenham

Baseline

		Viable	Not viable	Total
Scheme type	1	25	3	28
Scheme type	2	27	1	28
Scheme type	3	18	10	28
Scheme type	4	21	7	28
Scheme type	5	15	13	28
Scheme type	6	8	8	16
		114	42	156
		73%	27%	

With Underground car parking (where relevant)

		Viable	Not viable	Total
Scheme type	1	0	0	0
Scheme type	2	22	10	30
Scheme type	3	19	21	40
Scheme type	4	0	0	0
Scheme type	5	0	0	0
Scheme type	6	5	11	16
		46	42	86
		53%	49%	

With lifts (Access requirements)

		Viable	Not viable	Total
Scheme type	1	25	3	28
Scheme type	2	0	0	0
Scheme type	3	0	0	0
Scheme type	4	0	0	0
Scheme type	5	0	0	0
Scheme type	6	0	0	0
		25	3	28
		89%	11%	

With lifts and impact on unit mix (access requirements)

		Viable	Not viable	Total
Scheme type	1	25	3	28
Scheme type	2	0	0	0
Scheme type	3	0	0	0
Scheme type	4	0	0	0
Scheme type	5	0	0	0
Scheme type	6	0	0	0
		25	3	28
		89%	11%	

By CIL Value threshold

Baseline		All case studies			%
		Viable	Not viable	Total	Viable
Threshold	1	19	27	46	41%
Threshold	2	27	19	46	59%
Threshold	3	40	6	46	87%
Threshold	4	41	5	46	89%
		127	57	184	
		69%	31%		

UGCP		All relevant case studies			%
		Viable	Not viable	Total	Viable
Threshold	1	6	16	22	27%
Threshold	2	7	15	22	32%
Threshold	3	11	11	22	50%
Threshold	4	15	7	22	68%
		39	49	88	
		44%	56%		

Lifts		All relevant case studies			%
		Viable	Not viable	Total	Viable
Threshold	1	6	2	8	75%
Threshold	2	7	1	8	88%
Threshold	3	8	-	8	100%
Threshold	4	8	-	8	100%
		29	3	32	
		91%	9%		

Lifts & Mix change		All relevant case studies			%
		Viable	Not viable	Total	Viable
Threshold	1	6	2	8	75%
Threshold	2	7	1	8	88%
Threshold	3	8	-	8	100%
Threshold	4	8	-	8	100%
		29	3	32	
		91%	9%		

With access (where relevant) and with costs to achieve zero carbon				
		Viable	Not viable	Total
Scheme type	1	58	6	64
Scheme type	2	27	5	36
Scheme type	3	18	14	32
Scheme type	4	25	7	32
Scheme type	5	15	17	32
Scheme type	6	7	9	16
		150	58	212
		71%	27%	

With access (where relevant) and with costs to achieve zero carbon				
		Viable	Not viable	Total
Scheme type	1	50	6	56
Scheme type	2	27	1	32
Scheme type	3	18	10	28
Scheme type	4	21	7	28
Scheme type	5	15	13	28
Scheme type	6	7	9	16
		138	46	188
		73%	24%	

Access and Zero Carbon		All relevant case studies			%
		Viable	Not viable	Total	Viable
Threshold	1	19	27	46	41%
Threshold	2	25	21	46	54%
Threshold	3	39	7	46	85%
Threshold	4	41	5	46	89%
		124	60	184	
		67%	33%		

With UG car parking (where relevant) and with costs to achieve zero carbon				
		Viable	Not viable	Total
Scheme type	1	0	0	0
Scheme type	2	22	14	36
Scheme type	3	18	26	44
Scheme type	4	0	0	0
Scheme type	5	0	0	0
Scheme type	6	5	11	16
		45	51	96
		47%	53%	

With access and UG car parking (where relevant) and with costs to achieve zero carbon				
		Viable	Not viable	Total
Scheme type	1	0	0	0
Scheme type	2	22	10	32
Scheme type	3	18	22	40
Scheme type	4	0	0	0
Scheme type	5	0	0	0
Scheme type	6	5	11	16
		45	43	88
		51%	49%	

UGCP access and Zero Carbon		All relevant case studies			%
		Viable	Not viable	Total	Viable
Threshold	1	6	16	22	27%
Threshold	2	7	15	22	32%
Threshold	3	11	11	22	50%
Threshold	4	15	7	22	68%
		39	49	88	
		44%	56%		

All costs +5% cost increase				
		Viable	Not viable	Total
Scheme type	1	27	5	32
Scheme type	2	14	22	36
Scheme type	3	9	35	44
Scheme type	4	20	12	32
Scheme type	5	14	18	32
Scheme type	6	0	16	16
		84	108	192
		44%	56%	

All costs +5% cost increase				
		Viable	Not viable	Total
Scheme type	1	23	5	28
Scheme type	2	14	18	30
Scheme type	3	9	31	40
Scheme type	4	16	12	28
Scheme type	5	14	14	28
Scheme type	6	0	16	16
		76	96	170
		45%	56%	

+5% build costs		All relevant case studies			%
		Viable	Not viable	Total	Viable
Threshold	1	10	36	46	22%
Threshold	2	15	31	46	33%
Threshold	3	27	19	46	59%
Threshold	4	29	17	46	63%
		81	103	184	
		44%	56%		

All costs + 8% cost increase				
		Viable	Not viable	Total
Scheme type	1	27	5	32
Scheme type	2	10	26	36
Scheme type	3	8	36	44
Scheme type	4	19	13	32
Scheme type	5	14	18	32
Scheme type	6	0	0	0
		78	98	176
		44%	56%	

All costs + 8% cost increase				
		Viable	Not viable	Total
Scheme type	1	23	5	28
Scheme type	2	10	22	30
Scheme type	3	8	31	40
Scheme type	4	15	13	28
Scheme type	5	14	14	28
Scheme type	6	0	0	0
		70	85	154
		45%	55%	

+8% build costs		All relevant case studies			%
		Viable	Not viable	Total	Viable
Threshold	1	10	36	46	22%
Threshold	2	15	31	46	33%
Threshold	3	24	22	46	52%
Threshold	4	27	19	46	59%
		76	108	184	
		41%	59%		

decrease. NB only tested where 5% and 8% increases demonstrated adequate viability				
		Viable	Not viable	Total
Scheme type	1	27	5	32
Scheme type	2	0	0	0
Scheme type	3	0	0	0
Scheme type	4	19	13	32
Scheme type	5	14	18	32
Scheme type	6	0	0	0
		60	36	96
		63%	38%	
Overall aggregate		643	461	1108
		58%	42%	

NB only tested where 5% and 8% increases demonstrated adequate viability				
		Viable	Not viable	Total
Scheme type	1	23	5	28
Scheme type	2	0	0	0
Scheme type	3	0	0	0
Scheme type	4	15	13	28
Scheme type	5	14	14	28
Scheme type	6	0	0	0
		52	32	84
		62%	38%	
Overall aggregate		453	346	794
		57%	44%	

+8% build costs - .5% value		All relevant case studies			%
		Viable	Not viable	Total	Viable
Threshold	1	6	24	30	20%
Threshold	2	11	19	30	37%
Threshold	3	20	10	30	67%
Threshold	4	23	7	30	77%
		60	60	120	
		50%	50%		

Two lowest CIL viability threshold levels viable in a majority of cases for all tests

Biggest impacts are requirement for underground car parking, and cost sensitivity

Impact of access requirements and move to carbon neutral is minimal